

Lake Capri Homeowners Association, Inc.
September 2018 Meeting Minutes

The meeting was called to order by Vice-president Marilyn Cooke at 7:30 PM. The following correction was made to the August minutes: The meeting date for the Neighborhood Watch was September 17, not September 19th. The minutes were approved as corrected.

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

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

Beginning Balance as of August 20, 2018	\$ 54,292.17
Income: (Dues, Clubhouse)	\$ 6,612.56
Transfer from Checking to Savings Account	(\$ 4,095.00)
Expenses:	(\$ 5,892.53)
Ending Checking Balance September 17, 2018	\$ 50,917.20
Beginning Money Market Balance August 20, 2018	\$ 30,833.29
CD#8110000968659	\$10,000.00
CD#8110000968667	\$10,000.00
Income:	\$.38
Transfer from Checking to Dam Escrow Account	\$ 4,095.00
Ending Money Market Balance September 17, 2018	\$ 54,928.67
Total Bank Balance as of September 17, 2018	\$105,845.87

President's Report - Missy Jarrell (770-484-0244) Not present.

2018 Annual Budget: The 2019 Annual Budget has been presented to the board. A motion to accept was made seconded and voted on by email, with a unanimous vote of yes to approve. Motion carries. We will present the budget to the members at the Annual Meeting on October 27th.

Amendment for Transient Leasing: This package has been mailed to all members of the Lake Capri HOA along with the Ballot. Our first Town Hall Meeting will be October 1st, the second town hall on October 8th in the Clubhouse. We will also hold discussion at the Annual Meeting on October 27th. It is important that every member of the HOA cast their ballot on this amendment. Ballots may be mailed or hand delivered to any Board member.

Annual Meeting Notices: Have been mailed to all members of the Lake Capri HOA along with Proxies, Announcements, and RC Code Enforcement Brochure.

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

Neighborhood Watch meeting was on Monday, September 17th, there was an error in the

minutes about the date, however, there was an additional email blast sent out the Monday before (September 10th) with the correct information. Sorry if this affected you.

Lake Capri was divided up into 23 Areas. Each Area needs a Captain and or a Co-Captain. There are still a few Areas that are still available. Please email the committee if you would be interested in being involved. (LCNW30012@yahoo.com)

We will reschedule another meeting as soon as possible so we can distribute the information.

Remember if you see something... say something!

Committee Reports:

Clubhouse: Missy has been helping with this position and sent the following report: There have been 3 rentals since the last meeting. TP ad PT have been supplied. Still working on getting a good deep clean done.

A member asked when our service last sprayed the Clubhouse for bugs because she spoke to a recent renter who found roaches in the Clubhouse and spayed them herself. The Clubhouse is sprayed on a regular basis. This is the active season for the palmetto bugs and there will be some that get in, but will eventually die. There is no active infestation inside the Clubhouse. All members who rent the Clubhouse are obligated to read the agreement and the cleanup rules. Failure to follow the agreement and rules will result in loss of deposit.

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

Not present. Sent the following report: I want to thank everyone that came out to support my Sundae Sunday. It went so much better than expected. I appreciated all of the help and support from the committee members and community.

- Halloween Party: October 27, 6:30 PM - 8:30 PM, we will be having our Halloween party at the Clubhouse. I will be sending out emails and updating our community Facebook page with further information.

- 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 and gives the following report: Had a great turnout Labor Day!

1. Trees have been taken down/ trimmed and removed and Swing has been put back in place.
2. Moved stone pavers back in place for now, to make a play area for the kids in the sand close to the pavilion.
3. Our "water friends" have been hanging out on the beach at night. They even went swimming with us one night!
4. Put a cheap broom in the ladies room, so it can be used to sweep up any spills and knock down spider webs, etc.

Finally installed a clock inside the pavilion.

5. Still have people leaving their trash and cigarette butts in the beach/pavilion areas.

6. Killed a yellow jacket nest near the gate.

Need to make plans for clean up day.

We want to trim the bushes next to the pavilion and gate and remove some others.

I may have a worker for us so that we don't have to go to the trailer park.

Need to get silt fence put in to help keep out the garbage that comes thru the fence and keep the sand from going out.

