

Lake Capri Homeowners Association, Inc.
August 2019 Meeting Minutes

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

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

Beginning Balance as of July 15, 2019	\$ 18,806.50
Income:	\$ 1,729.33
Expenses:	\$(5,186.74)
Pass thru ck 2306 first payment for dock (\$11,000.00)	
Pass thru ck 2405 final payment for dock (\$22,077.00)	
Ending Checking Balance August 19, 2019	\$ 25,722.57
Beginning Money Market Balance July 15, 2019	\$ 54,932.86
Income:	\$.46
Transfer to Checking see above	(\$11,000.00)
Transfer to Checking see above	(\$22,077.00)
Ending Money Market Balance August 19, 2019	\$ 21,856.32
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 August 19, 2019	\$ 87,716.15

Bob stated that there will not be many more expenses this year, and our finances are in good shape

The floor was open for questions and comments. Beverly Foster stated that she thinks all checks should be signed by two members before the bank honors the check.

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

--I purchased six signs for the locations discussed at a very good price. Now I am looking for reasonable prices for the poles that are uniform with the other white poles. Once we get the poles, we'll contact 811 about underground lines and place the signs on HOA property. Randy suggested Home Depot on line.

--I was guided by a contractor friend that helped me shore up and support the sidewalk that leads to the new dock. It was completed in time.

--Tuesday, August 6th was NNO. We had fun, music, and plenty popcorn. Susan made some super chocolatey brownies and two Sheriff Officers stopped by. It was a nice evening for fellowship. A big thank you to Mary & Michelle for serving, mingling & engaging everyone. We will do it again next year the 1st Tuesday of August.

--Removing an Absent Board Member: Article III, A, Section 3 from the HOA Bylaws on the Removal of Members of the Board of Directors was read aloud at the meeting. Safety and Maintenance Chair, John Bumgardner, has been absent without explanation from the June, July, and August Board meetings. A few members stated that he told them he was resigning, but he has submitted nothing verbally or in writing to the Board. Last month I sent him a text and an email inquiring as to his intentions. As of the August meeting, I have received no word from him regarding his position on the Board. A motion was made to remove John from the Board. It was

seconded and passed with 10 yes votes, 0 no votes, and 1 abstention. Per the bylaw referenced above, John will be informed of this action and will have 10 days to respond and be heard by the Board. The Board regrets the necessity of this decision, but in order to have a quorum at meetings and in order to accomplish the work that must be done, Board Members must actively participate. The Board gratefully thanks John Bumgardner for his many years of service to Lake Capri.

Vice President: Open

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) The new Dock is open! Members and their guests are reminded that there is to be NO Smoking and No Glass Bottles or glass of any kind, on the Dock or on the Beach. Violators will be given one warning. If they violate a second time, they will be denied access to the Dock and the Beach.

A lot of driftwood has accumulated on the Beach. This could be removed at the Fall Clean Up day or earlier if Mary can get a volunteer to help her. A light has now been installed in the pavilion and there are plans to put one outside the Beach restroom area. The Board discussed lighting for the new Dock. The use of a solar light was suggested. Buddy Denman volunteered to help with installing a light on the Dock.

Clubhouse: Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net: There has been one rental. I have purchased some supplies for the Clubhouse. I received a complaint about a function at the Clubhouse. The complainant had called the police as well. I assessed the Clubhouse and grounds the next morning and spoke with neighboring homes and a member who had been a guest at the function. None to whom I spoke said that it was loud and rowdy. I did find two beer cans in the bins on top of the trash and one beer bottle on the ground near the parking lot. The member who had been a guest at the function stated that there was no beer in the Clubhouse. Based on this, we cannot prove that the consumption of the beer was by someone at the Clubhouse function. The complainant did say they saw a man drinking a beer outside, but we still can't prove he was an invited guest at the party. We remind members that no alcohol is allowed in the Clubhouse or its surrounding grounds.

A complaint was made that we do not get an agreement for members who use the Clubhouse for memorial service functions and that we should also take a deposit. We will draft an agreement for this special use of the Clubhouse to be signed and use in the

future. We will not collect a deposit

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

On Sunday, August 25, from 3 PM to 5 PM at the Clubhouse, Michelle and the HOA will host our Sunday Sundae Event. Please plan to attend and enjoy ice cream, toppings, and fun with your neighbors. Michelle requests donations of books for all ages for the Little Library that will be installed outside the Clubhouse. Please contact her to donate or bring your books to the Sundae Event, a Board Meeting, etc.

Mary would like to have a Grand Opening of the Dock event on Labor Day, Monday, September 2. So plan to come by for that. Michelle wants to have an event that would feature representatives from the Rockdale County Fire Dept. and Sheriff's Office. 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/lakecapristates/?fref=ts>

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

The new Dock is installed and is now open to members and their guests. The lakes are back up following the dredging. Randy would like to have Nathan of McEachern look at Lake Sorrento for a future project. A member asked a question about the grass in Lake Biscayne. Randy stated that this will die back with the frost in winter. A member asked how many truckloads of dirt went out to members in the neighborhood. The answer was 26 loads. The Board stated that the new Dock looks great and thanked Randy for his leadership on this important improvement.

