

Lake Capri Homeowners Association, Inc.
Annual Meeting Minutes, October 26, 2019

The meeting was called to order by President Marilyn Cooke at 2:00 PM. The Invocation was given by Sandy Hasser, followed by the Pledge of Allegiance to the Flag. The minutes of the 2018 Annual Meeting were approved as written and distributed.

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

Beginning Checking Balance as of January 1, 2019	\$10,119.51
Income:	\$53,891.31
Expenses:	(\$50,486.71)
Ending Checking Balance as of October 26, 2019	\$13,524.11
Beginning Money Market Balance January 1, 2019	\$64,929.90
Income:	\$ 3.86
CD #8110000968659	\$10,137.26
CD #8110000968667	\$10,000.00
CD #8110000978794	\$10,000.00
CD #8110000992657	\$10,100.82
Transfer from Checking to Escrow Account for Repair of Dam (Escrow Total \$14,520.00)	\$ 0.00
Payment for new Dock	(\$33,077.00)
Ending Money Market Balance October 26, 2019	\$21,856.76
Total Amount of CDs	\$40,238.08
Total Bank Balances as of October 26, 2019	\$75,618.95
Average expenses to end of year over the last 5 years	(\$3,535.95)
Projected bank balance at the end of the year	\$72,083.00

Copies of the Annual Expense Report were distributed and explained by Treasurer Bob Hasser.

--Bob asked if there were any questions or comments. A member suggested that our annual dues are relatively low and should be raised. Bob stated that the Board will be consider this.

--Bob stated that approximately \$6,000.00 of the Income shown in the Expense Report is due to the collection of past dues. He has been working closely with our attorneys to collect past dues.

--He stated that due to several non-member properties joining the Association, our membership now stands at 276 member properties.

Quorum Report: A quorum report was given by Ashley Baird and Missy Jarrell. 24 members were present and 34 members were represented by proxies. The quorum was met with a total of 58 members.

The Nominating Committee represented by Mary Boysworth submitted the following slate of

nominees for the Lake Capri Homeowners Association, Inc., Board of Directors for the year 2020:

2020 Slate of Nominations

<u>Office</u>	<u>Term</u>	<u>Nominee</u>
Vice President	2 years	Open
Secretary	2 years	Rosa Taylor
Hospitality	2 years	Michelle Lewis-Headley
Publicity	2 years	Susan McNeely
Restrictions	2 years	Chip Hatcher
Safety & Maintenance	2 years	Buddy Denman
Welcoming Newcomers	2 years	OPEN

A motion from the floor was made to nominate Ashley Baird for the position of Vice President. A motion was made to nominate Ozella Williams to Chair for Welcoming Newcomers. These motions were seconded and passed unanimously. The nominations were closed.

Our bylaws require a secret ballot unless there is a unanimous consent to waive this. There was no opposition to waiving the secret ballot; therefore, a voice vote was approved for the elections of the 2020 Board of Directors. The voice vote was taken with all in favor, no opposed, and no abstentions. The 2020 Board of Directors was unanimously approved.

Following the meeting, the Board learned that Ozella is the wife of Tim Williams, our Landscape Chair. According to Article 3, Section 1 of our Bylaws under Board of Directors “ *no member or his or her spouse or co-habitant may serve on the Board at the same time.*” Therefore, Marilyn spoke with Ozella, explained this to her, and asked if she would still like to be involved with the Welcoming by being on the Welcoming Committee, working with VP Ashley until we have a Chairperson for Welcoming. She agreed. Ashley has agreed to oversee the Welcoming Committee for the time being until a Chair is voted in. The Board thanks Ashley and Ozella for their willingness to serve Lake Capri.

