

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting Annual Members Meeting December 4, 2025

Present: President Patrice Diamond; Vice President Sharon Dickey; Secretary Darryl Irvin; Treasurer Janice Middleton; Member-At-Large Barbara Perry-Woods; Community Association Manager Nadine Rivers-Johnson; CMA Division Manager Deksha Patel; and homeowners/residents in person and online.

Called to Order - Meeting convened at 7:40pm by President Diamond with all members of the board present in person, along with homeowners present in person or by proxy.

Verification of Quorum – A call was made by President Diamond for verification of quorum to enable the Annual Members meeting to proceed. Elections Chair, Larryette Kyle, confirmed meeting quorum. (776 members in good standing; 78 needed for quorum; 114 total Proxies total; 108 valid members by proxy, in person, and online; 5 invalid proxies for either nonmatching owner/authorized representative signatures and/or due to balances on acct).

President/Board Messages - President Diamond presented her annual message to homeowners in person and online and thanked the current board members and the staff for their hard work, as well as encouraging those present in person and online to re-engage with the community.

- Treasurer and Scholarship Committee Chair Middleton thanked everyone and recommunicated new scholarship criteria/application deadlines. An extension will be offered by the end of first quarter of 2026.
- Secretary and Crimewatch Chair Irvin offer words of thanks for the community's support of events hosted by the Crimewatch Committee in 2025 and invited volunteers to join neighborhood watch efforts in Mainstreet.
- Member-At-Large Perry-Woods voiced her desire to support and youth-related initiatives by either volunteering at the community schools or joining the PTA.

Other Reports

- President Diamond called for a motion to approve the Draft Minutes from the 9/16/25 board meeting, the Candidates' Night Forum from 11/18/25, and the Financials for September, October, and November 2025. Motion to approve the Minutes was made by Secretary Irvin, seconded by Treasurer Middleton, and passed unanimously. A motion to approve the Financials was made by Member-At-Large Perry-Woods, seconded by Vice President Dickey, and passed unanimously.
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Presentation of 2026 Budget – Mainstreet Community Proposed Budget was presented by Property Manager Rivers-Johnson, as well as the yearend management report. A budget analysis followed with comparison of income and expenses over the past year.

- Management report included year-end totals for legal collections (Lazega & Johanson and HOA Capital Advisors, LLC), leasing administration, ARB, administrative and financials. Emergency maintenance included: clubhouse HVAC equipment, sub-meters at Parkside Townhomes, and additional fencing repairs along Mainstreet Park Drive, Redan Road, and fencing separating Parkwest from the back of Parkside Townhomes.
- Common areas reporting included replacement of rubber mulching at the KaBoom! play structure, vandalized community signs, installation of access road sign at large lake entrance on Mainstreet Valle Drive, and re-sanding/finishing of Clubhouse wood floors.

- Capital Improvement Projects – included reporting in the following areas:
 - Replacement of long-term storage and East Pool Pumphouse roofs
 - Removal of large heritage tree affecting storage house building
 - Irrigation system at Pavilion-side Park completed by Georgia Stormwater
 - Patching of three dozen potholes along Village Mainstreet pending possible Special Parcel Assessment meeting to be scheduled within the first quarter of 2026 for the purpose of total resurfacing of the streets in Parkside Townhomes.
 - Trees removal/pruning on common areas, along Mainstreet Park drive, and Disney Court/Parkside Townhomes
 - Upgraded showers at Family and East Pool areas and resurfacing of East Pool completed.
- A motion to approve the 2026 Budget was made by Treasurer Middleton, seconded by Member-At-Large Perry-Woods and passed unanimously. The Final 2026 Budget for 2026 will be uploaded to the association website at www.mainstreetcommunity.org and Vantaca database.

Nominations for Board of Directors – President Diamond called for a motion to vacate current offices, which was made by Secretary Irvin, seconded by Vice President Dickey, and passed unanimously. With ballots tallied/verified by Elections Chair L Kyle and Property Manager Rivers-Johnson, and with three (3) open positions and five (5) candidates, the results were announced as follows: Calvin Hill received 7 votes; Darryl Irvin (Incumbent) received 114 votes; Tiajuana Kyle-Hall received 6 votes; Janice Middleton (Incumbent) received 110 votes; and, Barbara Perry-Woods (Incumbent) received 114 votes. Darryl Irvin, Janice Middleton, and Barbara Perry-Woods were re-elected to two-year terms as directors. The board adjourned to select officers when a motion was made by Director Diamond, seconded by Director Irvin and passed unanimously.

Question & Answer Session – During the Q&A session, Community Association Manager Rivers-Johnson fielded questions from homeowners to include:

- Rental Restrictions – not in our governing documents and would require an amendment to the governing documents approved by 66 2/3% of owners entitled to vote at a special meeting called specifically for that purpose. If passed, it would apply to rentals from the date of passage forward. Homeowners already leasing their property would be grandfathered in until the property sold. The current Leasing Administration Resolution has been in place, having been duly passed and effective as of 10/1/15. Document is available on the association website under the ‘Governance’ tab.
- Preparation of Proposed Annual Budget – Draft is prepared for review by Treasurer and Board of Directors after Property Manager analyses income/expenses over past year in conjunction with necessary and planned repairs or capital improvement projects to community.
- Percentage of Budget Allocated for Salaries – The line item for salaries and payroll is calculated by annual salaries of full-time staff plus approximately 34% to cover payroll taxes, workers’ comp, and benefits. A total of three full-time staff is on the payroll with two permanent temporary 1099 employees to cover the 70 acres of common area and day-to-day operations.
- Community Garden – What is being done with the garden? Is it active, and could it be repurposed as a more aesthetically pleasing option? This query will be forwarded to the board to address in future 2026 board meetings.

Election Announcement of Board of Directors – At 8:45pm, the 2026 Board of Directors returned from adjournment. Director Diamond made a motion to reconvene, seconded by Director Dickey and passed unanimously. Patrice Diamond was named President, followed by announcement of the following board officer elections: Vice President, Janice Middleton; Secretary, Darryl Irvin; Treasurer, Barbara Perry-Woods; and Member-A-Large, Sharon Dickey.

President Diamond thanked board members for once again electing her President and renewed her pledge to the community to uphold the covenants and bylaws, as well as to keep lines of communication open

- Suggestion was made for a Suggestion Box or Email. Any ideas can be left in the lockbox at the clubhouse door, left with onsite front office staff, or emailed to: info@mainstreetcommunity.org. Owners can also submit questions/ideas to the Owner Portal at www.cmacommunities.com.

Adjournment – A motion was made by Vice President Middleton, seconded by Treasurer Perry-Woods, and passed unanimously by the board to adjourn the meeting at 9:33pm.

The next Board meeting will be scheduled and announced by Eblast to provide Zoom. Meeting ID and passcode information. Draft Minutes and Financials will be sent electronically to homeowners prior to the meeting. The Association “went green” over a decade ago, so all community correspondence goes out through email or CallingPost. As always, hard copies of important documents are available for pick up at the clubhouse administrative office during normal business hours.

Minutes submitted by Secretary Darryl Irvin
Mainstreet Community Services Association, Inc.