

Mainstreet Community Services Association, Inc. (MCSA)

Board of Directors Meeting
September 16, 2025

Present: President Patrice Diamond; Vice President Sharon Dickey; Secretary-Darryl Irvin; Treasurer Barbara Perry-Woods; Janice Middleton; Member-At-Large; Community Association Manager Nadine Rivers-Johnson; 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 guests: CMA Division Manager Deksha Patel and the new Principal of E. L Miller Elementary School, Delicia Stephens.

Special Guest – Principal Stephens thanked the board for the invitation to speak and outlined her vision for the school, to include transparency, testing scores, and addressing tardiness/attendance issues.

- Previous Principal Bryant left in July of 2025 after being promoted.
- Greenspace development is being designed by the students and will be completed in 2026.
- The MAP Testing scores have 61% of students meeting or beating goals. She plans to increase that percentage. The goal is to move from development to a proficiency level.
- Statistics provide the school's standing as higher or equal to other elementary schools.
- The school has a PBSI Rewards Program with a store that creates incentives for students to excel.
- After presentation, Principal Stephens encouraged attendance at Community Title I meetings.

Minutes – A motion to waive the reading of the Minutes was made by Vice President Dickey, 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:
 - Thanks to homeowners who continue to reach out to assist other neighbors in need.
 - A special thanks to Homeowner Maronda Hastie and other residents, for assistance provided during a neighbor's crisis situation.
 - President Diamond encouraged all in attendance to get involved by attending functions or through volunteerism.
- **Crimewatch Report** was made by Crimewatch Chair Darryl Irvin:
 - Fall brings shorter days. The Mainstream Fall Issue has great articles on crime prevention tips, including lighting.
 - Check smoke detectors regularly and with the change of seasons as a general rule.
 - Attend one of several police events coming up, including Coffee With a Cop and other safety events in October!
 - Lock doors to home, cars, and light access to the property on all sides – at all times.
 - Join Crimemapping to receive daily crime statistics within 1–2-mile radius of your home.
 - Dollar Tree and Dollar General are both closing due to theft loss and danger to their employees. Waffle House is now delivery only – no dining in.
 - Stay alert and aware of your surroundings!
 - Thanks to all who participated in this year's National Night held on Tuesday, 8/4/25.

- **Scholarship Report** was made by committee Chair Janice Middleton:
 - The Scholarship Committee is now accepting applications for the 2025-26 school year.
 - The open period will run from 9/16/25 through 12/31/25 and will be awarded in 2026.
 - Trades, certification programs, and apprenticeships have been added to the post-secondary category and are eligible for the scholarship program.
 - Hard copies, as always, are available at the clubhouse office during normal business hours.
- **Management Report** was made by Community Association Manager Rivers-Johnson:
 - Two pending lawsuits are scheduled for bench trial; 40 demand/late letters, 5 pending lawsuits, and 2 judicial foreclosures in process.
 - Installation of new roof for long-term storage building completed, along with installation of new roof for East Pool pump house – both by Ameristar.
 - **The Mainstream** fall issue has been electronically posted and can be accessed through the homeowner portal or by visiting the association website at www.mainstreetcommunity.org.
 - Fencing repairs, bridge boards and painting projects completed by Mainstreet maintenance staff through common areas of community.
 - Trees from playground area and along walking trails behind clubhouse removed by Arborserv.
 - A total of 29 trees were pruned through Parkside Townhomes, along with six trees being removed as a preventative maintenance measure by the association.
 - Repair of rear entrance irrigation system completed by Miramar Irrigation Systems LLC
 - Properties with ARB fines – 19; Warning of Fines and/or Abatement – 23; Fines Assessed – 6; Fines Paid – 3; Noncompliances Cured or Resolved – 22; and ARB Requests – 16.
 - Rubber mulching at KaBoom! play space replaced to code.

Old Business

- **Toastmasters Reboot** – Introduction of Vice President of PR for MCSA Toastmaster, Deidre Shannon, held the 2nd and 4th Thursday at the clubhouse.
- Hybrid on 2nd Thursday and in-person session on 4th Thursday of month.
- Provides public speaking, coaching, and motivational skills. All are welcome

New Business

- **2nd Mainstreet Community Day** – Scheduled 10/25/25 (changed to 11/1/25) from 11am-2pm. Sponsors included: CMA, Ameristar, Physicians Care Clinic, DeKalb County WSM, East Precinct, Emory Family Physicians, Science Guys of Atlanta, KONA Ice, etc.
- **E. L. Miller PBSI Rewards Program Donation** – After the presentation by Principal Stephens, a motion was made by Treasurer Perry Woods, seconded by Member-At-Large Middleton and passed unanimously to make a donation to the school from Mainstreet.

With no new business, a motion to adjourn was made by Secretary Irvin, seconded by Member-At-Large Middleton and passed unanimously. The meeting adjourned at 8:43pm.

The next Board meeting will be scheduled for November 2025, 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.