Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
March 18, 2025

Present: President Patrice Diamond; Vice President Sharon Dickey; Secretary-Darryl Irvin; Treasurer Barbara Perry Woods; Janice Middleton; Member-At-Large; 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, as well as property manager and office associate. President Diamond read the meeting preamble into the record.

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

Financials – A motion to waive reading of the Financials and to approve them was made by Treasurer Woods, seconded by Secretary Irvin, and passed unanimously.

Reports

- **President's Report** was given by President Diamond as follows:

- President Diamond welcomed homeowners/residents in attendance and cautioned homeowners when listing properties for sale.
- Dollar Tree in Redan Village Plaza is closing due to theft vandalism, robberies, and employee retention issues. Owners and the community as a whole have to patronize local businesses and take back control to maintain property values.
- President Diamond reiterated the value in maintaining the exterior of properties, including lighting and mailboxes.
- The association has invested in invisible improvements in the common areas as a whole.

- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin:

- Greetings to attendees from Crimewatch Chair Irvin, who shared the crime report by county at: www.crimemapping.com.
- 911 calls are logged, so please hold on when calling to stay 'in queue.' Nonemergency number is 404-294-2911 and should be used to report incidents of a less serious nature, such as Patrol Often As Possible (POAP), or extra police patrol request, as possible.
- A police event is being held on 4/26/25 at Candler Road Shopping Place at 9am, to include handouts and great information. Everyone is urged to consider attending.
- DeKalb County Police Citizens Academy will be in session, for those interested in applying, from 8/20/25 through 10/22/25, Wednesdays from 6pm – 8pm.
- Identity fraud is on the rise. Do not say or answer 'Yes" during unsolicited or suspicious spam calls. Your voice may be recorded and used with AI software. Also, use available credit monitoring services to safeguard against access personal information that can be used to start credit or other accounts in your name without your knowledge.
- It is recommended to have a 'code' for family members to avoid being victims of AI software.
- Register property titles with the DeKalb County Land Records.
- Trim hedges and blind spots around your property perimeter.

- **Management Report** was made by Community Association Manager Rivers-Johnson:

- One of the monument signs at the main entrance was replaced due to a suspected vandalism damage incident.

- Annual pine straw will be installed throughout the community's common areas within the next week. Seasonal spring flower installation will be completed in late April or early May.
- DeKalb County completing trenchless sonar project for manhole covers during the next quarter.
- A total of 131 late letters, 63 compliance letters sent out during the last quarter.
- The current rental in the community is 23%.
- Congratulations to the Senior Women's Tennis Team for coming in second place.

- **Scholarship Report** – No report:

Old Business

- **Mainstream Spring Issue** – The next newsletter will be published during the first week of April.
- **Update for Playground Bridge Repair** – A walking bridge at the back of the playground area is under construction for replacement due damages sustained during the September 2024 severe storm event.
- **Importance of Updated Contact Information** – It is critical that homeowners update their contact information when it changes. This includes phone, email, and/or off-site mailing information when applicable.
- **In Memorial – Derrick J. Adams** – Mainstreet Community would like to acknowledge the recent loss of former landscape maintenance vendor and beautification projects specialist Derrick J. Adams of The Adams Group. He worked with the association for over 15 years to provide excellent consulting services in the areas of ground improvement and design.

New Business

- **GWSWIMS Summer Swimming Program** – A proposal was submitted to the administrative office to provide swimming services to community residents. A summer swimming lessons proposal is scheduled to be presented at the May board meeting.
- Questions from the board include provisions for adherence to the Association Pool Policy document, cleanup processes, discounts for Mainstreet residents and costs.
- **Engage DeKalb Community Engagement Project** – DeKalb County Zoning is undergoing a text update, which will include a proposed name change for the Hidden Hills Overlay. The surrounding community is encouraged to provide input on zoning that controls what types of commercial and residential developments can be approved now and in the future.

A motion to adjourn was made by Treasurer Middleton, seconded by Secretary Irvin, and passed unanimously. The meeting adjourned at 7:55pm.

A Q&A segment for homeowners after the meeting was allotted and discussion continued for an additional 25 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.