

Lake Capri Homeowners Association, Inc.
July 2018 Meeting Minutes

The meeting was called to order by President Missy Jarrell at 7:30 PM. The minutes of the June 2018 meeting were approved as written and distributed.

In attendance: Missy Jarrell, Marilyn Cooke, Bob Hasser, Tim Williams, Mary Boysworth, Beverly Foster, Susan McNeely, Randy Roddenberry, John Bumgardner, Chip Hatcher, Rosa Taylor

Treasurer's Report: Bob Hasser (770-482-9248)

Beginning Balance as of June 18, 2018	\$ 64,732.45
Income: (Dues, Clubhouse, Snapping Shoals)	\$ 2,399.17
Expenses:	(\$ 3,054.74)
Ending Checking Balance July 16, 2018	\$ 64,076.88
Beginning Money Market Balance June 18, 2018	\$ 50,831.59
Income:	\$.84
Ending Money Market Balance July 16, 2018	\$ 50,832.43
Total Bank Balance as of July 16, 2018	\$114,909.31

Bob plans to make some incremental transfers of funds from the Money Market account to CD accounts where we will earn more interest income. He discussed his success with collecting from members who are in arrears with their dues. His use of our attorney in this effort is proving effective. He discussed the overall financial status of the Association and reports that we are doing very well at this time.

President's Report - Missy Jarrell (770-484-0244)

Amendment of Bylaws: We received the transient renting amendment wording from the attorney. The Board will review and vote on approval of this amendment. Once approved the attorney will prepare the formal document and we will put it out to the HOA members for a vote.

Vice President's Report: Marilyn Cooke (mcooke614@gmail.com or 770-559-3646)

Amendment of Bylaws – The Board discussed the transient renting amendment. Marilyn set a plan for the Board members to finalize their decision on the wording by the attorney by Monday July 23.

Neighborhood Watch - Marilyn held a meeting with the Neighborhood Watch Captains prior to the HOA meeting. They discussed plans for the National Night Out Event

National Night Out Event - Marilyn plans to hold a National Night Out Event for Lake Capri.

IMPORTANT: All are invited to the **National Night Out Event for Lake Capri** on Tuesday evening, August 7, 7pm – 9pm, at the Clubhouse. There will be games, desserts, and a great

opportunity to meet your neighbors.

Committee Reports:

Clubhouse: Missy reports there have been two rentals since last meeting. One of the chairs that sit at the round tables has been broken. It appears that someone probably stood in the chair to put up decorations. Unfortunately it went unnoticed until recently and rentals, of course, deny doing it. We will try to be more careful when checking the clubhouse after rentals. When renting the clubhouse you must read the agreement that you sign and follow the clean up instructions. If someone other than the member is setting up or cleaning up, the member is responsible for letting them know the rules. All members must be present during rentals.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088)

Not present but sent the following report: I do not have any updates for Hospitality as I have not had the opportunity to do anything within the last month.

Announcement: On Sunday, August 19, I will be hosting a Sundae Funday where the community can come out and enjoy sundaes at the Clubhouse. I will send an email in regard.

More activities will return in the fall, starting in September.

The annual HOA Christmas Party is scheduled for Sunday, December 2 beginning at 2 PM.

Please continue to check your email and/or Facebook for hospitality information. Here's the FB link: <https://www.facebook.com/lakecapriestates/?fref=ts>

Beach: Mary Boysworth has been helping with this position. She wants to set a work day to run more camera cables and install more lights. Mary discussed with the Board the problem of non-members climbing over the fence to the beach. She sees this activity on the camera tape, but this is after the fact and difficult to follow up on.

Announcement: If you see suspicious activity at the beach or do not see membership stickers or guest passes on cars parked on HOA property, take note of the time, date, and tag number of the car and contact Mary at 678-457-7324 or

mboysworth@yahoo.com. She can then have our deputy follow up. You do not need to confront anyone, just get the time, date, and tag number and report it to Mary.

Mary also reports a continuing problem with litter and cigarette butts. PLEASE clean up after yourself when you use the Beach or any HOA property.

Lakes and Dams: Randy Roddenberry – Jim Bloom oversaw the annual goose roundup which was conducted by the U.S. Dept. of Agriculture. 28 geese were successfully moved to a larger lake better able to accommodate their waste bacteria. Randy asked if the lakes looked more free of weeds this year, and several in attendance answered that the lakes look better with regard to weeds at this time.

Landscape: Tim Williams: Tim stated that he had nothing new to report since the last meeting. He plans to get with Mr. Bryant, an HOA member who has offered to help him. Mary reported that she has trimmed some branches from the Beach area that were blocking the security camera.

The **Fall Clean Up** will be October 13 beginning at 9 AM at the Clubhouse. Please mark your calendars and plan to attend.

Safety and Maintenance: John Bumgardner – John plans to repair broken boards on the dock.

