

Lake Capri Homeowners Association, Inc.
January 2020 Meeting Minutes

The meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the November 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, Chip Hatcher, Rosa Taylor

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

Beginning Balance as of November 18, 2019	\$ 12,597.44
Income:	\$ 1,784.22
Expenses:	\$(5,882.98)
Ending Checking Balance December 31, 2019	\$ 8,498.68
Beginning Money Market Balance November 18, 2019	\$ 21,857.13
Income:	\$.19
Ending Money Market Balance December 31, 2019	\$ 21,857.32
CD#8110000968659	\$ 10,239.49
CD#8110000968667	\$ 10,000.00
CD #8110001023100	\$ 20,214.42
Total Bank Balance as of December 30, 2019	\$ 70,809.91

In addition to the monthly Treasurer's Report, Bob presented and discussed the Yearly Report in light of the 2019 Budget. A few expenses were higher than the Budget had projected: 1) Legal expenses were more for our attorneys as Bob worked successfully with them to collect unpaid dues. The legal expense for 2020 is not expected to be as much. 2) Security expenses were more than budgeted due to the hourly rate increase charged by the deputy patrols that we use. 3) Landscape was more due to the brush clearing that was done around the lakes and common areas.

Bob stated that previously we had four CDs, but now we have three because he combined two of them for a better interest rate. 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).

>Happy New Year & welcomed everyone back from the holidays.

>I wanted to present the Board with 3 quotes for D & O Insurance. I reached out to 3 companies but I only received one. Will look for two new companies for next month.

>A letter from our attorney has gone out to Hanson about the end result of their dredging. We are waiting for their response.

Vice President: Ashley Baird (770-862-4572) Ashley plans to work with Marilyn and Mary to help with the Neighborhood Watch Program.

Secretary: Rosa Taylor Each business entity registered with the Office of the Secretary of State of Georgia is required to file a registration with that office every year. I have completed the 2020 filing for the Lake Capri Homeowners Association, Inc.

Committee Reports:

Safety and Maintenance: Buddy Denman (denman557@comcast.net) Buddy stated that he had nothing to report, but if there was something that needed doing, let him know. The door to the downstairs restrooms is difficult to open and should be replaced. The lights on the Capistrano causeway are not functioning properly. They are old and many need to be replaced or repaired. Buddy stated that we can use LED bulbs and these lights will be brighter.

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) Mary stated that the light in the Pavillion has been going off some. She plans to replace the Beach rope and buoys. The rains have washed some sand away.

Clubhouse: Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net: There have been three rentals. Missy would like to get estimates to have the exterior of the Clubhouse painted. Missy would like to update the Clubhouse rental contract to include a prohibition on releasing balloons. Balloon debris would be harmful to our water fowl, fish, and turtles. A member mentioned that the agreement should also state that pets are not allowed in the Clubhouse. Missy stated that Patricia Wills has volunteered to help her with the Clubhouse such as if Missy has to be away, etc.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088) The Christmas Open House went well with a big turnout and lots of food. Michelle thanked Mary, Missy, and Ashley for decorating the Clubhouse. She thanked Fred for the wonderful job he did as Santa. The Board would like to thank the members who brought the delicious food and desserts.

Michelle hopes to give out roses at Valentine's Day again this year if her work schedule permits.

She would like to have pictures taken of the Board Members.

Please refer to our Facebook page for information on Lake Capri happenings: <https://www.facebook.com/lakecapriestates/?fref=ts>

There was a question about the Lake Capri website and how to keep it going. The Board discussed this. Marilyn will look into it.

Lakes and Dams: Randy Roddenberry (770-713-3290) Randy was not present but sent word that he had checked the new dock since the recent rains, and it is rising and falling properly as the lake level rises and falls.

Landscape: Tim Williams (678-662-8641): Tim plans to burn the debris pile in the picnic area and the shrubs that were cut down and remain on the Causeway. He is looking for dryer weather so that the pile will burn. A member suggested that we all try to pick up

trash as we walk in the neighborhood. Tim and the Board thank those who already do this and those who do so in future. There was a question as to when the mowing of common areas will begin. Tim said it was scheduled to begin in May.

