

Lake Capri Homeowners Association, Inc.  
June 2019 Meeting Minutes

The meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the May 2019 meeting were approved as written and distributed.  
In attendance: Marilyn Cooke, Bob Hasser, Mary Boysworth, Tim Williams, Randy Roddenberry, Susan McNeely, Missy Jarrell, Michelle Headley, Buddy Denman, Rosa Taylor

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

Beginning Balance as of May 20, 2019	\$ 39,902.02
Income:	\$ 1,948.25
Expenses:	\$(15,073.84)
Ending Checking Balance June 17, 2019	\$ 26,776.43
Beginning Money Market Balance May 20, 2019	\$ 54,931.94
Income:	\$ .47
Ending Money Market Balance June 17, 2019	\$ 54,932.41
CD#8110000968659	\$ 10,000.00
CD#8110000968667	\$ 10,000.00
CD #8110000978794	\$ 10,000.00
CD#8110000992657	\$ 10,000.00
Total Bank Balance as of June 17, 2019	\$121,708.84

Bob asked if there were any questions. There were none.

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

--The bushes on both sides of Rockbridge between Capistrano & Lake Capri Dr have been cut down. Once the dead branches dry up perhaps they can be removed before the lake is restored. It would be great if this area can be maintained and not overgrow as it did. I sent Jerry Willis of DOT a Thank You email from Lake Capri for helping in getting this done.

--Tim Rigney 404-671-6322 is selling 30 acres behind Lake Capri at the end of Riviera Dr. He wanted me to let the Board know. It is posted on Zillow & there is a For Sale sign up.

--People are asking how they can get dirt from the dredging. Randy asked Nathan to come and speak to us tonight on this and on the wood from the dock. See the Lakes Report below for information.

--**Rockdale Commissioner Oz will be at the July Lake Capri Board Meeting:** A homeowner called me and said Commissioner Oz would like to come to one of our board meetings. The Commissioner is now scheduled to be at our July Board on July 15 at 7pm. He will bring someone from DOT, Animal Control, and Code Enforcement, depending on their schedules. I will get an update on who will come with him. Residents are encouraged to attend so that we can communicate our concerns for our neighborhood to our elected officials.

--I should have the four Fishing/No Fishing signs before or by next meeting.  
--After meeting with DOT last month, two signs were put up on Rockbridge Road near Lake Capri Dr (near the curve). The sign indicates that a street (Lake Capri Dr. intersection) is ahead.

**Vice President: Tony Rossi** (3badbots@gmail.com) – Not present. No report.

### **Committee Reports:**

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

Michelle would like to know if there is interest in having a Lake Capri Book Club. Please contact her to let her know. She would also like to add a Little Library under the porch outside of the Clubhouse. This would be a cabinet where residents could take a book/leave a book. The Little Library Project has been successful in many neighborhoods and a number of members expressed interest in our having one for Lake Capri. Buddy Denman stated that he had a cabinet that would be perfect for the purpose. Mary mentioned that she would like to see a bulletin board installed in the same area on the Clubhouse porch.

Michelle plans to have a games night in July. She plans to have an ice cream social the end of July and another the end of August. Watch your emails for details to be announced.

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)**

Nathan of McEachern Site Services LLC, the company that is currently dredging Lake Biscayne, was present and reported that the dredging project is going well. They have already removed over 200 truckloads of dredged material. Nathan and Randy answered questions and gave details on the project. It is expected to be completed in a month or so; the amount of rain we receive will play a role in this timeline.

The Board discussed with Nathan his company's kind offer to deliver for free dredged material to anyone who is interested. The homeowner would be required to sign a Disclaimer that absolves McEachern Site Services and the Lake Capri HOA of responsibility for any damage including to driveways or septic system. The homeowner would have a one-month deadline to spread the delivered material. For a fee McEachern would spread the material for the homeowner. The tentative dates for the deliveries would be July 2 or 3.

Nathan and Randy discussed McEachern's offer to take down our old dock. Members in good standing will be allowed to take boards which will be stacked near the beach gate. A date will be announced when the wood would be ready for pick up. When details are in place re the dirt delivery and the dock boards, we will announce to the members via email.