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) – Chip had no new projects in need of approval at this time. A member had a question about a dock built on Lake Biscayne which appears to be larger than allowed by our Covenants. Chip will look into this. Chip says members may contact him if they see situations around the neighborhood which may be in violation of the Restrictions of our Covenants, and he will look into it.

Security: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) – Mary has been monitoring the Beach and HOA properties in an effort to keep off non-members.

IMPORTANT: If you see someone jumping the beach fence or any other suspicious activity, you don't have to approach them yourself, but Please get the car tag number and the date and time of the problem and report it to Mary. She will have our deputy follow up.

Publicity: Susan McNeely (770-482-2658) Please see attached newsletter.

Welcoming Newcomers: Beverly Foster (text her at 678-371-4106 or email at bfo8936134@aol.com. The "o" is the alphabet "o", not a zero.) The following neighbors were welcomed to our community and received a letter, card, gift pillow, memo from our secretary, copy of the covenants and a copy of the Rockdale County's Code Enforcement Brochure:

1. Cynthia Jackson and family (via their relative working on the home), 2590 Lake Capri Road
2. Ashley Anne Baird and family, 2617 Lake Capri Drive

The Board joins Beverly in extending a warm welcome to our new neighbors.

IMPORTANT: Please contact Beverly if you know of anyone new moving into the neighborhood so that she can welcome them.

Good and Welfare:

--Sex Offenders: The Rockdale County Sheriff's Office publishes a list of sex offenders living in Rockdale County and advises citizens to make use of it. It can be found at <http://www.icrimewatch.net/index.php?AgencyID=56285>

--Susan reported that someone had dumped a number of tires on Malta Drive. She reported this to the county, and they removed them. She then saw more tires had been dumped and is concerned someone is using this area as their dumping ground.

The next regular Board meeting will be on Monday, August 20, 2018, at 7:30 PM at the Clubhouse.

Residents are welcome to attend. Meeting adjourned.

The numbers below are important for you to keep by your phone and use when necessary:

Emergency - 911

Sheriff - non-emergency – 770-483-4200

Animal Care and Control Department – 770-278-8403

Code Enforcement – Garbage dumping and litter on roadways, Junk Vehicles, Not

Keeping Grass Cut, Sign Violations, etc. 770-278-7103 or
codeviolation@rockdalecounty.org

Road Maintenance Department – Limbs, etc., piling up along roadways, bushes obscuring visibility, broken road signs, etc., 770-278-7200 or email a request to kimberly.kelly@rockdalecountyga.gov

Lake Capri News Letter

It's that time of the year again. Those big yellow busses will be rolling again in a couple of weeks. This has been a short summer as I am sure all students will agree.

Archie Brown was finally able to have his heart surgery and is recovering at home after a brief stay in the hospital. Archie is looking forward to gaining his strength back and wants to be on the road again.

Carol Schuier, sons Michael and Jeff and Jeff's wife Kasey spent 4 days at the Universal Studios Resort in Florida celebrating Jeff and Kasey's birthdays.

Herb George had an overnight trip to Rockdale Medical Center. Herb is home now and improving every day.

Congratulations and belated HAPPY BIRTHDAY to Allene Burdette who celebrated her 94th birthday on July 13. Allene is a blessing to all who call her friend. She has the most wonderful disposition and makes everyone feel better just to be in her company.

Congratulations to Von and Oren Lee on the birth of their new grandson in Texas. Von spent several weeks in Texas to help welcome this new member to their family.

Get well wishes to Bobbie Allen who fell in her back yard and broke her hip.

Beverly and Eddie Foster recently had a visit from her brother and sister-in-law who live Indianapolis.

Barbara Bright recently returned from a trip to Maine and Eastern Canada where she met friends from California.

Tim and Ozella Williams spent a week at the West Gate Resort in Las Vegas. While in Las Vegas, they took a bus trip to the Grand Canyon and other sights along the way.

Riley Hatcher, granddaughter of Chip and Ann Hatcher, recently graduated from Top Sail High School in Hampstead, N.C. Riley will attend the University of North Carolina in Greensboro, N.C.

Sympathy is extended to Henrietta Biltz in the death of her brother, Jim Armstrong.

Former resident, Carl Hartness of Niceville, Florida passed away on July 4. Carl and Shirley lived in Lake Capri for over 40 years and Carl had been president of the Lake

Capri Homeowners Association along with many other activities. Our sympathy to Shirley and her family.

Long- time resident, Milton E. "Skip" Miller, Jr. passed away in May and his memorial service took place several weeks ago. Our sympathy is extended to his family.

Please remember the Lake Capri Homeowner's Association Board is made up of all volunteers who freely give their time to make this a better place to live. Please be supportive of your board and know that everything we do is for the best of all of our residents. Come to the meetings and see what is going on. Be a part of this wonderful community.

Call me with your news. 770-482-2658

Susan McNeely