

Mainstreet Community Services Association, Inc. (MCSA, Inc.)
Board of Director's Meeting
February 18, 2020
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Anita Williams, Secretary; Herman Tate, Treasurer; Patricia Prayor, Member-At-Large Community Association Manager, Nadine Rivers-Johnson; Office Associate Velvet Loyal; and several homeowners.

Call to Order – President Diamond called the meeting to order at 7:38pm.

Minutes - A motion to waive the reading of the Minutes was made by Treasurer Tate, seconded by Secretary Williams and passed unanimously. Minutes are available in electronic format at the Association website, www.mainstreetcommunity.org.

Financials – A motion to waive the reading of the Financials was made by Secretary Williams, seconded by Treasurer Tate and passed unanimously.

Reports

1. **President's Report**
 - President Diamond deferred; no report given.
2. **Management Report**
 - Approximately 250 accounts to be turned over to Georgia Account Recovery for collections.
 - Leasing administration – 199 units leased, representing 17% rental rate through 2/29/2020.
 - Compliance letters mailed (175), and four ARB fines imposed; 14 for sale; 4 for rent; 38 vacant.
 - Community sign at Mainstreet Valley Road & Redan Road replacement almost complete.

Old Business

1. **Community Signage/Wrought Iron Fencing for Pools**
 - DeKalb County Board of Health requires a minimum of 5' height for pool fencing; Mainstreet fences are currently at 4' for the East Pool and some of the Family Pool areas. Request for Proposals will be sent out and bid proposals will be submitted to board for review before the next board meeting.
 - Quotes for community signs replacement will be solicited and bids request to be sent out using CMA vendor listings.
 - Discussion around speeding along Mainstreet Park Drive followed. Property Manager Rivers-Johnson suggested solar-powered speed indicators near playground/Kaboom space. Requirements, criteria and pricing will be researched; then, information will be provided to the board for further action.

New Business

1. **Website Update** – Website is being completely overhauled. Efforts will be to reduce the number of tabs, provide an updated, fresh look, and produce a user-friendly information site. Mainstreet intern to assist.
2. **Newsletter – *The Mainstream*** will be revised and distributed to the community via electronic format and published on the association website on a quarterly basis beginning in April 2020.
3. **Convergence Proposal**
 - Corey Lee, former Mainstreet Community resident, submitted a proposal to the board for a volunteer engagement program. No funding would be required from the association.
 - Suggested areas of focus would be mentorship through arts and/or tutoring programs, scholarships for graduating seniors, and assistance for seniors in community.
 - *Convergence* would be required to provide its own liability insurance and maintain a safe level of supervision in its adult-to-child ratio.
 - *Convergence* would submit quarterly program updates to the board and provide their own projects.
 - A suggestion was made to begin with Redan and E. L. Miller schools as a way to engage the community. President Diamond suggested starting with the counseling department at Redan.
 - Question and answer by board members followed about other program aspects.
 - A motion was made to sanction the program by Treasurer Tate, seconded by Vice President Dickey and passed unanimously.

Homeowner Request: Tiajuana Kyle

- Homeowner Kyle wants to volunteer with the association and presented her areas of interest, along with suggestions to the board.
- Areas of specific interest included the Social, Welcome and Newsletter Committees.
- Homeowner Kyle proposed getting discount coupons for Mainstreet from area businesses to place in Welcome Packets for new homeowners.
- President Diamond explained that those functions were already being handled. Homeowner Kyle was offered the opportunity to serve on the Crimewatch Committee, to which she declined.

Discussion about Crime Watch participation ensued during a brief Homeowner Q&A session that included:

- National Night Out purpose and explanation of what it entails
- Crimewatch participation to protect package deliveries
- Discussion of streetlights in the subdivision
- Potholes and what recent DeKalb County SPLOST funds covered
- Homeowner association purpose and duties

Adjournment

A motion was made by Vice President Dickey, seconded by Treasurer Tate and passed unanimously to adjourn. The meeting adjourned at 9:25pm. The next Board meeting is scheduled for Tuesday, March 17, 2020, at 7:30pm.

Minutes submitted by Secretary Anita Williams
Mainstreet Community Services Association, Inc.