

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
June 23, 2026

Present: President Patrice Diamond; Vice President-Janice Middleton; Secretary-Darryl Irvin; Treasurer Barbara Perry-Woods; Sharon Dickey; Member-At-Large; Community Association Manager Nadine Rivers-Johnson; CMA Division Manager-Deksha Patel; 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 Vice President Middleton, seconded by Member-At-Large Dickey, and passed unanimously.

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

Reports

- **President's Report** was given by President Diamond as follows:
 - President Diamond reminded those present about the upcoming summer season and activities.
 - Other topics included DeKalb County trash containers, community design standards, ARB processes, back-to-school dates, and staying engaged.
 - A special thanks was extended to homeowners making and completing improvements to their property and landscaping.
- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin:
 - Chair Irvin thanked those who attended a successful Job Fair held on Saturday, 5/2/26, and invited all to National Night Out scheduled for Saturday, 8/4/26.
 - Reminder of Coffee With A Cop on 6/24/26 and the deadline for registration to the DeKalb County Citizens Academy.
 - Thanks go out to Emerson Home Services who will serve as sponsor for this year's National Night Out.
 - Finally, reminder to keep property well lit, know neighbors, and if you see something – say something.
- **Scholarship Report** - Committee Chair Janice Middleton: No report made
 - The scholarship committee announced Ms. Ariaunna Stokely as the awardee for the 2025-2026 school year.
 - Applications for 2026-2027 will be available for September 1, 2026. For information or a hard copy, contact the onsite administrative office.
- **Management Report** was made by Community Association Manager Rivers-Johnson:
 - Two post-judgements are in the collections phase, pending any appeals notification.
 - Two active judicial foreclosure filings are currently in place.
 - Leasing administration verification of 22.9% verified rentals, with 3.5% suspected rentals (this included AirBnB and short-term rentals). Letters are being prepared for noncompliant owners.
 - Clubhouse parking lot resurfacing and concrete dumpster pad installation has been completed.
 - In lieu of special assessment for Parkside Townhomes to resurface Village Mainstreet, Commercial Asphalt completed a mass pothole excavation and repair with a two-year guarantee.
 - Georgia Stormwater completed replacement of the Clubhouse and Family Pool decks on 5/20/26.
 - Bid to repair front entrance pergola damages by Georgia Stormwater accepted by board; deposit paid. Work commences when materials are received by vendors.
 - Maintenance staff replaced damaged wood in common areas, parking lot and play space/pavilion areas
 - Pavers at front entrance median reinstalled/boulder repositioned from vehicle impact 6/5 or 6/6/26.

Old Business

- **Capital Improvements/Property Damages** – More in-depth discussion by the board of capital improvement projects (clubhouse parking lot and clubhouse/pool decks) along with property damages caused by vehicles after hours.
- Unbudgeted items require board review, cost assessments, and often tap into association, Reserve funds.
- Assessments will be increased for 2027 by \$5. With 30% increase in utilities, insurance cost increases, and new requirements from SB4506 legislation, it is absolutely necessary to increase fees.

New Business

- **National Night Out** – Everyone is invited to the association's participation in National Night Out 2026, at the clubhouse parking lot on Tuesday, 8/4/26, starting at 6:30pm. In case of inclement weather, festivities will be moved indoors.

With no new business, a motion to adjourn was made by Treasurer Perry-Woods, seconded by Member-At-Large Dickey and passed unanimously. The meeting adjourned at 8:30pm.

The next Board meeting will be scheduled by the board, 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.