

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting

March 17, 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; Guest GA State Representative Viola Davis; 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.

Guest Introductions – President Diamond introduced guest, Georgia State Representative for District 87, Viola Davis and CMA Division Manager Deksha Patel.

Special Guest – Representative Davis thanked the board for the invitation to speak and outlined her introduction and support of the Georgia Homeownership Protection Act of 2026, after which she was presented with pre-submitted questions from Mainstreet homeowners/residents.

- Questions included how she got her start in politics; initiatives/improvements since being on the Defense of Veterans Affairs Committee; legislation to address juvenile crime issues; and how the recently passed ‘Big Beautiful Bill’ affects Georgia Medicaid and a plan for shortfalls.
- A question was also posed about whether HOA representation was involved or contacted during the process of moving the bill forward.

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 Secretary Irvin, seconded by Member-At-Large Middleton and passed unanimously.

Reports

- **President’s Report** was given by President Diamond as follows:
 - President Diamond thanked Georgia State Representative Viola Davis for taking time to address her Mainstreet Community and read a statement about kindness and community responsibilities for the benefit of the association.
- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin:
 - A Coffee with a Cop is scheduled for 3/10/2 at Turner Hill Chik-Fil-A.
 - Reminder about scams involving payments, license suspensions, court dates, and jobs. Screenshot and report to the police.
 - Consider downloading the crime mapping app to get reporting of all incident reports within a radius determined by the individual (i.e., 1-5 miles).
 - Keep property well lit, know neighbors, and if you see something – say something.
 - Seniors/Caregivers Summit at Berean Church scheduled for 4/16/26
 - Youth Job Fair planned for Saturday, 5/2/2 in partnership with Georgia Piedmont Technical.
 - The Crimewatch Committee will sponsor Mainstreet’s National Night Out on Tuesday, 8/4/26. More information will be disseminated as we get closer.
- **Scholarship Report** - Committee Chair Janice Middleton: No report made
- A scholarship application process has been extended to allow for a May 1, 2026, deadline.

- **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.
- HOA Capital Advisors LLC, 3rd-party collections agency, still has 51 collections accounts, 34 attorney collections accounts, and 6 judicial foreclosures in place.
- Total leasing administration income for 2025 was \$13,033.85 and \$1,339.39 through 2/28/26. There is currently a 22.68% rental rate, with 5.14% suspected rentals, including Airbnb/short-term rentals.
- Properties with ARB fines – 3; Warning of Fines and/or Abatement – 13; Fines Assessed – 3; Fines Paid – 2; Noncompliances Cured or Resolved –92; and ARB Requests – 17.; Owner Completion Notifications/Request for More Info/Pending Work Completion – 8.
- In-House Lum-Sum Settlements – 3; ACH – 132; 2026 Annual Payments – 72.
- Winterization of Irrigation Systems/Winter Flowers completed.
- Potholes patched on Village Mainstreet in Parkside Townhomes.
- Painting of replaced/damaged wood throughout common areas; neighborhood sign damaged in high-speed GA State Patrol chase replaced at Mainstreet Park Drive @ Mainstreet Lake Drive by Signarama.
- Maintenance purchased replacement pavers at front entrance median when a dozen pavers were stolen by unknown perpetrators.

Old Business

- **Parkside Townhomes Pothole Repair** – Commercial Asphalt & Paving completed project with 2-year warranty. Special Specific Parcel Assessments to be re-initiated by end of 2027 to totally refinish Village Main Street for long-term solution to road issues.

New Business

- **Deferred Maintenance Projects** – Proposal to replace Clubhouse and Family Pool decks submitted by Georgia Stormwater. All repairs are to be completed prior to start of 2026 pool season.
- Mill and Re-Pave clubhouse parking lot by Commercial Asphalt & Paving with concrete dumpster pad and replace of entrance/exit ‘aprons’ of parking.

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.