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

- Our Secretary Rosa has done and continues to do a fantastic job with capturing notes for the minutes of each board meeting and the annual meetings.
- ❓ Our Treasurer Bob has also done an outstanding job handling and collecting the funds, our vehicle stickers, and letters to attorneys for buyers when needed.
- ❓ Mary who is Chair of the Beach watches, cleans up behind inconsiderate people and maintains this beach area. Beach and bathrooms have been cleaned. Ladder has been pulled up on the dock. Please do not drop it back down in the water, unless you need to use it. Still finding glass beer bottles in the trash at the pavilion. There is No glass of any kind allowed on HOA property! We will be turning off the water outside the bathrooms right after Halloween.

- ☐ Mary also does Security with Buddy until someone will Chair this area. She coordinated the patrols of Sheriffs for the summer weekends and some holidays and also oversees the security cameras. Just want to emphasize again the importance of "See Something, say Something." If you see someone parked at the clubhouse, boat ramp or damn that shouldn't be there (no sticker or pass), take a picture of the car and tag and call the police. Please send Mary the pictures. She will call for you if you don't want to.
- ☐ Our Chair for the Clubhouse Missy, since she was past President, knows almost everybody and knows her way around. She continues to handle the clubhouse with the same stature and did an exceptional job on the major cleaning she did!
- ☐ Michelle is our Chair of Hospitality and all that she does for Lake Capri does not go unnoticed. Her events are always enjoyable no matter how many show up. She has had flowers for Valentines Day, Easter Egg Hunts for the children, Ice Cream Social day, Bingo nights, she's collecting books for our "Borrow Library," and the Halloween party for the kids which is after this meeting and bringing snacks for some board meetings.
- ☐ The Chair of Lakes & Dams Randy has gone above and beyond for Lake Capri. He & Missy have handled many things behind the scenes. He researched and we purchased a new floating dock that we should not have to worry about for many years.
- ☐ Landscaping's Chair Tim has also done a fantastic job, from having the dam area cleared in the back, the shore lines of all lakes, the hiring of an individual who diligently works to keep all of our common areas on point. Tim is also out twice a year for the clean up days.
- ☐ Our one and only Susan is the Chair for Publicity. She is always on top of what goes on here. And if you have something you think she does not know, just give her a call or email and she will get it out in the Monthly News Letter!
- ☐ Our Chair for Restriction Chip is a walking book of knowledge. Every project he receives he has an answer. We miss him and will continue to keep him in our prayers.
- ☐ We have a new Chair for Safety & Maintenance, Buddy Denman and he has already showed his skills by installing the lights & security camera on the new dock. I do want to thank John Bumgardner for the time & work he has done for Lake Capri. If anything on association property needs to be fixed let me or someone else know so that it can be addressed and fixed. Thanks.
- ☐ Presently, we do not have a Chair for the Welcoming of new residents but I want to thank Beverly Foster for the time she put in welcoming our new residents.
- ☐ The Board is comprised of individuals volunteering their time, doing their best to keep OUR sub-division safe, clean, beautiful. I want to thank them for all that they do, sometimes above and beyond. Also all the residents who contribute to our clean up days, all the hospitality events, and just helping to keep our beautiful neighborhood beautiful.
- ☐ Throughout the year I gave out 8 membership applications and four returned them

and became members bring our total up to 276.

