



## NOTICE OF ANNUAL MEETING

**TO:** Mainstreet Community Services Association, Inc. Homeowners  
**FROM:** The Board of Directors  
**DATE:** November 11, 2021  
**Re:** ANNUAL MEETING NOTICE

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Pursuant to the By-laws of **Mainstreet Community Services Association, Inc.**, Article IV, Section 2, you are hereby given **Notice of the Annual Meeting** to be held:

Date: Thursday, December 2, 2021  
Time: 7:30 PM  
Place: Mainstreet Clubhouse, 5001 Mainstreet Park Drive, Stone Mountain, GA 30088  
Zoom: **Meeting ID: 81979247505/Passcode: 5LC\$dM**

Please find enclosed:

1. Agenda
2. Proxy/Ballot
3. Board of Directors Candidates Biographies

Due to the continuing COVID-19 pandemic conditions, this year's meeting will be held in person, but all other homeowners can attend virtually by Zoom as well. Please register for in-person attendance - starting on 11/30/21 - by calling the office at 770-469-7238 during business hours: Tuesdays-Fridays from 9am-4pm and Saturdays from 9am-2pm. **All registrants will be able to attend this year's Annual Members Meeting at the clubhouse.** All other members can attend the meeting virtually via Zoom session. Meeting ID and passcode is listed above and will be provided via eblast prior to the meeting or by emailing your request to: [info@mainstreetcommunity.org](mailto:info@mainstreetcommunity.org). It is important to keep your contact information updated, so if you've changed emails or telephone numbers, contact us to update our records as soon as possible.

Hard copies of the **Proxy/Ballot** documents are available at the clubhouse administrative office during business hours, or we can mail a hard copy by request. Please call (770) 469-7238 for requests to receive a hard copy through U.S. mail.

The Proxy/Ballot document can be returned to Mainstreet Community c/o CMA via U.S. mail or be placed in the special Dropbox located on the outside of Mainstreet's clubhouse door for three (3) director positions for the 2022 Board of Directors. You can also fax your completed Proxy/Ballot to: (770) 498-5138.

Please note that homeowners who are shown to be more than thirty (30) days delinquent in any payment due the Association will not be eligible to run for the Board of Directors or vote at the meeting.

**We need a quorum (10% of total eligible homeowners) to conduct the business of the meeting and to elect directors! If you are unable to attend the Annual Meeting, please sign and forward your proxy to:**

*By Mail:* Mainstreet Community Services Association, Inc.  
**C/o CMA**  
**5001 Mainstreet Park Drive**  
**Stone Mountain, GA 30088**

Proxies/Ballots submitted to Mainstreet Community c/o CMA must be received by 4:00pm on Thursday, December 2, 2021, to be counted or given to another homeowner who registered for in-person attendance to be presented and placed in the Dropbox before the meeting is called to order at 7:30pm. *No Proxy/Ballots will be accepted after the 7:30pm Call to Order on 12/2/2021.*



**MAINSTREET COMMUNITY SERVICES ASSOCIATION, INC.**

Annual Meeting Agenda

Thursday, December 2, 2021  
Mainstreet Clubhouse  
5001 Mainstreet Park Drive  
Stone Mountain, GA 30088

**Zoom Meeting ID: 81979247505/Passcode: 5LC\$dM**

- I. Call to Order
- II. Verification of Quorum
- III. Presentation of 2022 Budget
- IV. Nominations for Board of Directors
- V. Question & Answer Session
- VI. Election Announcement of Board of Directors
- VII. Adjourn



STATE OF GEORGIA  
COUNTY OF DEKALB

**PROXY**

The undersigned, being the owner of Unit # \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ hereby appoints \_\_\_\_\_ as proxy (*Board of Directors  
of Association if no name indicated*) with full power of substitution to vote on all business duly raised at  
the Annual Meeting of **Mainstreet Community Services Association, Inc.** to be held at 7:30 p.m.  
on Thursday, December 2, 2021. This proxy shall only be valid for the purpose of voting at said meeting  
and shall be automatically revoked upon the attendance by the undersigned in person or via virtual  
Zoom at said meeting or by written notice to the Association at or prior to said meeting. This proxy  
supersedes and revokes all previous proxies.

**IN WITNESS WHEREOF**, the undersigned has executed this proxy this \_\_\_\_ day of  
\_\_\_\_\_, 2021.

\_\_\_\_\_  
Owner's Unit #/Address

\_\_\_\_\_  
Signature of Owner (Member)

\_\_\_\_\_  
Printed Name of Owner (Member)

**BALLOT**  
**2022 Board of Directors Elections**

This Ballot will automatically revoke any previous ballot submitted for this elections meeting.  
Select Three (3) Candidates for valid ballot.

- Darryl Irvin** (Incumbent)
- Janice Middleton** (Incumbent)
- \_\_\_\_\_
- \_\_\_\_\_

**One Ballot Per Lot Only Permitted**



**2022 BOARD OF DIRECTORS CANDIDATE BIOGRAPHIES**



***Darryl Irvin:***

Darryl Irvin has been married to Diane Irvin for thirty-five years, and they have two children. He and his family have lived in Mainstreet for 27 years. He is a graduate of Morehouse College and presently works in commercial real estate management.

As a board member, Darryl wants the community to know that when you feel you are invested you believe for better!



***Janice Middleton:*** Janice Middleton is a retiree from the U.S. federal government after serving in various positions with the Internal Revenue Service. She is a graduate of Temple University in Philadelphia, PA, with a major in Social Work.

Janice has been a resident of Mainstreet Community since 2005. Using her strengths in communication, organization, and perseverance, she hopes to serve the community as a board member in addressing challenges and issues that affect our property values and growth as a desirable place to call home.

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: Candidate Bio Information and Picture Here.

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: Candidate Bio Information and Picture Here.