

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
May 20, 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; 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 Secretary Irvin, seconded by Treasurer Perry-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.

Chakira Johnson, 4th District Commissioner – Introduction of Commissioner was made by President Diamond. After introduction and background of Chief of Staff, Alesia Brooks, Commissioner Johnson gave an outline for her priorities: Infrastructure, Water & Sewer Consent Decree, SPLOST I and II for roads and potholes, Redevelopment Opportunities. Commissioner Johnson answered questions from zoom meeting participants for an additional 30 minutes. Contact for the Commissioner and Chief of Staff is available at the dekalbcountyga.gov website. Chief of Staff Brooks number is 404-371-7031 for direct or concerns to the commissioner's office.

Reports

- **President's Report** was given by President Diamond at 8:09 pm as follows:
 - President Diamond reiterated the importance of regular curb appeal upkeep by homeowners.
 - Noncompliance costs the association money through litigation costs and other enforcement.
 - President Diamond thanked homeowners who have made or are making improvements to their properties. Exterior modifications are a great way to increase curb appeal to the community.
 - A reminder was given that school is out and to be aware of where kids are.
- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin:
 - Car break ins are increasing, so homeowners and residents should be diligent through proper lighting, exterior cameras, and not leaving anything of value inside of cars.
 - Coffee With a Cop by East Precinct is an ongoing effort to connect with the community from the precinct liaison.
 - Don't forget to register to receive reports from the county at: www.crimemapping.com.
 - The DeKalb Citizens Academy is scheduled for 8/20/25 – 10/5/25, Wednesdays from 6pm – 8pm and includes ride along with cops. The application deadline is 8/8/25. For information, please call 770-482-0336.
 - If you see something, say something. 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.
 - Consider providing information when reaching out to police. You can report crime anonymously!
 - Let's all get involved and get to know your neighbors. It takes us all to make a difference.

- **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:
 - The play space walking bridge replacement project was completed in March of 2025 by Georgia Storm Water LLC.
 - Annual pine straw throughout the community's common areas has been completed. Seasonal spring flower installations are also complete for front and back entrances, and the clubhouse.
 - An updated shower has been installed for the Family Pool. A new water line and shower were also installed at the East Pool for the first time.
 - The clubhouse is being transitioned into a Dedicated Business Fiber Line for improved internet access and phone lines, eliminating the copper landlines no longer being supported by AT&T.
 - A total of 38 late letters and 62 compliance letters sent out during the last quarter.
 - Two fine hearings were held, and two annual fines were imposed for noncompliance last quarter.
 - The current rental in the community is 23% with 6 suspected rentals not registered for leasing.
 - Association's insurance policies (general liability/D&O/fidelity/auto) renewed with 18% increase.
 - Storm drain at the pavilion was blocked and had to be repaired, including re-sodding of the area.
 - Storm damage due to inclement weather resulted in the loss of a large heritage tree at the entrance to Parkside Townhomes. Tree was replaced with a maple tree donated by the wife of the late Derrick Adams of The Adams Landscape Group, who passed away in February 2025.

Old Business

- **Pool Season 2025** – Please update Mainstreet ID cards with 2025 stickers. The Association Pool Policy is available on the association website at www.mainstreetcommunity.org. Both pools will be monitored with armed security once again being provided by Executive Enforcement Security Inc (EESI).
- **GWSWIMS Summer Swimming Program** – A program to provide a summer swimming program was submitted to the board for consideration. No one showed up to provide answers to questions the board requested, so the program will be tabled.
- **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. All important association information is shared via eblast or through a CallingPost phone message/text.

With no new business, a motion to adjourn was made by Vice President Dickey, seconded by Treasurer Perry-Woods, and passed unanimously. The meeting adjourned at 8:42pm.

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.