Nathan said he noticed that the butterfly valve for the Lake Capistrano siphon is

broken. He stated that if we will purchase a new one, he will install it for free. Randy will purchase the valve.

Randy stated that a Board member had requested that he seek a price on a roof covering the new dock. The cost would be between \$3,400 and \$7,000 depending on the size of the area to be covered. A motion was made that we NOT install a cover for the new dock. It was seconded and passed with a unanimous vote (no nays and no absentions).

The Board thanked Randy for his good work on the dredging and the dock projects. The Board thanked Missy on her persistent good work to bring about the dredging project.

A member reported seeing a crack where the Lake Sorrento boat ramp opens into the concrete channel to the Yellow River. Water from Lake Sorrento was flowing into this crack. Tim and Randy stated that this could be repaired along with the large pothole that has washed out in the parking area there.

A member stated that there is a large growth of alligator weed in Lake Sorrento. Randy said he had some spray he would give the homeowner to use for this.

**Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com)** – The Beach is clean except for turkey buzzard waste. The Board discussed the problem of the large number of buzzards in the area and the hope that once the lakes return to normal, we will not have so many. Mary has some flash tape to hang around the pavilion to deter them from that area. She had to remove the lost and found bin and the beach toys from the area because children have been vandalizing them, throwing items in the lake, or leaving them strewn around the beach. A member stated that the parents of children who are vandalizing HOA property should be fined after the first warning.

Mary stated that there continues to be a problem with people dumping their household garbage in the Clubhouse trash cans. NOTE: these cans are for the Clubhouse, beach, and picnic area ONLY, not your garbage from your house. In this county, homeowners must arrange to have their trash picked up by a commercial trash service, or they can take it to the Sigman Road Transfer station where the charge is only \$1 per large black trash bag.

Mary discussed with Nathan of McEachern that she would like a load of the dredged material for the beach area between the Clubhouse and the lake where the soil has eroded. He said he would help with this. Mary stated that we need to have retaining wall in the Beach area. There is an ongoing erosion problem there.

**IMPORTANT:** No jumping off the fishing dock or the beach dock due to the low water levels at this time.

**Clubhouse:** Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net: There have been two rentals. There were 10 reservations, but 8 canceled. Missy has completed the deep cleaning of the Clubhouse. The Board thanked her and said all that was done looked great.

A member said there were cobwebs on the outside of the Clubhouse. Missy responded that the Clubhouse should be pressure washed. Arrow Exterminators come every month and spray around the exterior of the Clubhouse.

**Landscape: Tim Williams** (678-662-8641): The new lawn service is doing a good job of mowing the common areas. The trees that were cut down along Capistrano have been removed. The ones cut down along Lake Capri have been put to the side of the picnic area and can be burned in the fall. The trees cut down along Lake Sorrento will be removed when they are dry. The trees along Rockbridge that the county cut down for us need to be removed. David, a member at the meeting, said he had a chipper and volunteered to help with this. Tim stated that we need rock on the Sorrento spillway.

**Restrictions: Chip Hatcher** (whatsoccer@comcast.net or 770-500-9592) Not present due to having a medical procedure. The Board wishes Chip a speedy recovery. Chip sent a report stating that he made one approval of a dock replacement for a new member on Rockbridge Road. A member present at the meeting stated that Chip has also approved the dock replacement for his property on Napoli Circle.

Missy gave a report from the Covenant Committee stating that 18 letters of compliance were sent to residents in violation of the four Covenants that we are concentrating on. Two of these called with questions and were given the information they needed. The committee is due to check on the 18 residences for compliance on June 24. At that time unresolved issues will be addressed with a further violation notice. Missy said she had already seen that some had made their corrections. **The Covenant Committee would like to thank those members who have responded to correct their violations.**

The Board discussed the problem of the large property and home at the corner of Rockbridge and Lake Capri road that is not being maintained at all. This is not a member property, so we will have to go through county Code Enforcement on this. Missy and another Board member offered to report the problem to them.