- ❓ I met personally twice with DOT showed them where we wanted new “No parking” signs on Capistrano, speed humps on LCR, reduced speed signs on LCR & Rockbridge, 3 way stop signs. They stated they had to do studies. First one being at the 3 way-stop signs Rockbridge Road & LCD. In the meantime they put up signs on Rockbridge each way saying to slow down. The second is on Rockbridge & LCD. They were stunned at the speed of the vehicles that were passing by. They did replace 12 “No Parking” signs on Capistrano.
- ❓ We had 6 signs made for each end of Capistrano and for Lake Capri Drive where members can fish.
- ❓ We are also creating a sign for the Clubhouse parking lot that will state: Parking with valid LC sticker except for a Clubhouse rental function No Overnight Parking Vehicles will be towed away at owners expense.
- ❓ We had national Night Out in August & will have it next August as well. It will be the first Tuesday in August the 4th, 2020.
- ❓ I hope everyone heeds the words of advice to keep your car 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
- ❓ Commissioner Nesbitt came and brought representatives from DOT, Animal Control, and Code Enforcement. We also had Sheriff Levett here and residents was able to ask each of them questions.
- ❓ A neighbor expressed about almost losing their dog due to a pesticide that is 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.” We did ask 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. The pesticide is called Bifenthrin (Bi-Fen-The-Rin).
- ❓ Representatives from Hanson Quarry, Mceachern Dredging, and engineers came and explained about the dredging of Lake Biscayne. Dirt was offered to residents and several took advantage. The work was completed but not to the satisfaction of residents who live on the lake & Lake Capri as a whole. A petition went around and we received signatures which were forwarded to our attorney along with pictures. This was done to send a letter to Hanson to see what can be done to satisfy all. Hanson stated they were going to restock the lake with 1400 different species of fish including grass eating carp.
- ❓ Amendment to the Protective Covenants: When we presented the Amendment, there were 271 ballots sent out and the final number of ballots sent back was 115. The vote on these was 98 for and 17 against. We needed two thirds of the ballots to be yes votes in order for the Amendment to pass. Two thirds would have been 181 yes votes, but we had only 98. Therefore, the Transient Leasing Amendment did NOT pass. With only 115 votes returned, that leaves 156 homeowners who did not turn in their ballots. The Amendment was sent out again in hopes you

would reread it and possibly let us know what wording needed to be changed that may give us a better chance of passing the amendment. Today we won't spend a lot of time on this because the Board of Commissions will be voting on Tuesday October 22 either 'FOR' or 'AGAINST' allowing STVR's in Rockdale County. Depending on how they vote, we may not need to continue with this Amendment. We will let you know.

Annual Fall Clean-up and Call for Volunteers – The Board would like to thank the following members who came out and gave of their time on October 5, 2019, for the Annual Fall Clean-up of the Clubhouse and Beach areas: Mary Boysworth, Tim Williams, Karen Williams, Michelle Lewis-Headley, Bryon Boyd, and Greg Meyers.

Lake Capri is a safe and beautiful community. One of the main reasons for this is the contributions all though the years from our member volunteers. What do you plan to do in 2020 to contribute? Please consider attending the Spring or Fall Clean-ups, helping at hospitality events, or with other Board committees. There is always a way to get involved, and every contribution matters.

Firewise Community: Missy Jarrell gave an educational report about what it means for Lake Capri to be a Firewise Community. She had a table with Firewise Information and Brochures available for those present.

Good and Welfare - The floor was opened to members for discussion:

--Missy thanked our President Marilyn Cooke for the very good work she has done throughout the year as our president.

--A member asked about a burned out street light. The answer is call Snapping Shoals and report it. The number is on the pole.

--A member complained about a house on Barcelona with trash piled up at the street. Missy stated that this address had twice been cited by Rockdale County Code Enforcement.

--Bob, our Treasurer, noted that when he sends out mailings regarding important HOA business, some members refuse to accept the letters. For example, six members refused to accept the recent mailing of the notice for the Annual Meeting. Such lack of cooperation by these members is unhelpful to the Lake Capri Association Members as a whole and their Board of Directors.

--Our annual Lake Capri Christmas Open House will be Sunday, December 8, at 2 PM at the Clubhouse. All are welcome to attend and enjoy the food, fun, and festivities.

--Michelle Lewis-Headley, our Hospitality Chair, reminded everyone that the Annual Children's Halloween Event would be that evening, October 26, at the Clubhouse. She stated that there would be prizes for Best Costumes. In addition, she plans to be at the Clubhouse on Halloween Night, October 31, to give out candy to the children.

--Michelle encourages everyone to watch for notices of Hospitality Events and make an effort to attend. These events are for YOU, our members. They serve an important community building function that benefits all of us. Plus they are fun!

The meeting was adjourned. The next regular Board meeting will be November 18, 2019 at 7:30 PM at the Clubhouse. Residents are welcome to attend.