

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting  
August 15, 2023

**Present:** President Patrice Diamond; Vice President-Sharon Dickey; Secretary-Darryl Irvin; Treasurer-Janice Middleton; Member-At-Large Willie Lebeau; 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.

**Minutes** – A motion to waive the reading of the Minutes was made by Member-At-Large Lebeau, seconded by Secretary Irvin, and passed unanimously.

**Financials** – A motion to waive reading of the Financials and to approve them was made by Treasurer Middleton, seconded Member-At-Large Lebeau, and passed unanimously.

**Reports**

- **President’s Report** was made by President Diamond discussing:
  - Children have returned to school and asked that residents be mindful as they navigate traffic throughout the community. President Diamond also encouraged those present to join the PTA.
  - There continue to be issues with speeding in the community and “donuts” in cul-de-sacs. Please call 911 immediately in these instances, as DeKalb County has prioritized enforcement of these activities.
  - ARB review procedures were outlined and included special attention to those areas that involve ‘curb appeal’ which include cutting grass, mailbox numbers, trailers or 18-wheelers on property, squatters, trash and containers left curbside. President Diamond reminded those present to know your trash collection days and contact DeKalb County Sanitation for bulky item or special collections such as large debris, construction materials, appliances/furniture, and tree debris.
- **Management Report** was made by Community Association Manager Rivers-Johnson discussing:
  - Clock tower timing corrected by Verdin Clock Company.
  - Pool season closes on 9/4/23 for the year; no real problems this year with armed security on the weekends and two pool attendants on duty during weekdays.
  - Pool patch and upgrade on filter/motors completed at Family Pool and Baby Pool.
  - Trees down and pruning due to weather cleaned up by contracted association arborist vendor; Georgia Power replaced generator near clubhouse. AT&T line was cut during work but repaired within 48 hours by AT&T. Clubhouse temporarily without power during project.
  - ARB sent out 94 compliance letters and imposed \$5,112 in fines.
  - A total of 67 Georgia Assessment Recovery (GAR) collection letters sent, two active lawsuits.
  - Leasing administration saw a 1% reduction in rental rates for Mainstreet.

**Old Business**

- **Clock Tower Replacement Project** – Project painting was completed and clock timing set.
- **Georgia Assessment Recovery (GAR)** – Collections agency program was explained to attendees.
- **Mainstreet Community Crimewatch – New Chair:** President Diamond announced acceptance of Crimewatch Chair by Darryl Irvin. Discussion following about methods for addressing crime: use of POAP (Police Often As Possible) available through East Precinct; upcoming rollout of Mobile Police Station Units coming in early 2024; Town Hall meeting held by Super 7 District Commissioner Lorraine Cochran-Johnson (available for viewing on YouTube); meeting with East

Precinct Commander or DeKalb County's Lunch-With-A-Cop Program. 988 is the mental health emergency number. Use nonemergency numbers for most crimes to decrease response time.

- Crimewatch Chair Irvin will call zoom meeting with existing committee members to discuss strategies for recruitment within next 30 days.
- **Mainstreet Turns 50 in November!** – Mainstreet Community turns 50 in November of 2023. Date has been set for Saturday, October 21, 2023, from 10:30am-1:30pm as Community Day. Eblasts and Calling Post robocalls will be sent out to notify community, along with flyers.

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### **New Business**

- **Clubhouse Parking Lot Gates Installation** – Due to increased loitering, illegal dumping, and other activities in parking lot after hours, board has authorized installation of parking lot gates that will prevent access outside of normal business hours.

A motion to adjourn was made by Secretary Irvin, seconded by Treasurer Middleton, and passed unanimously. The meeting adjourned at 8:17pm.

A Q&A segment for homeowners after the meeting was allotted and discussion continued for an additional 30 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. Community Association Manager Rivers-Johnson reminded homeowners of the importance of keeping their contact information up to date at all times. 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.