

Mainstreet Community Services Association, Inc. (MCSA, Inc.)  
Board of Director's Meeting  
April 20, 2021  
7:30pm

Present: Patrice Diamond, President; Sharon Dickey, Vice President; Darryl Irvin, Secretary; Patricia Prayor, Member-At-Large; Community Association Manager, Nadine Rivers-Johnson; Office Associate Velvet Loyal; and homeowners via Zoom.

**Welcome and Preamble** – Homeowners were admitted to the Zoom virtual meeting starting at 7:25 pm. President Diamond read the meeting Preamble to outline the virtual meeting parameters and guidelines.

**Call to Order** – With a quorum established, President Diamond opened the meeting at 7:30pm.

**East Precinct Captain A. Toledo** – President Diamond introduced DeKalb County East Precinct's Captain Toledo, filling in for Precinct Captain R. C. Hughes who was attending another Zoom meeting on public safety. Areas of concern discussed were as follows:

1. **Criminal Activity at Chevron/BP Stations on Redan Road @ S. Hairston Road-3**
  - Captain Toledo discussed the recent multi-community Zoom meeting held by local officials to discuss the flagrant criminal activity at these two locations. East and Tucker Precincts are working together to provide an increased police presence to cut down on loitering and criminal behavior in an effort to make citizens and residents feel safe in these areas.
2. **Random Gunfire**
  - Captain Toledo reviewed the procedure for reporting random gunfire and the challenges in being able to actively prosecute such cases.
3. **Police Often As Possible (POAP) Requests**
  - Captain Toledo explained the POAP program and how to request more frequent police patrol for a specific area. Homeowners must contact the precinct to have a request taken.
4. **18-Wheelers Parked in Residential Neighborhood**
  - Captain Toledo fielded questions from the board about 18-wheeler parking in residential neighborhoods. From last month's board meeting with Super 7 District Commissioner Cochran-Johnson, the board requested signs stating "No 18-Wheeler Parking" signs for Mainstreet Park Drive from S. Hairston Road to Stone Mountain-Lithonia Road through DeKalb County. The request has been forwarded by Commissioner's office to the appropriate county department for assessment.
5. **911 Priority**
  - Homeowners were encouraged to use 911, but the importance of meeting with an officer was emphasized. Speaking directly with an officer provides valuable information.
  - If citizens are afraid to meet directly with officers, they can request that the officer call them and communicate via telephone.

**Appointment of New Board Member** – With the written resignation of Secretary Anita Williams due to a relocation out of state, the nomination of long-time homeowner Darryl Irvin was presented and voted on electronically with unanimous approval by remaining board members. His appointment will fill the remainder of Ms. Williams term. President Diamond read his bio and welcomed him to his first appearance as a board member. Mr. Irvin thanked the board for the opportunity and stated he is excited to put his experience to work for a better community.

**Minutes** – Motion to waive reading of the Minutes was made by Vice President Dickey, seconded by Member-At-Large Prayor, and passed unanimously. Minutes are available in electronic format at the Association website, [www.mainstreetcommunity.org](http://www.mainstreetcommunity.org).

**Financials** – Motion to waive reading of the Financials was made by Vice President Dickey, seconded by Member-At-Large Prayor, and passed unanimously. Copies were sent as an email attachment in the eblast board meeting notification sent to homeowners, and hard copies are available upon request from the clubhouse administrative office.

## **Reports**

### **President**

- President Diamond announced that the Gerald A. Ferguson Scholarship application deadline had been extended to 4/30/21.
- DeKalb County's Bulky Item Pickup Program requirements were reiterated. She encouraged homeowners to use the online link or call DeKalb County Sanitation directly to have bulk items scheduled for removal from property when necessary. A direct link can be found on the association website.

### **Management**

- Property Manager Rivers-Johnson reported on association collections and legal activities.
- Operations for the 2021 pool season, the association neighborhood signs replacement project, and plans to upgrade and/or replace the existing playground swing sets were also reviewed.

## **Old/New Business**

Mainstreet Community/Neighborhood Signs – Signarama-Lilburn has been engaged to design and replace the current association signs throughout the neighborhood. The project will present a re-designed logo and sign graphics throughout Mainstreet involving all 29 existing signs and installing the missing sign at Mainstreet Lake Drive. The project should be completed by mid-July.

Pool Season 2021 – Mainstreet Community pools will open this year on Saturday, 5/29/21. Changes include operating Tuesdays through Sunday, with Mondays being closed to allow complete 24-hour filtration of the pools for sanitation purposes. There will also be two pool attendants hired to ensure adherence to Covid-19 guidelines in our operations.

## **Old/New Business**

Garden of Eatin Reboot – Several homeowners have cleaned and redesigned the plots in Mainstreet's community garden. In addition to vegetables, herbs and flowers will also be planted to enhance the garden area. For information, those interested can contact the clubhouse administrative office.

Crimewatch Reboot in Mainstreet – President Diamond is hoping to finalize a reboot of the Crimewatch Committee in Mainstreet and seeking Street Captains for each of the 14 neighborhoods in the community.

## **Adjournment**

President Diamond thanked everyone for attending the virtual board meeting and was happy that this Zoom format seemed to attract more homeowners to take an interest and participate.

With no further business on the agenda, a motion was made to adjourn by Vice President Dickey, seconded by Secretary Irvin and passed unanimously. The meeting adjourned at 8:43pm. The next Board meeting is scheduled for Tuesday, July 20, 2021, at 7:30pm. Board meeting notification and instructions for obtaining the meeting id/pass code will go out via eblast five days before the scheduled meeting and available upon request by contacting the clubhouse administrative office during normal business hours.

Minutes submitted by Nadine Rivers-Johnson  
for Darryl Irvin, Secretary  
Mainstreet Community Services Association, Inc.