

Lake Capri Homeowners Association, Inc.
July 2019 Meeting Minutes

The meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the June 2019 meeting were approved as written and distributed.

In attendance: Marilyn Cooke, Bob Hasser, Mary Boysworth, Randy Roddenberry, Missy Jarrell, Michelle Headley, Chip Hatcher, Rosa Taylor

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

Beginning Balance as of June 17, 2019	\$ 26,776.43
Income:	\$ 1,442.50
Expenses:	\$(9,412.43)
Ending Checking Balance July 15, 2019	\$ 18,806.50
Beginning Money Market Balance June 17, 2019	\$ 54,932.41
Income:	\$.45
Ending Money Market Balance July 15, 2019	\$ 54,932.86
CD#8110000968659 2% 6 months	\$ 10,137.26
CD#8110000968667	\$ 10,000.00
CD #8110000978794	\$ 10,000.00
CD#8110000992657	\$ 10,000.00
Total Bank Balance as of July 15, 2019	\$113,878.62

Bob stated that we had one new member to join, making the total membership 275.

He stated that the HOA taxes for 2018 have been filed with the IRS.

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

--Several residents were able to get dirt from the dredging project. I was glad to personally meet each and everyone. Just a reminder that if the dirt was delivered to your front yard, you have until the end of August to have it relocated. Thank you.

--It's amazing that a lot of people don't obey signs. Signs are up for a reason. Please obey our signs.

--Next month is National Night Out on Tuesday the 6th from 5pm to 8pm at the Clubhouse. We will have music, snacks & beverages... we are looking for more Ideas to bring people out. We want to make it one big August party.

--I would like to thank all the residents that reach out to help each other, whether it's letting me know about wandering fur-babies, seeing suspicious vehicles cruising the neighborhood, or getting information off the Ring app about nearby activity so that emails can go out to those on the email list. Thank you!

--I hope everyone heeds the words of advice to keep your cars doors locked and a light on outside your home or get motion sensor lights. Most importantly: ***If you see something say something! 770-278-7888***

Vice President: Tony Rossi (3badbots@gmail.com) – Not present. Sent the following

report:

Security Cameras: Those for the dock can be connected easily thru conduit or parallel to the pipe. Once all are in service it looks as though all can be adjusted for coverage.

Grass Cuttings in the Road: This is hazardous to any two-wheel vehicle. It acts as though you ran over a patch of ice. If a child or adult loses control, they could fall in the path of a car. Motorcyclists could be seriously injured. Remind homeowners and landscapers to remove grass cuttings off the road. They could also be fined up to \$200 for the owner.

Late Night Walking: was told there was a family of 4 walking on Lake Capri Drive at 3am. 2 adults & 2 children, possibly Hispanic according to the caller. I reported this to the Sheriff - No feedback.

Resignation: With a heavy heart, I have submitted a personal letter of resignation.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) Mary stated that we are having a problem with vultures. A member commented that a call to the Department of Natural Resources had confirmed that vultures are protected and there is no round up for them as is done for geese. However, they said the use of decoy vultures hung upside down has proven effective in discouraging vultures. The decoy vultures cost approximately \$25 and can be purchased online.

New signs have been installed on the Beach. There is a Danger Sign at the walkway to the former dock, and Mary put in a temporary light. Members are warned to keep out of the former dock area. It is unsafe at this time.

Mary has cleaned the buoys at the Beach and would like the rope they are on to be mounted to a temporary pole until the new dock is installed. Next year she plans to purchase a new rope and buoys.

A member mentioned that the light is still out in the Women's Beach Restroom.

Clubhouse: Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net: There have been three rentals. Missy will try to clean away the cobwebs on the outside of the Clubhouse.

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

Michelle has been working on a project that was discussed at last month's meeting, that is to install a Little Library book cabinet under the porch outside of the Clubhouse. This would be a cabinet where residents could take a book/leave a book. Members may contact Michelle to donate books for all ages or may bring them to the Clubhouse on August 6 from 5PM to 8PM during our National Night Out event.

There will be an Ice Cream Social in August. Watch your emails for details to be announced. A member asked if a Bingo Night is planned. Michelle said she would like to do this in August. Michelle would like to start a Book Club. Contact her to express interest. Our Christmas Open House is December 8 at 2pm at the Clubhouse.

Please refer to our Facebook page for information on Lake Capri happenings: <https://>

www.facebook.com/lakecapriestates/?fref=ts

Lakes and Dams: Randy Roddenberry (770-713-3290)

Randy has spoken to Scott of Martin Docks. Installation of the dock should be in 3 to 4 weeks depending on factors such as weather and the refilling of the lakes. Randy discussed a concern having to do with the concrete walkway of the former dock tying in properly with the new dock.

