

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
July 15, 2025

Present: President Patrice Diamond; Secretary-Darryl Irvin; Treasurer Barbara Perry Woods; Janice Middleton; Member-At-Large; Community Association Manager Nadine Rivers-Johnson; and homeowners/residents via Zoom.

Called to Order - Meeting convened at 7:30pm by President Diamond with a quorum of the board present, as well as property manager. President Diamond read the meeting preamble into the record.

Minutes – A motion to waive the reading of the Minutes was made by Treasurer Perry-Woods, seconded by Member-At-Large Middleton and passed unanimously.

Financials – A motion to waive reading of the Financials and to approve them was made by Member-At-Large Middleton, seconded by Treasurer Woods and passed unanimously.

Reports

- **President's Report** was given by President Diamond as follows:
 - Thanks to homeowners who continue to address improvements and compliances at their properties for grass, parking of vehicles, etc.
 - All homeowner HOA assessments fund enforcement of community design standards and compliance. All of our hoa fees pay for legal fees and other costs to maintain the community.
 - President Diamond thanked encouraged all present to engage with the schools via PTA or other volunteerism opportunities, as the school year starts in early August.
- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin:
 - Mainstreet Community will be participating in National Night Out on Tuesday, August 5, 2025. Homeowners and residents encouraged to out for community engagement at the parking lots from 6pm-8pm. An eblast and CallingPost will go out as a reminder to residents.
 - Watch out for your neighbors' houses and report vacant houses to the DeKalb County Vacant Property Registry and also evidence of any squatters.
 - Beware of dumping going on by outsiders!
- **Scholarship Report** was made by committee Chair Janice Middleton:
 - The application review process for 2025 closed 5/2/25 with three applications received.
 - The winner, Aniya Martin, was notified on 5/23/25 and will be attending college in the fall.
 - The Scholarship Committee revised the process for administering the Gerald A. Ferguson Scholarship that will go into effect in 2026. More information to come.
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- **Management Report** was made by Community Association Manager Rivers-Johnson:
 - Long-term storage building siding was repaired and the foundation reinforced to prevent water intrusion into the building.
 - Multiple trees were removed/pruned on an emergency and/or preventative basis throughout the common area due to inclement weather conditions.
 - ***The Mainstream*** summer issue has been electronically posted and can be accessed through the homeowner portal or by visiting the association website at www.mainstreetcommunity.org.
 - Rubber mulching was replaced according to code at the pavilion/KaBoom! play space.
 - Association pools schedule will be reduced to coincide with commencement of the DeKalb County school year, as in past years.

- The next board meeting will be scheduled for the 3rd Tuesday in September, and the guest will be new E. L. Miller Principal, Delicia Stephens.
- Late letters: 92; compliance letters: 48; Fines for tree removal without prior approval: 2; leasing: 23, with 9 suspected properties and 2 AirBNB listing; 2 ongoing legal cases; 1 summary judgment.
- Clubhouse is being upgraded to dedicated business fiber, and copper phone lines will be updated. Project completion is estimated for the end of the 2nd quarter.

Old Business

- **Toastmasters Reboot** – Toastmasters at Mainstreet is back and will be held the 2nd and 4th Thursdays of each month from 6:30pm-8pm. Deidre Shannon is the homeowner liaison.

New Business

- **E. L. Miller/Redan High – New Leadership** – All association ‘feeder’ schools have new leadership. E. L. Miller Elementary, Redan Middle School, and Redan High School all have new principals in place for the upcoming school year.

With no new business, a motion to adjourn was made by Secretary Irvin, seconded by Member-At-Large Middleton and passed unanimously. The meeting adjourned at 7:59pm.

A Q&A segment for homeowners after the meeting was allotted and discussion continued for an additional 15 minutes after adjournment of the board meeting. The next Board meeting will be scheduled, with notification going out via email to homeowners prior to said meeting. A reminder eblast, along with the Meeting ID/Passcode, Agenda, Minutes, and Financials, will be sent electronically to homeowners on the day of the meeting. 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.