Lakes and Dams: Randy Roddenberry – Randy reports that the lakes seem fine at this time. It seems there is less grass and weeds, and there will continue to be less as the grass carp get bigger and eat more. He would like to clear some brush from the the dam causeways once the weather is cooler.

Landscape: Tim Williams (678-662-8641): Important: Fall Clean Up of the beach and Clubhouse areas will be **October 6**. It will begin at 9 AM at the Clubhouse. Please mark your calendars and plan to attend. Tim hopes to have some day labor help to assist the neighborhood volunteers. He plans to meet with Buddy Roebuck, previous Landscape Chair, to discuss his suggestions for care of existing plantings, etc. An owner of a landscape company was present and spoke of his interest in meeting with Tim and Randy to learn of our landscaping needs for the common areas so as to submit a bid for this work.

Safety and Maintenance: John Bumgardner – Not present. No report.

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) – Chip has not heard from Mr. Meredith with any new plans for a shed. A member stated that it appears a wall is being built on that property. Chip will check on this. A member stated that there is a canopy at a residence on Riviera. Chip and the Restrictions Committee will check on this.

Security: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) –

1. Our Patrol Officer has resigned as of Sept. 1st. He has taken a position with another department and has checked into a replacement for us with Rockdale, but no takers so far. As of now we do not have anyone patrolling for us. I have been doing most of it along with another neighbor, but we need a replacement.

Have had to ask several people to leave that didn't have passes, but nothing serious.

2. Replaced the bulbs in the front flood light, so it is now working. Tried to get the one outside the back kitchen door working, but the sensor is shot. It comes on periodically, but needs to be replaced along with the one on the picnic side. These lights are about 20 years old, so they have served their purpose.

3. Put up some string lights under the deck to give us some temporary light until we can get some permanent ones installed. Also want to get an outlet installed outside on the deck so we don't have to run drop cords.

4. Still need to run 2 cameras.

Publicity: Susan McNeely (770-482-2658) There was no news for a newsletter this month. Please call me with your news for next time.

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.) Our new neighbors at 1996 Gibraltar Way were welcomed into our community. They received a gift, welcome letter and card, a Rockdale County Property Code Enforcement brochure, a copy of our covenants and a memo from the HOA's secretary.

Mr. Freddy Mitchell is our new neighbor at 3022 Barcelona Way. We have not been able to contact him. However, we welcome him and his family to the community and look forward to meeting them.

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:

- A member announced the following concerning the upcoming Georgia General Election for Governor, etc.:

-Early Voting is 8:00 AM- 4:30 PM OCTOBER 15 – 26 (No Weekends)

9:00 AM - 4:00 PM, OCTOBER 27 - (SATURDAY)

12:00 PM - 4:00 PM, OCTOBER 28 - (SUNDAY)

8:00 AM - 4:30 PM, OCTOBER 29 - OCTOBER 30 MON &

TUES

7:00 AM - 7:00 PM, OCTOBER 31 - NOVEMBER 2 WED - FRI

(extended hours) -Early Voting Location is Rockdale County Board of Elections
1400 PARKER RD, Lobby C,

Conyers,GA 30094.

-The Georgia General Election is November 6, 2018. To register to vote or to confirm your voter registration and where to vote visit: Secretary of State My Voter Page: www.mvp.sos.ga.gov/MVP, or contact the Rockdale Board of Elections Office: 1400 Parker Road, Lobby C, Phone: (770) 278-7333 Website: www.rockdalecountyga.gov
Note: For Election Day voting on November 6, 2018, The Lakes Precinct polling place is the Rockdale Public Works Building on Covington Highway.

-A resident stated that three cars park on the edge of Barcelona in a way that is dangerous to drivers especially at night. The Board recommended that she call the Rockdale County Sheriff and report her concern. Mary said she would tag the cars. Another resident stated that there is an unkempt yard and parked cars at an address on Lake Capri Road. The Restrictions Committee will look into this.

The Annual HOA Meeting will be Saturday, October 27, 2018, at 2 PM at the Clubhouse.

The next regular Board Meeting will be on Monday, November 19, 2018, at 7:30 PM at the Clubhouse.

Residents are welcome to attend. Only HOA members may vote at the Annual Meeting. Only HOA Board members may vote at the Board Meetings.

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