



Lake Capri Homeowners Association, Inc.  
July 2020 Meeting Minutes

The meeting was called to order by President Marilyn Cooke at 7:30 PM. The meeting was held outside in the pavilion area due to Covid protocols. Attendance: Marilyn Cooke, Bob Hasser, Mary Boysworth, Rosa Taylor, Tim Williams, Missy Jarrell. Susan McNeely. Via conference call: Ashley Baird, Michelle Headley

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

Beginning Balance as of June 15, 2020	\$ 33,922.62
Income:	\$ 1,342.40
Expenses:	\$(7,310.51)
Ending Checking Balance July 20, 2020	\$ 27,954.51
Beginning Money Market Balance June 15, 2020	\$ 26,088.38
Income:	\$ .21
Ending Money Market Balance July 20, 2020	\$ 26,088.59
CD #8110001023100	\$ 20,376.20
CD#8110000968659	\$ 10,315.40
CD#8110000968667	\$ 10,000.00
Total Bank Balance as of July 20, 2020	\$105,050.10

Bob renewed the CD that had matured. President Marilyn Cooke asked if there were questions for Bob. A member asked what was the expense for \$130.00 labeled Relocate Photocell. Bob stated that this was the cost for repairing the sensors that turn on the streetlights on the Capistrano Causeway.

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

>We received a response from Hanson about the Dredging project. Their response:

*"The release Agreement required Hanson to remove 1,500 cubic yards of material that was deposited by the dam breach. However, Hanson ultimately removed 10,800 cubic yards of material, over seven times the required amount to ensure that all material identified as the new sediment was completely removed.*

*As, a result, Hanson has fulfilled its obligation under the December 2017 Release Agreement with the HOA. Further, based on the bathymetric map and scientific data, it is clear that the new sediment from the dam release did not adversely impact the historic sediment in the Lake."*

This letter was sent to the Board members and those in attendance at the meeting.

>After that last bad storm we had, I sent out two letters about dead dangerous trees. One to the owner of lot 2006 Gibraltar Way, Russell Rentals, who responded and is working to remove trees that were dead & leaning over the neighbor's house.

The other letter, as well as an email went out to Andrea Taitt of 2532 Amalfi Dr. where the tree in her back yard will take down powerlines if it does fall. No response.

>We received an email from the Fosters about the dead tree in the Lee's back yard. That topic was addressed last year. They (the Fosters) even offered to help her pay to have it removed. Mrs. Lee was adamant about not removing the dead tree and she & her son were told when the tree falls in the lake, they will be responsible for the cost of removal. The Foster's also spoke of a location near the lake that needed landscaping attention. The

location was not clear in the email. Hopefully, Tim can get a location to see if it is the HOA's, County's or private property.

> Our Attorney sent the owner of the STVR on Venetian Circle one last letter to stop the rentals. Will keep you posted.

>In preparation for the *Annual Lake Capri Association Meeting* scheduled for October 24, we need to appoint a Nominating Committee who will set a slate of nominees to be voted on by the Members to fill **HOA Board Positions for 2021**. The HOA Board Positions that will come up for election for the 2021 Board are **President, Treasurer, Landscape, Lakes and Dams, Clubhouse, Beach, and Security**.

Ashley Baird, our Vice President, was asked if she would volunteer to Chair the Nominating Committee and she agreed. The floor was open to those present, including members present who are not already on the Board, to see if anyone wanted to volunteer to serve. Mary Boysworth and Missy Jarrell volunteered. There were no others who volunteered. Therefore, the Nominating Committee who will prepare a slate of names for the Board positions listed above will be those three volunteers.

**IMPORTANT CALL TO MEMBERS:** If you would like to serve on the HOA Board as President, Treasurer, Landscape, Lakes and Dams, Clubhouse, Beach, or Security or if you would like to nominate someone to serve, contact Ashley Baird (770-862-4572, text or leave a voicemail), Mary Boysworth (678-457-7324, text or leave voicemail or mboysworth@yahoo.com), or Missy Jarrell (770-484-0244 or msnjarrell@comcast.net) by **August 15<sup>th</sup> 2020**. This deadline is so we have the names for the next Board meeting on Mon. August 17<sup>th</sup>. Before submitting a name for nomination please confirm that the person you nominate is willing to serve AND is a member in good standing. Per our bylaws, no two members from the same household may serve on the Board at the same time. Those who serve on the Board are unpaid volunteers. For information on the duties of the different positions, you may contact the Board Member who currently holds that position. All names and contact information can be found in these minutes.

