

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
February 15, 2022

Present: President Patrice Diamond; Vice President-Sharon Dickey; Secretary-Darryl Irvin; Treasurer-Janice Middleton; Community Association Manager Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners/residents via Zoom.

Called to Order - Meeting convened at 7:30pm by President Diamond with all members of the board present with the exception of Member-At-Large, Quincy Kelly.

Minutes – A motion to waive the reading of the Minutes was made by Secretary Irvin, seconded by Treasurer Middleton, and passed unanimously.

Financials – Treasurer’s Report was read into record by Treasurer Middleton for periods ended 12/31/21 and 1/31/22. A motion to accept the Financials was made by Vice President Dickey, seconded by Secretary Irvin, and passed unanimously.

Reports

- President’s Report was made by President Diamond discussing:
 - ATV wheelers in common areas – association has installed security bollards around common area fields and requests that homeowners call police; DeKalb County Sanitation – bulky items must be scheduled for pickup since change in policy effective 6/1/2020; sanitation day pickups – don’t leave trash out until delivery days; homeowners were encouraged to vote in the 5/24/22 Primary. Additionally, President Diamond reminded those present about loose dogs, use of pooper scoopers, 18-wheeler cabs/trailers not allowed over four hours in residential neighborhoods, damages to amenities due to automobile accidents, and vandalism at the community garden.
- Management Report was made by Community Association Manager Rivers-Johnson discussing:
 - Increases in Association revenue and home sales; DeKalb County Roads & Draining repair at bridge across Mainstreet Park Drive near community garden and playground area; and usage of old long-term storage area for landscape debris/compost.

Old Business

- Tennis Policy Updates: Tennis Chair King reviewed the revisions to terms of the Mainstreet Tennis Policy submitted for revision; The increase to non-resident fees were reversed at the board meeting of 11/21. Tennis Chair King will submit ideas for recruitment to increase homeowner presence on the tennis teams as required by the Tennis Policy. A motion to approve the revisions to Mainstreet’s Tennis Policy was made by Secretary Irvin, seconded Vice President Dickey, and passed unanimously.
- Assessments Increase for 2023: A reminder to homeowners present that the board voted to increase homeowner fees by \$10 to \$70 per month effective 1/1/2023. This increase was reviewed and approved as a result of over 30% increases in utilities, goods, and services necessary to operate at the Annual Members Meeting held 12/2/21. The increase will also allow additional savings by the association to Reserves that cover capital contributions and improvement projects necessary in an aging community such as Mainstreet. Reminders will be made at each board meeting in 2022 and in the Annual Members Meeting Notifications going out in October 2022.

New Business – Parkside Townhomes is experiencing a huge problem with trash upkeep and bulky items being left at locations along Village Mainstreet. In addition, there is a \$2,000/month shortfall in sub-association fees collected from Parkside homeowners and the cost of water & sewer being billed to the

commercial meter paid by the Association. This shortfall is coming out of the operating account for the Association's master account, causing the Townhomes operating account to be in the red. As a result, the option is to increase sub-association fees by \$10 effective 5/1/22. This will give Parkside homeowners a 60-day notification period. A motion to increase the fees was made by Secretary Irvin, seconded by Treasurer Middleton and the motion passed with three (3) affirmative votes and (1) abstention by Vice President Dickey. The administrative office will prepare an eblast to Parkside Townhomes owners, mail a hard copy out via U.S. mail, hand deliver the notification letter to all townhomes in Parkside.

A motion to adjourn was made by Treasurer Middleton, seconded by Vice President Dickey, and passed unanimously. The meeting adjourned at 8:58pm.

With the meeting adjourning at 9pm, no additional time was available for homeowner Q&A after the conclusion of the board meeting. Time will be allocated on the next board meeting agenda.

The next Board meeting was scheduled for May 17, 2022, at 7:30pm via Zoom. Meeting ID and passcode information will be sent electronically to homeowners prior to the meeting. Community Association Manager Rivers-Johnson reminded homeowners of the importance of keeping their contact information up to date at all times. As always, hard copies of approved Minutes and Financials are available for pick up at the clubhouse administrative office during normal business hours.

Minutes submitted by Secretary Darryl Irvin
Transcription by CAM Rivers-Johnson
Mainstreet Community Services Association, Inc.