

Lake Capri Homeowners Association, Inc.
November 2019 Meeting Minutes

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

In attendance: Marilyn Cooke, Bob Hasser, Ashley Baird, Mary Boysworth, Missy Jarrell, Michelle Headley, Tim Williams, Susan McNeely, Buddy Denman, Rosa Taylor

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

Beginning Balance as of September 16, 2019	\$ 18,768.01
Income:	\$ 1,047.46
Expenses:	\$(7,218.03)
Ending Checking Balance November 18, 2019	\$ 12,597.44
Beginning Money Market Balance September 16, 2019	\$ 21,856.58
Income:	\$.37
Ending Money Market Balance November 18, 2019	\$ 21,856.95
CD#8110000968659	\$ 10,137.26
CD#8110000968667	\$ 10,000.00
CD #8110000978794	\$ 10,000.00
CD#8110000992657	\$ 10,100.82
Total Bank Balance as of November 18, 2019	\$ 74,692.47

Bob discussed the HOA finances and his success this year with collecting outstanding dues. He stated that our finances are in good shape. The president asked if there were any questions for Bob, and there were none.

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

--STVR's (Short term vacation rentals) On Nov 12 the BOC (Board of Commissioners) voted to DENY Ordinances that would have LEGALIZED STVRs. Rockdale Country ALREADY HAS ORDINANCES to protect us; ordinances that DO NOT ALLOW STVR's

We will continue to work on what we need to do to shut down the two we have.

--LETTER FOR LAKE BISCAZYNE: We will have the letter to Hanson shortly for review.

In the meantime Hanson restocked Biscayne with:

- (50) Grass carp
- (200) 4-6 inch catfish
- (100) 6-8 inch catfish
- (100) 8-11 inch catfish
- (100) Bass

(400) Bluegill
(100) Crappie
(200) Redear bream
(2000) minnows

Hanson said that if know what fish we want they would entertain putting some bigger fish in and make a showing for the kids to see them put in there.

--SIGNS: We had men going around soliciting and causing concern in the neighborhood. I asked the Attorney about signs at the entrances of our subdivision and she stated: You could post a "No Solicitation" sign at the entrance to the community, however, you will not be able to enforce the sign because the roads are public. Persons have the right to enter the Community on the public roads and can walk up to individually owned lots to solicit. Owners would have to put out their own "no solicitation" signs on their doors for it to have any legal effect. So, really, the only effect of putting up a sign is to possibly deter solicitors who aren't aware that the Association doesn't have the right to stop them from soliciting.

-Spoke to Buddy about installing the 6 signs we have created for the HOA fishing locations

--NEW D&O INSURANCE

On the Directors and Officers insurance, Nationwide does not have a good policy for community associations. As per our Attorney: It does not cover things that community associations often get sued for, such as breach of contract, discrimination, etc. To make sure that the Board and Association are best protected in the event of a lawsuit, I would recommend switching to either CNA, CAU (Community Association Underwriters), Travelers or Great American. We have 2 insurance agents who specialize in working with community associations and who would be able to find you a D&O policy to meet your needs. I will submit quotes at the January meeting.

--RECEIVED A LETTER ON THE CLUBHOUSE DOOR From Mr. & Mrs. Mann, looking to rent a home. If anyone has a home for rent. Please contact me & I will give you their information.

--DEAD TREE HANGING OVER MARILYN BLASCHKE'S PROPERTY

There is a dead oak tree in the picnic area appearing to hang over in Marilyn's yard. If it is on HOA Common property, we need to get an estimate to remove it. The question is where is the property line? I wanted to ask Chip if he knows a reasonable Surveyor, but he was not in attendance. We'll look to see if there are metal stakes in the ground.

--ASKING ALL BOARD MEMBERS:

I'm asking the Board Members to explore your area you specialize in, let's explore changes and or improvements ideas for 2020. Also any suggestions that would "help" Lake Capri!

--DUES INCREASE FOR 2020

Membership Dues: The Board discussed raising the membership dues. We have kept the dues unchanged for several years now, but as we all know, costs go up. A motion was made to raise the 2020 HOA membership dues to \$200.00. The motion was seconded. It

passed with ten Board members voting yes, none opposed, and no abstentions.

Vice President: Ashley Baird () Ashley said that when she was young and visited her grandparents who lived here in Lake Capri, she remembers how beautiful it was to see all the lighted trees on people's docks and other lighted lake front displays during the Christmas season. She would like to get this tradition going again, and plans to speak to dock owners to offer assistance to those who need help installing the displays or in purchasing lights.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com)

The water is turned off downstairs for winter. The storage room has been cleaned and the volleyball net will be taken down. The Clubhouse needs new mounting nails for the window wreaths. Mary would like to put up a lighted Christmas tree on the dock as we have in the past. However, a new mounting base will be needed since the one we used on the wooden dock will not work with the new metal dock.

Clubhouse: Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net: There have been four rentals. Missy said she would like to have the dirt and cobwebs cleaned by pressure washing the Clubhouse before it is decorated for Christmas. The Board approved getting the Clubhouse pressure washed.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088) The Lake Capri Children's Halloween Party on Saturday, October 26, and the candy give away on October 31 went well, though we always wish that more would attend. Michelle ordered a Little Library cabinet, but when it arrived she, she was not happy with it and sent it back. She plans to order another cabinet and asked if Buddy would help put it together. He said he would.