Randy has spoken with Nathan of McEachern Site Services LLC, who reports that the dredging of Lake Biscayne is completed. They are now working on the feeder creek bed leading from our lakes to Hanson Quarry. In another week or so, weather permitting, they should be ready to begin the process of refilling the lakes. This will be gradual so as to avoid erosion or other damage.

A member reported that she has seen grass clippings from yard mowing deposited in the lake. **IMPORTANT:** Please do not allow your grass clippings or any other debris to end up in the lakes! No Dumping of Any Kind is allowed in the lakes! It makes no sense for us to be dredging one lake while members are filling up the other lakes with trash and debris.

A member asked should we have Lake Capri water tested. The Board discussed this and a Board Member stated that previously when this was done the cost was approximately \$250.

A member stated that Lake Sorrento has more algae and alligator weed than previously and asked what can be done. Randy replied that the grass carp that were put in last year will be able to do a better job of weed control once they are older and larger. He further stated that some weed is needed to oxygenate the water for fish. However, we could seek information from the company we used before about treating that lake.

A member complained about guests of members fishing right up near private shorelines and docks. The Board stated that members are responsible for their guests. If you give out a 'Guest Pass' to fish, **YOU ARE RESPONSIBLE for the actions of those guests.**

The Board discussed the wood left on the Beach after the dock was dismantled. Randy will see if McEachern will remove it.

A member stated that she saw kids fishing on the Lake Capri/Lake Sorrento Spillway. This is common HOA property, but the Board does not deem it a safe area for members or their children to be out on. Therefore, there should be no one fishing, climbing, or walking on the Lake Capri/Lake Sorrento Spillway.

Landscape: Tim Williams (678-662-8641): Not present. Sent the following report: 1) I will reschedule the Fall Clean Up date during the August meeting. 2) The grass is continued to be mowed every two weeks to my satisfaction. If there is any area Mr. New (contractor) has missed or needs to be cut, please let me know. 3) I'm taking bids to find someone to remove and take away the cut down bushes from the Rockbridge Rd area. Received 1 bid and the price is too much. The problem is the traffic flow on road creates safety issues. 4) I will be looking for someone to cut the tree down in front of clubhouse

by the trash containers. I will complete these actions when I return and keep the Board informed.

Publicity: Susan McNeely (770-482-2658). Not present. The Board wishes Susan a speedy recovery from her recent surgery.

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) Chip has approved the dock extension at 2094 Napoli Circle.

Safety and Maintenance: John Bumgardner – Not present. No report. Marilyn was verbally informed by another member that John had resigned his position as Chair of Safety and Maintenance. However, Marilyn had not received verbal or written word from John on this matter. She sent him an email and a text seeking clarification. As of tonight's meeting, clarification from him had not been received.

Security: Buddy Denman (denman557@comcast.net) – Not present. Mary Boysworth (678-457-7324 or mboysworth@yahoo.com), who has been helping with Security, stated that the Rockdale County officers conducting our seasonal patrols are doing a great job. Their detailed reports are very helpful. Mary stated, If you see Something, say Something. Get tag numbers, use your phone to get pictures, and send these to her. She can pass them on to the deputies who can look up information and check on vehicles. No one should be parking at the Clubhouse or the Lake Sorrento boat ramp late at night. If you see a car parked on HOA property late at night, call 911, say non-emergency, and report the incident. Rockdale County law enforcement will check on suspicious behavior that is reported to them.

A member stated that she considers Lake Capri a safe neighborhood and thanked the Board for their work as unpaid volunteers who do so much for the good of the community.

Welcoming Newcomers: Beverly Foster (text her at 678-371-4106 or email at bfo8936134@aol.com)

Not present. Sent a report stating that there were no newcomers to welcome this month. IMPORTANT: Please contact Beverly if you know of anyone new moving into the neighborhood so that she can welcome them.

Good and Welfare:

-Prior to tonight's Monthly HOA Board Meeting, several officials from Rockdale County were present: Board of Commissioners Chairman Nesbitt, Code Enforcement Manager Douglas Chandler, Animal Control Officer D. Page, and Director Brian Allen of DOT. They each gave information about what they do, answered questions, and gave their contact information. This meeting was well attended by our members and guests.

-Beverly sent information on grants for an automatic external defibrillator (AED) for the Clubhouse.

-A member spoke of problems created by renters in the neighborhood, some have even involved calls to the police. Marilyn stated that last year the Board attempted to address

this with the Short-Term Rental Covenant

Amendment. A part of that Amendment would have asked owners who are renting to let the Board know and give the name of the renter so that if there was an issue or a security concern, we would know who to contact. However, we did not receive sufficient number of votes from HOA members to pass that Amendment.

-A member asked when we would be putting up the Community Bulletin Board. There are still plans to do this but Mary who helps with Security wants to put a camera up in that area first.

The next regular Board meeting will be on Monday, August 19, 2019, 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