

Lake Capri Homeowners Association, Inc.
September 2019 Meeting Minutes

The meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the August 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, Buddy Denman, Rosa Taylor

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

Beginning Balance as of August 19, 2019	\$ 25,822.57
Income:	\$ 1,127.33
Expenses:	\$(7,689.39)
Ending Checking Balance September 16, 2019	\$ 18,768.01
Beginning Money Market Balance August 19, 2019	\$ 21,856.32
Income:	\$.26
Ending Money Market Balance September 16, 2019	\$ 21,856.58
CD#8110000968659	\$ 10,137.26
CD#8110000968667	\$ 10,000.00
CD #8110000978794	\$ 10,000.00
CD#8110000992657	\$ 10,000.00
Total Bank Balance as of September 16, 2019	\$ 80,761.85

Bob stated that our HOA Membership now stands at 276 since this year we have had some non-member homeowners to join. Bob discussed our current financial status with regard to our 2019 Budget. The 2019 Budget was for \$47,915.00. Our expenses so far have been \$44,391.85, which leaves us with a Budget Balance of \$3,523.15 at this time. The Audit of our 2018 books has been completed and was accepted. The statement of the Audit was turned in to President Marilyn.

Bob asked for questions and one was raised about the member decals for next year. The Board discussed and planned for next year's decals. Following the meeting, the Board reviewed the proposed Budget for 2020. A motion was made to adopt this Budget. It was seconded and passed with a vote of 9 in favor, none opposed, and no abstentions.

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

> After last month's Board meeting, I met with two member residents from Lake Biscayne to listen about their concern of the end result of the dredging project. A Petition was created about the inability to use the lake. I expressed that the HOA will look into their concern. I spoke with our attorney who asked for documents, reports and pictures to review, and they will compose a letter of concern on behalf of Lake Capri. This is our lake which was usable before the dredging project and according to the residents that live on the lake, it is now not. I hope to collect as much information

as possible to help with the letter. Anyone is welcome to sign this petition. I will also mention this at the Annual Meeting next month.

> A resident wanted me to address this next concern because she almost lost her large dog and her friend lost her small dog to the pesticide Bifenthrin (Bi-Fen-The-Rin). It's used to kill ticks, fleas but mainly mosquitoes. I did some research to discover *"...it binds tightly with soil. However it has the potential to contaminate surface waters through runoff. It is highly toxic to bees, fish and small aquatic organisms."*

I am asking that homeowners that live in this community refrain from using this pesticide. When you have professional services, you really don't know what these companies use when they come out to treat your yards, but you can ask. Especially with treating mosquitoes.

> For the past few months I have attended meetings to ban STVR's (Short Term Vacation Rentals) County wide. The efforts to ban them have fallen on deaf ears and the County is coming up with Ordinances to keep them in Rockdale County.

Last year we spent money trying to add an amendment to our By-laws to **NOT ALLOW** this "business" in our community. We had a vote of 98 for the amendment and 17 against the amendment out of 271 ballots sent out. We needed 181 to pass the amendment. It's evident that a lot of us do not want this type of business here. So why did the amendment not pass? People were afraid of being "Micro-managed" by the HOA? Some stated that they wanted to rent out a room or wanted to go away for a month or two and rent to people they knew. That's not what the amendment was for. And then there were those who just didn't bother to respond at all. The amendment can be reworded to not allow Short Term (a day to 30 days) Vacation Rentals of a single family house where the owner does not reside. People who rent these STVR houses go through a company or the owner, and they just give a name and a credit card number, and receive a code to enter the house. Peachtree Corners in Gwinnett County has banned them, while Snellville just passed a new ordinance September 2019, and Stonecrest amended theirs in September 2018. Do you want this business next door to you?

We need to get this amendment written correctly and passed!!! What can we do to get this amendment worded and passed to protect you, your family and your property? We need to do this or this business will grow in our quiet community. I will bring this up at the Annual Meeting.

> I changed the locks for the two closets and center door downstairs. If you need a key let me know.

Vice President: This position is Open. If you or anyone you know would be interested in filling this position, please contact a Board Member.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) Buddy Denman has installed a light for our new dock. Curly will check the light in the pavilion. Mary would like a light in the Lake Capri boat ramp area. She is researching the purchase of

new rope and buoys for the swimming area.

Mary expressed her concern with seeing children and teens acting in an unsafe manner on the new dock, such as horseplay, running, and even using a mini trampoline to jump in the water. The dock has a textured, slip-resistant floor, but any surface may be slippery when wet. **Members and their guests are reminded that when they swim or jump in the lake, they do so At Their Own Risk and caution and common sense must be used at all times.**

A motion was made to establish the following rule: No horse play, running, trampolines, or unsafe behavior of any kind will be allowed on the dock. The motion was seconded and passed with a unanimous vote of Yes, no No votes, and no abstentions.