>After the President's report, a member wanted to voice & submit a personal complaint:

A member complained that her daughter and her grandson had been approached regarding membership credentials in a manner that they felt was rude. Marilyn apologized to the member & daughter. Ashley also apologized and thanked the member for the feedback. Mary apologized, then Rosa apologized and stated that she and others have also been questioned and asked for credentials over the years and consider it a normal process. However, we all understood that the member did not approve of the manner in which they were approached. Marilyn stated the Board is reviewing ideas to improve such encounters. When a member is with their car, it is easy for our volunteers to see if they are a member because their car must have the Member sticker on the rear windshield or attached to a hangtag on the rearview mirror. But the question is how to check credentials of those who access the Beach, Clubhouse, or fishing areas on foot? The Board discussed asking Members who do this to carry on their person the **Member ID card that they receive each year in their Member packet**. Another suggestion was issuing a swim tag for those Members who access the Beach on foot. We will also investigate rubber bracelets. The Board will continue to work on this issue. If ANYONE has ideas that may help the volunteers recognize from afar that individuals who utilize our beach and lakes are members, PLEASE submit them.

We are living in a different time and there are non-members & non-residents using the lakes & beach area. We are just trying to keep our community safe and with 300 homes and a number of new homeowners which means new faces, it is not easy to keep track. Help us keep you safe. And yes, we do have a paid Sheriff patrolling our community and we will call on that Sheriff.

>I am asking, the Board is asking & other members are asking for everyone to please just follow the rules & "IF YOU SEE SOMETHING SAY SOMETHING!"...Call the Sheriff's department!

Non-Emergency 770-483-4200

Emergency: 911

**Vice President's Report: Ashley Baird (770-862-4572, text or leave a voicemail)** Ashley stated that she had seen a young person who lives in the neighborhood opening and looking in other people's mailboxes. Tampering with mail or mailboxes is a Federal crime and unacceptable behavior in Lake Capri. Parents, please speak to your children and teens to be sure they understand this. Residents are advised to be aware of this issue and try to bring in mail and packages as soon as they can.

Ashley said that someone at her Dad's office had Covid 19. Her Dad was tested and was negative. **The Board joins Ashley in reminding all our residents that the number of cases of Covid 19 in Georgia is going up. Please take precautions and stay safe!**

## **Committee Reports:**

**Beach: Mary Boysworth (678-457-7324, text or leave voicemail or mboysworth@yahoo.com)** We have a new picnic table now for the Beach area and hope to apply water sealer to it and the other two picnic tables in the fall. We would like to purchase a durable bench for the Beach area.

Note: due to Covid 19 protocols the Beach Restrooms will remain closed.

The doors and locks of the Beach Restroom are in bad shape and need to be replaced. Marilyn asked Lowes for an estimate but felt their quote was too high. Mary said Buddy, our Maintenance Chair, is trying to find replacement doors. The fence on the side of the Beach by the picnic area needs repair. Mary would like a gate installed there to allow for easier access when removing debris from the Beach. She will get bids for this work.

A member mentioned spending the day at the Beach recently and commented on how nice the Beach looked. Knowing how much debris and goose poop accumulates there and to see how clean it looks now is a real testament to Mary's hard work as our Beach Chair. The Board thanks Mary and Tim our Landscape Chair for their volunteer community service to maintain and beautify our Lake Capri common areas.

**Clubhouse: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net)** There has been one rental but it was noted that Covid safety protocols were not being followed. We have one more rental already paid for, but it is a small gathering and the member has stated that masks, distancing, sanitizer, etc., protocols will be enforced. After that, there will be no more rentals until health conditions in Georgia improve. Missy has one quote and is seeking another on painting the parts of the Clubhouse exterior most in need. A member suggested that we purchase a fogger-type air purifier device for the Clubhouse that is being used in some office spaces now. The Board discussed this, and because of the health benefits and the low price, approved the purchase.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088)** Michelle stated that she had nothing new to report but wanted to express her sadness that due to the current situation she has been unable to plan any hospitality events. 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)** Not present. No report.

**Landscape: Tim Williams (678-662-8641)** Tim set the date for the Annual Fall Clean Up of the Clubhouse and Beach area for Saturday, October 17, from 9 AM – 12 noon. Since this is an outdoor event, it can follow distancing protocols, etc. Members, please mark your calendars and plan to come out that day to lend a hand in maintaining the beauty of Lake Capri.

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

**Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592)** Not present. No report.

**Safety and Maintenance: Buddy Denman (denman557@comcast.net)** Not present. No report. There is a light out on the Lake Capri Drive Causeway. It was checked & appears to have been shot out. Buddy replaced the bulbs.

**Security: [OPEN].** Mary has been helping with this position]. **Mary Boysworth (678-457-7324, text or voicemail or mboysworth@yahoo.com)** We have new signs stating the requirement for stickers or passes before parking on Lake Capri property. There have been two incidents to report: a former resident returned and got into a conflict with an acquaintance here. The second involved a man who appeared under the influence going door to door. Both were reported to the Sheriff's office. GPS systems in people's cars now route them

through Lake Capri, so there is more traffic. Some of these people stop and fish or use the Beach. Everyone is asked to follow the advice: If you see something say something. Contact law enforcement and text or email Mary.

**Welcoming Newcomers: June Reece, (732-742-6064, text or leave voicemail or [jbreece@live.com](mailto:jbreece@live.com))** had expressed an interest in this position and was present at the meeting. A motion was made that she be appointed to the Board. The motion was seconded and passed with all in favor, none opposed and no abstentions. Welcome to the Board, June! She would like a badge or ID which would identify her for the newcomers she contacts.

