



Lake Capri Homeowners Association, Inc.
August 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, Tim Williams, Missy Jarrell. June Reece, Susan McNeely. Rosa Taylor. Via conference call: Ashley Baird, Chip Hatcher, Randy Roddenberry

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

Beginning Balance as of July 20, 2020	\$ 27,954.51
Income:	\$ 943.68
Expenses:	\$(4,187.86)
Ending Checking Balance August 17, 2020	\$ 24,710.33
Beginning Money Market Balance July 20, 2020	\$ 26,088.59
Income:	\$.22
Ending Money Market Balance August 17, 2020	\$ 26,088.81
CD #8110001023100	\$ 20,376.20
CD#8110000968659	\$ 10,315.40
CD#8110000968667	\$ 10,404.21
Total Bank Balance as of August 17, 2020	\$102,210.35

Bob has renewed all of the CDs. The interest rates on CDs has declined significantly, so going forward we will not make as much on them as we have in the past. The amount of interest we made on the three CDs was \$1,095.81. The Board thanked Bob for taking the time to invest our savings in these CD accounts where we made so much more interest than we would have in the Money Market accounts where they were invested previously.

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

>We had our attorney sent one more letter to the owner of the Short-Term Vacation Rental (STVR) on Venetian Circle. Their attorney responded & in short, our present covenants, as they are written are not enough to have this business removed. The most we can do is complain to code enforcement about any violations the occupants may commit and report those violations to the owner.

>1986 Gibraltar Way: There is a "Legal Notice of zoning" regarding the shed in the backyard.. The date is Tuesday, September 8, 2020 at 7:00 pm. At the Rockdale County Auditorium 903 N. Main Street Or you can watch it on FaceBook: <https://www.facebook.com/rockdale.gov>

> Did your GFL (Curbside) trash get left behind on Friday? A concerned resident called to tell me their trash was not collected & they were told that a collector (James?) deliberately left several cans in order for customers to complain to GFL. Allegedly, he is planning to open his own company because some contract is about to expire. (I was asked to give residents this information at the meeting. Let's wait & see.)

Vice President's Report: Ashley Baird (770-862-4572, text or leave a voicemail) Rosa Taylor, HOA Secretary, asked me if I would take on the copying and hand delivery of the Minutes to those members who do not have access to email. I have agreed to do this.

Committee Reports:

Beach: Mary Boysworth (678-457-7324, text or leave voicemail or mboysworth@yahoo.com) We have a new ash tray and a sign for a designated smoking area. We are seeking bids for repairing the Beach fence and installing a gate on the picnic area side. So far we have not been successful in finding someone who wants to bid on this job. **IMPORTANT CALL TO MEMBERS:** If you know of a fencing company or someone who does this kind of work, please give Mary a call.

Clubhouse: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net) There has been one rental. The Clubhouse is now closed until further notice. Estimate for Clubhouse painting and repair: Pressure wash and refinish the decks, paint the pickets, \$2,380.00. To repair 15 to 18 boards is \$580.00.

Paint the whole Clubhouse including pressure wash, scrape and spot primer where needed, recaulking all the lines of seams where needed, repair small rotted wood areas is \$6,680.00. This does not include the deck repair. I will call the other person who gave us a previous quote for doing the entire Clubhouse and get an estimate for just doing the most egregious areas like the decks and to quote for deck repair.

Missy and Marilyn are discussing getting a key-less entry system for the Clubhouse so that in future the key does not have to be given out and returned by renters.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088) Not present. No report. 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 spoke to a company regarding maintaining Lake Sorrento especially controlling the alligator weed. They would charge between \$500 to \$600 a month. A Member asked if Randy would find out what they would charge to maintain all four lakes.

Landscape: Tim Williams (678-662-8641) The area by the Lake Capri Drive bridge is getting overgrown. Missy and Tim discussed what is Lake Capri property and what may be County roadway property. Tim will speak to our landscaping service to see if they will clear the part that is ours, and Missy will contact the County to see if they will cut theirs. Missy plans to call Snapping Shoals and ask them to trim the crepe myrtles that are at the intersection of Lake Capri Drive and Rockbridge.

