

PPCA Board Meeting Minutes-Approved Wednesday, November 15, 2023

Purpose Statement

The purpose of the Association shall be to promote social welfare and the upkeep and maintenance of the neighborhood through the promotion, organization, and the preservation of Peachtree Park as a residential neighborhood for the mutual enjoyment and benefit of all the residents of and visitors to Peachtree Park.

1. Call to Order and Roll Call- Steve 7:08

Steve, Laura, Libby, Alex, David D, Katie, Maria, Ashley

Chris arrived 7:15

Allene, Katie C, Jordan – newly elected – came to listen

2. Approval of Minutes- September 23, 2023 Meeting- approved

3. Officer Reports

a. President's Report- Steve

- i. Burke Marker- Contractor visited site in preparation for installation
- ii. 3121 and 3125 Piedmont Road Development
 1. Received call from April Ingraham, The Permit Specialist, requesting a meeting with PPCA representatives to present updated plans
 - a. The plans have been submitted to City Planning Dept and they will sign off after DRC makes a recommendation (possible to be on December 2023 agenda) Next step is to meet with development review committee after meeting with PP reps
 - b. A meeting of the PPCA committee (10 homeowners) has been scheduled for November 16, 2023 to review the development plans and prepare recommendations/feedback.
 - c. A second meeting will be held with the developers to share the recommendations/feedback
 - d. Steve spoke with Jason Kendall 11/15
 - i. Attorney he knows that we might want to bring on board as representation of PPCA who understands zoning and code. He is reaching out to see if she would be willing to do that.
 - ii. Martina Drive- Possibility of making it right turn only in and out of neighborhood
- iii. Bar operating hours proposal- City Councilperson Keisha Waites had proposed that Atlanta bars be allowed to extend their operating hours to 4:00 am and serve alcohol until 3:00 am on M-Sa and serve alcohol until 2:30 am on Sunday;
 - a. Current hours are 3:00 am on M-Sa w/alcohol service until 2:30 am and 12:00 am alcohol service on Sunday
 - b. I called Councilperson Shook's office to understand the current status, the approval process and express my opposition
 - c. Dennis returned my call to inform me that Councilperson Shook also opposed the proposal and it is "dead in committee"

- iv. 679 and 671 Darlington Cir/EPA Update- I met briefly with Maggie Ferry to get a progress report
 - 1. Expects to complete removal of contaminated soil by Nov 20
 - 2. Clean soil will be delivered and installed for about two weeks
 - 3. Final landscaping and clean up will take approximately one week with project completed before Christmas
 - 4. She is pleased with the cooperation of residents not parking along Darlington Cir during work hours
- v. Bynum Bridge Landscaping- no further update at this time; not in current budget for Livable Buckhead and no financial backers at this time; PPCA budget is limited
- vi. Darlington Entrance- need to have water line repaired
- vii. Zone 2 Lockers Fundraiser- lockers have been installed and are appreciated
- viii. Garden Hills Civic Association Meetings- Libby and I met with Jim Levine, president, and other GHCA board members on Oct 20, then attended a GHCA board meeting on Nov 6 to share our respective operations; topics included our dues structure and collections, Website design/content, communications and sponsorships activity
 - 1. GHCA charges a membership fee of \$210 and only accepts payment by check with ~60 percent of homeowners paying dues
 - 2. They are impressed by the quality of our Website and use of technology for dues collection and communications
 - 3. They have four organizations operating within the neighborhood— GHCA, Garden Hills Foundation (charitable org), Garden Club (landscaping of common areas) and the City pool facilities
 - 4. They have 25 board members that meet on a quarterly basis
 - 5. Spend ~\$600/mo for landscaping company for upkeep of traffic circles and other common areas
 - 6. Will invite Jim to one of our meetings in early 2024
- ix. **Action Items**
 - 1. 2024 Officer Elections
 - a. President- Steve accepts
 - b. Vice President -David D accepts
 - c. Secretary – Katie accepts
 - d. Treasurer – Jordan P accepts
 - e. Parliamentarian – Fuller accepts
 - 2. Zone 2 Thanksgiving Fundraiser- received an email from Susan Kanellos requesting financial support to purchase Chick-fil-a gift cards for all Zone 2 officers; cards will be delivered in early December- give \$250
- b. **Vice President's- David D.**
- c. **Secretary's- Katie**
- d. **Treasurer's/Website Report- Chris-** financials and proposed 2024 budget posted on Slack
 - i. Action Item- Review budget for 2024 – proposed budget is set and balanced, will need to approve it in December
 - ii. Extra money came in from movie producers in 2023; may not happen in 2024
 - iii. Slightly under in dues – street captain job
 - iv. Send question to Emily about flock cameras if we want to keep using

