



# MORNINGSIDE LENOX PARK

ASSOCIATION

## Monthly Board Meeting Minutes

October 9, 2023

Board members present: *(asterisk indicates not present)*

President – Donald Campbell  
Vice President – Rob Schuler  
Secretary – Brandon Dhande  
Treasurer – Marc Tammes  
Membership – Sarah Chatel\*  
Security – Phyllis Wingo  
Parks – Micah Coleman

Webmaster – Grant Davies\*  
Events – Ryan Murphy  
Zoning – Rebekah Falkler  
Legal – Josh Kirschner\*  
Communications – Marla Johnson  
Licensing – Ashley Milam  
Public Affairs - Michael Parkerson\*

### **Call to Order and Welcome**

Don Campbell called the Zoom meeting to order and opened the floor to discussion topics.

### **Initial discussions included:**

- The Board unanimously approved the September minutes.
- Update from Brandon on Nominating Committee.
- November will be an in-person annual meeting.
- DeKalb County Board of Commissioners: Commissioner Ted Terry presented to discuss upcoming Green New Deal Summit. Conference will address various sustainability topics. Question about roundabout at Cumberland and East Rock Springs.
- Don: Volunteer Appreciation Day planned at Family Dog for later in November once events for Centennial are completed (either November 29 or 30). Update to come in Newsletter.

### **Committee Updates and Discussion**

#### **- Zoning Topics:**

- 1073 Cumberland Road: Deferred in last meeting; back for review by MLPA. Mark Arnold appeared for homeowners. Changes in response to feedback include: lot coverage reduced to 51%, rear yard reduction changed to 13.5 feet in rear yard, and accessory structure percentage is now 36%. Next door neighbor, Larry Polk: concerns about size of structure, it appears that there is a recalculation that we don't understand. Second story will look directly into



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our bedroom; requesting denial. How does this situation meet variance requirements? Mr. Arnold: this lot is already deficient on the frontage – if the lot is already nonconforming, that is already a hardship to allow a variance. This lot also has a city utility cutting across back property line (storm sewer pipe). Other presentation on the mitigating aspects of the variance request. The Gordon family explained their position, too. Vote by MLPA: approved by majority vote of the Board (one voting no, one abstention).

- 1359 Northview: Zoning Committee recommended deferral. Dianne Shain appeared as the homeowner. Discussion about concerns regarding lot coverage percentage and water flowing off property. Motion to defer to next month; approved by unanimous vote of Board.

## - Alcohol Topics

- Ashley provided the update:
  - No new applications this month. Discussion about Savi Provisions variance.

## - Events Topics

- Ryan provided the update:
  - Pickleball Tournament: Successful event and great turnout, about 100 participants. Preliminary financials: counted a net of \$1500 but not final. Gigi and Lori did an amazing job getting the court set up and organizing the event.
  - Gala: Currently 144 tickets sold. Other ideas about providing discount for donation of group involved with LPR donation.
  - Monster Dash: Upcoming event on October 28. At 314 registrants for event.

## - Security Topics

- Phyllis updated the Board:
  - Security Patrol for HOAs: With input from other neighborhood associations, Phyllis recapped ongoing discussions regarding security patrol services for HOAs. Ideas included: tiers based on the number of units and treating all units the same. One resident of the HOA would be the point of contact, and that person would distribute the newsletters and other materials. Two condo communities have already expressed an interest in this service. The group had an extensive discussion about membership and voting rights: should the entire HOA have a vote, or can individuals within the HOA also vote? The Board unanimously voted to support plans for this service with the condition that the issues about voting and membership could be adequately addressed. The



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board agreed to continue this discussion offline.

- Offline, the group agreed that tagging this service as a type of membership was a misnomer. Basically, the MLPA Security Patrol Package for HOAs is a service that offers patrol coverage of condos/ townhouses/ apartments by off-duty and retired City of Atlanta police officers. It includes 1 or 2 patrols of HOA properties every day. It does not include vacation house checks or MLPA membership. Membership is an individual attribute that is conferred with the purchase of a Security Plus or Basic Membership. CTA memberships would go away in 2024. Households with current CTA memberships that go into 2024 can choose a refund or can continue their individual membership with vacation patrol coverage.
- LPR: Within \$1k of being able to order two cameras to be located at North Rock Springs and East Rock Springs between Cumberland and Briarcliff.
- 911 Updates: You can now text 911. If you call and are put on hold, don't hang up and call back. There is a staffing problem with the call center. If any 911 calls are misdirected to another jurisdiction, please record the date and time and details of the issue for further examination.

## Parks Update

- Micah updated:
  - Update on bond infrastructure funds.
  - Piedmont Park Promenade had a very noisy concert recently. Resident Justin Martorana presented about discussions with the Piedmont Park Conservancy and Botanical Gardens. Justin provided documents about how concerts are booked for the Promenade area; lease from the City to operate space. Docs indicate a 200/ft sound limit and documents to waive that limit; more discussion on these items. Micah: perhaps the next step would be to involve Councilmember Alex Wan's office regarding support for these issues.
  - Upcoming Park Pride Grant for Herbert Taylor: presentation by Marti Breen, request for approximately \$70k to enhance work already being done by infrastructure bond efforts, including wayfinding signs, bike racks, art project and educational walks, stepping stones, and kudzu and wisteria removal. If approved by MLPA, Friends Group will be asked to fundraise for half of the Park Pride amount. In the past, MLPA has been asked to contribute to the



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fundraising effort but is not obligated. Unanimous vote in favor of supporting Friends Group.

- **Finance Topics**

- Marc provided the following:
  - Discussion about cash position, with modest increases driven by Centennial events. Membership revenues are lagging last years' numbers.
  - More comprehensive update on events and profitability coming soon.

- **Communications Topics**

- Marla updated:
  - Several new upcoming events, including the Morningside Village Wine Walk, where we can have a membership sign-up table.

- **Special Update on Amsterdam Walk:**

- Discussion about timing of decision.
- Discussion about having an in-person meeting on the topic, for such an important issue to the community.
- Hernan Bello, resident, discussed concerns about redevelopment.
- Other discussion among meeting members about how to raise awareness for issues related to the redevelopment.

- **Concluding notes:**

- Don thanked the Board and concluded the meeting.

**ADJOURN**