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.

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 is recovering and sent word that he had nothing to report. The Board wishes Randy a speedy recovery.

Landscape: Tim Williams (678-662-8641): Tim plans to burn the debris in the picnic area now that the burn ban is lifted. He checked recently to see if he could burn, but the pile was too wet. A member asked if he planned to have the brush on the common area lake shorelines cut. Tim said Yes, he will assess this and arrange for cutting where needed. The property owner by the Clubhouse stated that there is a tree on this border that needs to be cut down. The Board discussed this as there is some question of the exact property line. The Board will determine the property line and if the tree is ours, seek estimates for its removal.

Publicity: Susan McNeely (770-482-2658). Please see attached Newsletter

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) Not present. Sent word that he had nothing to report.

Safety and Maintenance: Buddy Denman (denman557@comcast.net) The lights on the Capistrano causeway are not functioning properly. Missy will speak to Curly who has done electrical work on them in the past. The Board discussed the Lake Capri causeway fixtures which may need to be replaced. We will get estimates for new lamps. Buddy treated a large yellow jacket nest that was near the speedlimit sign on Lake Sorrento Drive.

Security: Open Position. Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) is helping with this position. We now have internet at the Clubhouse which will allow Mary, Buddy, and Marilyn remote access to the security cameras in the area. There is a modem for the phone in the beach restroom at a charge of \$10 per month. The Board discussed this and decided it could be disconnected because it is not needed, thus saving the \$10 monthly fee. There was a question as to whether members who rent the Clubhouse will be given WIFI there. The answer is yes, but we will have to create a Guest Login for this.

In the spring, Mary would like to install more lights in the Beach restroom area and outside the Clubhouse where the Community Library cabinet will be. The fence between the Beach and the Picnic area was cut a few years ago and needs repair. Mary would like to put a gate there instead of more fencing because that would allow easy removal of debris from the Beach to the burn pile in the Picnic area.

Our Security Deputy will patrol on the Friday and Saturday following Thanksgiving and some during Christmas.

IMPORTANT: have a membership decal on your car when you park in Lake Capri common areas. If you do not wish to attach the decal to your rear window, please attach the decal to the hang tag that is with your member packet and hang it from your rear view mirror when you park in the common areas. This way, Mary, Buddy, the Patrol Deputies, etc., can see who is OK to be there as opposed to who they need to check on.

Welcoming Newcomers: Open Position. Ozella Williams and Ashley Baird are helping with this position until a Welcoming Chairperson can be found. If you or someone you know would like to serve, please contact a Board Member. Ozella has spoken to Beverly Foster, who previously served as Chair, and will get the Welcoming info and materials.

IMPORTANT: If you know of someone new moving into Lake Capri, please call Ozella at 404-403-4743 so that the newcomer can be welcomed.

Good and Welfare:

--Mary has posted the Conyers Holiday Events by the door of the Clubhouse.

--The Lake Capri Woman's Club will meet for lunch at M and J's Restaurant in Snellville on December 2, 1:00pm. The Lake Capri Woman's Club has done much for Lake Capri

over the years and is open to new members.

--We will have the Lake Capri Spirit Awards again this year for homes in the neighborhood with the best Christmas decorations. Michelle Lewis-Headley, our Hospitality Chair leads on this, but needs help. Ashley Baird, our new Vice President, offered to help. Note: The Awards cannot be won by the the same home two years in a row.

--The Conyers/Covington Choral Guild will be performing soon in Conyers and in Covington. This is a very talented group who put on a great show every year. Make an effort to hear them. You will be glad you did.

The next regular Board meeting will be on Monday, January 20, 2020, 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

Lake Capri Newsletter

Leaves, leaves, and more leaves! I don't think I have ever seen so many leaves on the ground. It is now time to rake our yards and also get the leaves and pine straw off of roofs.

Archie Brown continues to improve and he and Joyce have been able to make a trip to Cherokee, N. C. Keep up the good work Archie!

Our grandson Charlie Ellis will graduate from the University of Georgia on December 13th. Charlie is the son of our daughter Margaret and her husband Wade Ellis of Albany. Charlie has taken a job in Austin, Texas so you can bet Texas is on our travel itinerary.

Susie George spent a week in San Antonio visiting her daughter and family for Thanksgiving. Herb stayed home due to some health problems.

Chip Hatcher continues to improve after some very serious health problems.

Randy Roddenberry is also recovering from back surgery.

Our Lake Capri HOA president Marilyn Cooke will be ordained as a minister on December 8th. Marilyn is certainly a blessing to Lake Capri and we pray God's continued blessing on her.

It is difficult to write a newsletter if I don't have any news. I would appreciate any news you have.

LAKE CAPRI OPEN HOUSE SUNDAY, DECEMBER 8 2:00 pm-4:00 pm. This is the time to meet your friends and neighbors and get the Christmas spirit!

Remember, Lake Capri is a great place to live so let's keep it this way. Help keep the streets and roads clean. Put your trash in the garbage can, not on the road.

Merry Christmas, Merry Christmas, Merry Christmas!!!
McNeely 770-482-2658

Susan