**IMPORTANT:** If you know of someone new moving into Lake Capri, please contact June so that the newcomer can be welcomed.

### **Good and Welfare:**

--A suggestion was made that it would be nice to do some kind of memorial for those members who made special contributions to the welfare of Lake Capri and have now passed away.

--A member mentioned seeing people fishing who may not have been residents of Lake Capri. If people appear to be trespassing, the Sheriff's office can be called. A member asked if strangers fishing in private waters violate the rules that Game Wardens enforce. A member stated that in the past Game Wardens used to come though Lake Capri. It was suggested that maybe Randy, our Lakes Chair, might know and could follow up.

--Tim stated that if the security camera system in the Beach area was not functioning properly, he would help Mary get it right.

--A member warned that there is someone coming through the neighborhood in a commercial van trying to sell meat door to door. This is a scam. The package contains paper and not meat.

--Michelle stated that a new street sign has been placed at the corner of Covington Hwy and Lake Capri Road, but instead of saying Lake Capri Road, it says Lake Capri Drive. This is incorrect and could pose a safety issue for residents who live on Lake Capri Road. Michelle has called the County to report and complain, but nothing has been done. She suggests that if others would call and complain that might help. According to our records the number for Road Maintenance is 770-278-7200.

--Susan mentioned that she has lived here in Lake Capri since 1977 and has seen some ups and downs but overall this is a very nice neighborhood in which to live and much of the credit goes to many unpaid volunteers who have done so much both in the past and in the present. She gave thanks for all their service and called on more people to get involved. Let's all work together to keep Lake Capri safe and beautiful!

**The next regular Board meeting will be on Monday, August 17, 2020, at 7:30 PM. 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](mailto: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](mailto:kimberly.kelly@rockdalecountyga.gov)

### **LAKE CAPRI NEWSLETTER**

Another month and not much has changed. We are all still worried about the virus and how it has turned our lives upside down. About this time of the year parents are usually buying new clothes and supplies for school, but not this year. Hopefully, virtual learning will be just for the first semester.

It is with deep sadness that we report the death of two long time residents of Lake Capri.

Raiford (Ray) Johnson passed away in late May at the age of 90+. Ray was an active member of the community. He could be seen walking or riding his bike around the neighborhood. He always helped Missy put the Christmas tree on the dock and helped with all activities. We could always count on him to attend the Open House at Christmas. Rosa Taylor, HOA Secretary, remembers Mr. Johnson as being one of her faithful volunteers who over the years helped her hand deliver the Lake Capri HOA Minutes and Newsletter. Our sympathy is extended to his daughter and her husband and all of his friends and neighbors.

Barbara Brandon passed away on July 9<sup>th</sup>. Barbara is survived by husband Jim, daughter Beverly Knapp, son Andrew Brandon and son James (joy) Brandon. She is survived by 10 grandchildren, eight great-grandchildren and many nieces and nephews. Barbara taught Senior English Literature at Rockdale High School. She was a member of Conyers First United Methodist Church and many civic organizations in the county. Barbara will always be remembered for her sweet smile and her kindness to everyone. Our sympathy is extended to her family and friends.

Please add Barbara Crews to your prayer list. Barbara is having a procedure at Emory Hospital on Tuesday. Archie Brown continues to improve and Joyce has recovered from hand and arm surgery.

If anyone needs a caregiver or sitter, Billy Riddle has the name of several reputable sitters that helped with his parents. You can reach him at 404-43-9317.

Lake Capri has been a special neighborhood for over 60 years. Our property values have held their own and we are blessed with a beach, clubhouse, lakes to fish, streets to safely walk, picnic area and good people. Our homeowner's association is all volunteers. We work together because we love this neighborhood. We have rules and regulations for the good of all. If we follow the rules, we can keep our area as a great place to continue to live.

It should not be a big deal to be courteous when asked if you live in Lake Capri or give your visitors a pass to use when on the beach or on the lake. When you walk your dog, clean up after your dog! Put trash in the containers and keep your garbage cans out of sight, cars in the driveway, lawns cut, bushes trimmed, etc. Do a few of these things and you will see how much better Lake Capri looks.

Mary Boysworth is a volunteer who gives many hours working for our neighborhood. She is always working at the beach. She is one of the few who make certain the dog and duck poop is cleaned off of the beach. She cleans the bathrooms and parking lot. (Not many people would do this!!!) Not only does Mary work at the beach, she also works with security in the neighborhood. She has a great relationship with the Rockdale County Sheriff's Department and is able to get help with any security problem we have. Mary doesn't do any of this for thanks but when you see her, thank her anyway. She deserves a BIG THANK YOU as well as all of the Board Members. If you don't like the job being done, you can volunteer and we will be happy to have you.

Please call me with your news. 770-482-2658

BE SAFE                      WEAR YOUR MASK                      STAY 6 FEET APART                      LET'S  
DEFEAT COVID-19!!!!

SUSAN MCNEELY