A member stated that there is a house trailer parked in front of a home on Isle of Pines which is a Covenant violation. The Board gave this homeowner TEMPORARY permission to park there last year when they first moved in. Temporary means weeks not years. The trailer must be removed.

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

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

Not present. Sent this report: The following neighbor received a welcome letter, gift, copy of declaration of protective covenants and a copy of the Rockdale County Code Enforcement pamphlet: Charles H. Boone, Jr. 2054 Lake Sorrento.

The following neighbors' homes were visited several times without successful personal contact. A welcome letter, card, copy of declaration of protective covenants and a copy of the Rockdale County Code Enforcement pamphlet were mailed to them on June 15, 2019:

Joseph M. Strong, 3021 Barcelona Way; Ricky Smith, 2716 Isle of Pines Circle; Gloria Barbier, 2530 Lake Capri Road. **The Board joins Beverly in welcoming these new neighbors to Lake Capri!**

The following homes remain with for sale signs: OfferPad, LLC at 2513 Almaf Drive and the home at 3023 Riviera Drive.

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

**Publicity: Susan McNeely** (770-482-2658). Susan asks that everyone let her know if there is a death in our Lake Capri family so that we can send out a

bereavement announcement. She apologized that a recent announcement was not more timely but explained she just happened to see the obituary at the last minute. Secretary Rosa Taylor apologized as well both in this instance and for any in the future that do not go out in a timely manner. The announcements must be sent from her home computer, and she is sometimes away. See attached Newsletter.

**Security: Buddy Denman** – Two weeks ago Buddy saw a man trespassing in his neighbor's yard and behaving in a strange manner. He tried to talk to the man but without a good result. The police were called and dealt with the situation. Mary reported that the deputies for our seasonal patrol are going a good job. In addition to questioning those using the lakes and common areas to confirm membership or proper guest credentials, they have been apprehending people speeding and running stop signs in the neighborhood. In fact, one speeder was not only given a ticket, it turned out he had an outstanding warrant. To avoid being ticketed, keep to the 25 mph speed limit in this neighborhood. On the Rockbridge Road curve the limit is 15 mph.

The Board discussed security for the new dock so as to avoid vandalism, graffiti, etc.. Mary said we need better security cameras to monitor that area. Anyone damaging the dock will have to pay for repairs.

**Good and Welfare:**

--Rockdale Commissioner Oz and other county officials will be present at the Clubhouse at 7PM on July 15 before the Board Meeting. This will be an opportunity for us to communicate concerns that affect our neighborhood. Residents are encouraged to attend. There is strength in numbers.

--A member who lives on Lake Capri Road said he would not be able to attend on July 15 but requested the Board stress that speeding is a dangerous problem on his road. Another member said Rockbridge Road is hazardous as well due to excessive speeding and big dump trucks. Marilyn said that these issues would be stressed to the Commissioner.

-Beverly sent the following: 1. We had an excellent response to the CPR/First Aid class offering, five adults and one child registrant. However, this did not meet the minimum required number by the instructor for the \$45 rate and free rate for children. Thus, the class was cancelled and we hope to offer the class during the winter months.

2. I am withdrawing my recommendation of an automatic external defibrillator (AED) for the clubhouse until the HOA has a chair of the Good and Welfare Committee.

Nevertheless, I have researched grants for an AED and the paperwork will be forwarded to Marilyn Cooke if the HOA wishes to apply for an AED.

3. I sent a letter of friendship to Mrs. Lee of Lake Capri Drive. It contained the names and contact information of three tree companies and an offer of neighborly financial assistance. Mrs. Lee showed gratitude but remains wishing to hold on removing the dead tree.

--Marilyn stated that Good and Welfare is not a committee and thus does not have a chair person. It is a section of the Monthly Board Meeting where items of interest can be stated that were not already in the reports given by the officers and the committee chairs.

**The next regular Board meeting will be on Monday, July 15, 2019, at 7:30 PM at the**

**Clubhouse. At 7PM prior to the meeting that night, Commissioner Oz and other county officials will be present. 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](mailto: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](mailto:kimberly.kelly@rockdalecountyga.gov)

**Lake Capri Newsletter**