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

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) The Board welcomed Chip back. He had missed a few meetings due to illness. Chip stated that a resident on Amalfi appears to be running a business out of his garage. Chip has checked on this and will follow up. There is a house on Casablanca with household items or trash collected in the front yard. A resident on Gibraltar is building a small structure in their back yard. Any new construction must be approved by the Board. Chip will check on this.

Security: Open Position. Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) is helping with this position. An email was sent out to members informing of car break-ins in Lake Capri and Paces Landing. Residents are advised to lock their vehicles and do not leave valuables in vehicles. Report break ins to the Rockdale County Sheriff and also please let Mary know. Mary said that the officers she had spoken to regarding the incidents were actively following up.

A member had a question about roadside street lights in the neighborhood. These are serviced by Snapping Shoals and the cost is included in our property tax bills. If a street light is out, contact Snapping Shoals. The number is on the pole. Customers of Snapping Shoals can have a street light installed in their yard if they wish. The cost is added to their monthly electricity bill.

Welcoming Newcomers: Open Position. Ozella Williams is helping with this position. Not present. Nothing to report except that she sent a sympathy card to a member who has lost a loved one. 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:

--Marilyn got a call from someone who thought they saw an alligator in Lake Capri. She has also received reports of a bobcat and a coyote seen in the area.

--Mrs. Davis, who was looking into speed bumps for the neighborhood, almost had the OK, but then County personnel changed. There is a new Director of Operations (Brian Allen), he was a 'guest speaker' at one of our meetings last year & was shown what we need, where we need it and why. We, as a community may need to visit a Board of Commissioners meeting and voice our concerns if Mrs. Davis needs our support. She will let us know.

--Marilyn looked at the Courthouse to see if there was information on the property line between the Clubhouse and the next house. She will continue to seek this information, so in future we will know which trees along that line go with which property.

--The Board discussed scheduling some of our annual events.

--The Annual Meeting for Members will be Saturday, October 24, 2020, at 2 PM.

--The Christmas Party will be Sunday, December 6, 2020, at 2 PM.

Other events will be discussed and scheduled at the next Board meeting.

-We now have Chaplin Service available, if you are interested in being one or helping out

contact Marilyn.

Our first volunteer Chaplin is Fred Johns - 404-725-8421

The next regular Board meeting will be on Monday, February 17, 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

It's wintertime in Georgia!!! It is finally cold again. It's great for killing the bugs and keeping the fruit trees from blooming. I just hope we don't have an ice storm.

Fred and Ami Johns celebrated their 40th wedding anniversary with a trip to Italy. They even took a cooking course while there.

Judy and Charles Anthony celebrated their 50th anniversary.

Ruth and Buddy Roebuck recently celebrated their 46th wedding anniversary.

Carol Schuier recently had two procedures on her legs. We hope the procedures are successful and give you some relief.

Sympathy is extended to the family and friends of Kay McConnell the sister of Maralyn McConnell who passed away two weeks ago.

Sympathy is extended to Joyce and Archie Brown on the death of Joyce's sister Velma Jane Wooten Cargle of Tifton, Ga.

Sympathy is extended to Randy and Debbie Roddenberry in the death of Randy's mother , Wannelle A. Roddenberry of Greenville, S. C. who passed away Dec. 8, 2019.

Sandy and Bob Hasser spent a few days in Pigeon Forge. They toured Dollywood and also attended the Red Skelton Tribute Theatre.

Marty and Norma Sims are the proud grandparents of grandson Sammy Guerrero who has been accepted to Harvard University and granddaughter Laura Ruiz a recent graduate of University of Mass. School of Law and is an Immigration Attorney.

Chip Hatcher continues to improve from his many months of serious illness and surgery and still has another surgery in his schedule. Please keep Chip in your prayers.

Have you noticed the trash on the side of the road and on our streets? It doesn't take much to put your trash in the trash can and not on the streets. You must have noticed the beauty of the neighborhood when you were selecting a place to live.

I am sure many of you moved here because of the lakes and beautiful areas. Please do your part to keep it that way.

It's dues paying time once again and what a bargain we have here. Lakes, clubhouse, and beautiful common areas all for \$200.00 per year. Most of us spend more than that at McDonalds each year. Help maintain this great place. Pay your dues!!!

Call me with your news.

Susan McNeely 770-482-2658