Clubhouse: Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net: There have been three rentals. I have purchased a First Aid Kit and a new rechargeable fire extinguisher for the Clubhouse.

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

Michelle has decided to stay on as Hospitality Chair. (Thank you, Michelle!) She thanked Mary for hosting the Labor Day Celebration which was a success. **The Lake Capri Annual Children's Halloween Party will be Saturday, October 26, at the Clubhouse.** Michelle would like pictures of the Lake Capri community. She is also collecting books for the Little Library that will be installed at the Clubhouse. Please contact Michelle if you can help with these requests. She is looking for a bulletin board that will be installed outside the Clubhouse by the Little Library.

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)

The new dock seems to be working out well. A member raised a concern that Lake Sorrento is down from its usual level and wondered if the siphon valve on that lake was functioning properly. Randy stated that the lakes are down at this time due to lack of rain, excessively hot temperatures, and members pulling water from the lakes for irrigation. He said the siphon valve is functioning properly and explained in detail how it works. There was a question about the dirt pile on the beach. Mary would like to get that leveled and the Board discussed how to get that done.

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

IMPORTANT: The Fall Clean UP of the Clubhouse area and Beach is now scheduled for Saturday, October 5, beginning at 8:30AM. Members are encouraged to come out and lend a hand.

--Tim and Mary discussed a plan to burn the accumulated debris the week after the Clean Up.

--Tim is pleased with Mr. New's landscape service which we have used this year. He would like to renew his contract for next year. The Board agrees that the common areas are looking good, and they are in favor of the renewal.

--Mr. News's service removed the driftwood from the Beach, cut and removed some more of the woody shrub growth on Rockbridge Road, and cut and removed a tree that fell. Since these jobs were not part of the routine landscaping agreement, an added, but reasonable fee, was charged.

--Since their estimate was the best, Tim used the Watson Company to cut down and remove the dead tree and a hanging limb from the Clubhouse area. This work was successfully completed.

--A member stated that he had a power pole saw that could be used to clear some low hanging branches in the picnic area. He said his son could help with this work. Mary said there were some hanging branches in the Beach area that she would like removed. They discussed trying to get this done and added to the pile for burning in October when the Burn Ban is lifted.

Publicity: Susan McNeely (770-482-2658). Susan had no news for the Newsletter this month. Please call her with your news.

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) Not present. Sent word that he had nothing to report. The Board sends prayers for Chip who is now home recovering from his time in the hospital.

Several members present at the meeting reported Covenant and/or Code violations seen in the neighborhood:

--A tractor trailer truck cab is parked on Lake Capri Road

--On Napoli there is a car up on jacks

--A tow truck is parked on Amalfi

--A resident is breeding pit bulls.

Safety and Maintenance: This position was open. A motion was made to appoint Buddy Denman (denman557@comcast.net) to be the Chair of Safety and Maintenance. The motion was seconded and passed with a unanimous vote of Yes, no No votes, and no abstentions.

Security: Buddy Denman resigned from this position in order to be Chair of Safety and Maintenance. He and Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) will help with this position until a Security Chair Person is found. Buddy got a security camera for the dock. Mary reported an incident of a car with Newton Co. plates parking overnight in the Clubhouse parking lot. She got the tag number and reported to the Sheriff's office, but they did not send anyone out. The Clubhouse parking lot is HOA private property. No one should park there except HOA members and their guests, and they do not need to park there overnight since they can park at their own homes in the neighborhood.

Welcoming Newcomers: Beverly Foster has resigned from this position. The Board thanks Beverly for her service on the Lake Capri Board. This position is now Open. If you or anyone you know, would volunteer for this job, please contact a Board Member.

Good and Welfare:

--A member stated that he sees broken glass, trash, and liquid garbage on the roads after the Republic Trash Service has been through. He called Republic and the police to report this and will be watching to see that the problem is corrected. Others discussed the problem, and one member stated the Republic truck probably has a hole in the bottom. Another member stated that Curbside is a better trash service since they are cheaper and they offer recycling.

–A member stated that there continues to be a serious problem with residents and their guests speeding in the neighborhood. Please respect the safety of your neighbors and obey all speed and traffic laws. Thank you!

The Annual Meeting will be Saturday, October 26, 2019, at 2 PM at the Clubhouse.

The next regular Board meeting will be on Monday, November 18, 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