Landscape: Tim Williams (678-662-8641):

--The tree debris from the county clearing on Rockbridge Road has been removed. We hope to keep that area cleared in future.

--Re dead tree in Clubhouse areas. Tim has estimates for removal priced from \$1,800 to \$1,150. Marilyn had put in a call to Snapping Shoals to see if they would cut down the tree and will follow up with them.

--**IMPORTANT: The Fall Clean UP of the Clubhouse area and Beach is scheduled for Saturday, October 26, beginning at 8AM. Members are encouraged to come out and lend a hand.** The driftwood from the Beach could be removed this day.

--Tim took the two doors that had been left at the Clubhouse trash area to the recycle station.

--Tim's church is offering CPR classes for \$20 - \$25.

Publicity: Susan McNeely (770-482-2658). See the attached Newsletter.

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) Not present. The Board sends prayers for Chip's speedy recovery.

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

Security: Buddy Denman (denman557@comcast.net) – Buddy reports that there have been 10 incidents of people parking or putting in boats at the Lake Sorrento boat ramp very late at night. There is a sign there stating no parking from 11PM to 6 PM. No one should be parking there during those hours, not even members. This is out of consideration to the close proximity of homes in that area. Violators will be reported to

law enforcement. The Board discussed how to better light this area.

Mary Boysworth (678-457-7324 or mboysworth@yahoo.com), who has been helping with Security, attended an active shooter class sponsored by the Sheriff's office.

Following the meeting we sent out an email to members with info on classes the Sheriff's office offers to citizens.

Mary reminds all members that they need a Lake Capri member sticker on their car when parked in common areas. If they do not want to attach the sticker to their car, they can attach it to a hang tag from their rear view mirror. This makes it so much easier for Mary, Buddy, and our security deputies to see who should be here and who should not. Thank you for your cooperation in this important effort that affects **your** security.

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

The following family was welcomed and given a gift, gift bag, copy of covenants, letter, Board Members' Contact List, card, and Rockdale County's Codes and Restrictions pamphlet: Lonnie Calloway and Kimberly Hoston, 2513 Amalfi Dr. **The Board joins Beverly in welcoming these newcomers to Lake Capri.**

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

Good and Welfare:

--The HOA received a thank you card from the Bailey family who recently had a death in their family and were given the use of the Clubhouse for their Celebration of Life.

President Marilyn read this card to those present.

--A member who lives on Lake Biscayne spoke at length of his dissatisfaction with recent dredging of Lake Biscayne. He feels it does not fix the problem, and that more should have been done. Another member from Lake Biscayne agreed. The Board discussed this. President Marilyn stated that she, the affected residents, and the relevant Board members will get together and devise a plan.

The next regular Board meeting will be on Monday, September 16, 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

Newsletter

It's hard to believe another school year has begun. It seems the children have less vacation time each year. Please be careful when you are near a school bus. We need to protect our children.

Sympathy is extended to Deark and April Bailey on the tragic death of their daughter, Lynisha Mitchell who passed away a week or so ago. Lynisha leaves behind a son who is being cared for by his grandparents.

Rosa Taylor visited her sister in Memphis for a few days.

Archie and Joyce Brown along with their daughter Marisa and son-in-law Tommy Walton spent a week in Biloxi. Glad to see Archie was able to make the trip.

Get Well wishes to Judy Linson who continues to improve after a week or so in DeKalb Medical Center.

Get Well wishes to Chip Hatcher who is in Piedmont-Rockdale. We hope you will soon be home, Chip!

Congratulations to Barbara and Jim Brandon who celebrated their 63rd wedding anniversary on Sunday, Aug. 18.

Beverly and Eddie Foster, along with 13 family, church and friends spent a week in Israel. Among their sites visited were the Wailing Wall, Jerusalem, the Dead Sea and the River Jordan, the Golan Heights. Beverly's pictures were wonderful and her commentary with each made it very interesting.

Tim Williams and son, Miles spent a week in New York visiting all of the tourist sites while wife and mother traveled back and forth to Alabama to take care of ailing parent. Miles has started his freshman year at West Georgia University.

I had a joint replacement on my foot on July 8th. Being off of my foot for 3 full weeks was an awful time for me. I am back up and out with some pain but it's getting better each day.

Don't forget ICE CREAM SOCIAL, SUNDAY, AUGUST 25—3:00-5:00 pm. Come out and enjoy the time with friend and neighbors.

Once again, I beg you to take pride in the neighborhood. There are lawns that need cutting, bushes that need trimming, trash on the streets that need to be picked up, etc. All of this has an effect on our property values. Do your part and help clean-up. It doesn't take much time and it will make your neighbors happy!

Call me with your news.

Susan McNeely 770-482-2658