(Following the meeting, Missy had this to report: Snapping Shoals has been called to remove extra power pole at the crape myrtles at Rockbridge and Lake Capri Drive. Right of way mowing has been called to cut back or remove the crape myrtle bushes. Can't quite figure out the spillway ownership by HOA based on what I've been given. I'll have to connect with Chip on reading the information.)

Tim plans to burn the debris in the picnic area once the burn ban is lifted in the fall.

The Board joins Tim in requesting that when you are out walking, please pick up any trash you see. If you are near the Clubhouse parking lot, you can toss it in the trash cans there.

Thank you so much for keeping Lake Capri clean and beautiful!

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

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 770-500-9592) Chip will check with the County regarding the plan for a shed for a Member on Isle of Pines.

The Restrictions Committee reminds all Members that vehicles may be parked only in the garage, carport, driveway or gravel or paved parking pad. Yards are to be mowed regularly, yards and driveways kept free of debris, trash, downed limbs, etc. Notices will be going out to Members who are not in compliance.

Safety and Maintenance: Buddy Denman (denman557@comcast.net) Not present. No report.

Security: [OPEN]. Mary has been helping with this position]. **Mary Boysworth (678-457-7324, text or voicemail or mboysworth@yahoo.com)** We are still having problems with people using our lakes and beach without Member credentials or guest passes. Mary suggests that the information that goes out with the dues invoice and with the Member credential packet needs to be improved so that Members are better informed of the

rules for using the lakes, beach, and common areas and also the purpose and proper use of the Member credentials and guest passes.

Mary discussed with the Board when to end the seasonal security patrols by the deputy. It was decided they would end after Labor Day weekend as they have in the past.

Tim and Mary discussed the security camera system at the Clubhouse and Beach areas.

Welcoming Newcomers: June Reece, (732-742-6064, text or leave voicemail or jbreece@live.com)

June welcomed the following new neighbors: Corey Hayes of 2557 Lake Capri Drive, Delmar and Queen Hope of 2770 Lake Capri Drive, Litreater Carter-Plant of 3016 Riviera Drive, Joseph Richardson and Millie Gomez of 2539 Amalfi, Cintia Romero of 2556 Casablanca, Joann Stevens of 3022 Barcelona Way, and Gerald Tillman of 2505 Amafi. They received a card, gift, and Lake Capri Covenants. The Welcome Letter is under review and will be sent under separate cover. June was unable to contact LaShon D. Jones of 2085 Monterrey.

The Board joins June is welcoming all these new neighbors to Lake Capri!

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

Good and Welfare:

--The See Something Say Something signs in the neighborhood were installed by the County and the number on those signs is that of the County commissioners. Marilyn suggested that a better number to call would be the Sheriff's Department non-emergency number 770-483-4200. To report an emergency call 911.

--For the safety of our neighbors, pedestrians should walk on the left side of the road facing the traffic. Bicycles should ride on the right side of the road with the flow of traffic.

--Several Members report seeing dogs running around the neighborhood. We remind everyone that there is a lease law in Rockdale County and a rule in our Covenants that dogs should be on a lease any time they are outside. Call Rockdale County at [Animal Care and Control Department](http://www.rockdalecountyga.gov/Animal-Care-and-Control-Department) – 770-278-8403 to report loose dogs.

The next regular Board meeting will be on Monday, September 21, 2020, at 7:30 PM. Meeting adjourned.

The numbers below are important for you to keep by your phone and use when necessary:

[Emergency](http://www.rockdalecountyga.gov/Emergency) - 911

[Sheriff](http://www.rockdalecountyga.gov/Sheriff) - non-emergency – 770-483-4200

[Animal Care and Control Department](http://www.rockdalecountyga.gov/Animal-Care-and-Control-Department) – 770-278-8403

[Code Enforcement](http://www.rockdalecountyga.gov/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](http://www.rockdalecountyga.gov/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