v. Bring revenue ideas to meeting in December

e. **Parliamentarian Report- Fuller**

4. Committee Reports

a. **Communications- Libby**

i. Communications

1. Send a thank you out to neighborhood with names of who have paid
 - a. Draft to Libby by Friday
2. Successfully sent out October newsletter
 - a. 690 recipients
 - b. 77% open
3. Successfully sent out Mellon Productions Catalog shoot information
 - a. Follow up with contacts on amount of cars parked along street was excessive
 - b. Mellon confirmed 15 cars should be maximum, especially for one-day shoots
 - c. Off-site parking will be secured for future shoots if more than 15 cars
4. Successfully sent out multiple reminders on Street Play Halloween Carnival
5. Successfully sent out invitation for Fetch event
 - a. 690 recipients
 - b. 75% open
6. Successfully sent out reminder, arrival details
7. Successfully sent out November newsletter
 - a. 689 recipients
 - b. 76% open

ii. Membership Assistance

1. With assistance from Membership Works, was able to:
 - a. delete all unnecessary Folders
 - b. merge online duplicate membership accounts
 - c. Add custom field to allow "Search by Street Address" in online directory
 - d. Can search just by house number which pulls up all residents with same number
 - e. Can search by street name which pulls up all residents with same street name
2. Working with membership volunteers on digital flyer to go out in January highlighting:
 - a. Accomplishments of 2023
 - b. Initiatives in 2024

iii. **Buckhead Council of Neighborhoods November meeting:**

1. Confirmation that new Georgia State Patrol station will be located at Governor's Mansion on WPF
2. School Board Run Off - Seat 7 At Large important - 50% of tax bill - public schools
3. Receipt of 3rd gifted patrol car for Buckhead Safety Alliance program
 - a. Will cover commercial corridors from 3:30pm - 11:00pm

4. New Fulton County commissioner, Dana Barrett, spoke on Fulton County Justice System, Fulton County Jail issues
 - a. Expectation is Fed will take over jail once investigation is complete and Fulton County will be “told” what to do with no alternatives
 - b. 2.5 billion to renovate jail, 1.8 billion to build new
 5. Julian Bene spoke on trophy commercial properties not paying fair share of taxes
 - a. Tax breaks for projects he deems would be built regardless as in Atlanta’s hottest commercial markets - west midtown, Buckhead
 - iv. **Other-** Joined Steve in meeting twice with Garden Hills Civic Association to share information that has been successful in PPCA and ideas that work for Garden Hills. Time spent was productive.
 - b. **Membership- Laura**
 - i. 9 new paid members since last meeting (8 renewals, 1 new member) - Pending decal pass out (hope to finish this weekend)
 - ii. Membership committee (Laura, Katie, + Rob/Matthew - 12 Arc residents) to meet before EOY to plan for January membership drive
 1. Decide what to include with decal in membership 'packet'
 2. Digital and paper campaign to drive additional sign ups - Rob/Matthew have sent some things to Libby and I need to review!
 3. Some ideas for comms - include tentative social schedule? 'save the date'? - how much do we know already? Maybe a digital feedback form to submit ideas for improvements
 - iii. Need to reach out to Standard Press to go ahead and get 2024 decals so that we can canvas in January
 - c. **Welcome/Newcomers- Maria**
 - i. Homes have been sold at the following addresses:
 1. 60 Park Circle (10/12)
 2. 40 Highland (10/20)
 3. 630 Timm Valley (10/27)
 4. 842 Martina (10/30)
 5. 104 Darlington Circle (10/31)
 - ii. They have been greeted or I am stalking the residences for signs of new occupants!
 - d. **Infrastructure- Alex**
 - i. Under street water issues began on Nov 3rd in two places on Martina Dr (at Park Circle intersection and in front of 750 Martina). Watershed has been working regularly since it began. Immediate issue of significant water flow bubbling out of street cracks has been fixed. Ongoing additional work.
 - e. **Social- Ashley**
 - f. **Security- Emily-** no report
 - g. **Landscaping- David O.-** no report
 - h. **Sponsorships- Jon-** no report
 - i. Update the packet in 2024
 - i. **NPU- B/Zoning- Shawn Perez-** no report
5. **Other Business**

- a. Reach out to Intercontinental – 2nd or 3rd Wednesday
 - b. Allene – sponsorships and social media
 - c. Katie C – memberships
 - d. Pocket Park – broken swing set, post is rotting.
6. **Next meeting-** December 13 at Steve's home- 692 Darlington Circle
7. **Adjourn- 8:25pm**