



Lake Capri Homeowners Association, Inc.

April 2021 Meeting Minutes

At 6.30 PM, prior to the Board Meeting on April 19, Mr. Moretto, head of Rockdale DOT, Sheriff Levitt, and members of his staff were present at the Clubhouse. This was in response to letters President Cooke and the Board had sent requesting a status report on the Rockbridge Road Bridge rebuild and the enforcement of the traffic laws. What follows is a brief summary of this meeting:

Mr. Moretto stated that there are 15 steps to a bridge project. For the Rockbridge Road Bridge some steps such as financing and preliminary studies have been completed. Some such as hydraulics and environmental studies are currently being done. Next will come the design and bidding process, permits, and finally the construction phase. He showed pictures of the proposed bridge: an aerial view and the “typical view as you drive.” He was unable to provide a timeline and stated that he expects the competition for construction companies will be a concern. Regarding the Detour traffic volume and speeding, he recommends “enforcement from RCSO.” He said two (2) speed tables for the west side of Lake Capri Drive will be considered by the BOC, but Lake Capri Road is not the type of road where speed tables would be considered. He states that speeding is worse in other neighborhoods.

Sheriff Levitt stated that his department has increased their patrols in Lake Capri, but since they can not use radar in a subdivision, they are unable to enforce speed limit laws unless they see reckless driving or driving too fast for weather conditions. He asks the Board to continue, as we have all along, to remind our Members to obey all traffic laws while driving in our community.

The Board discussed the possibility of installing Flock cameras. Since these are very expensive and the cost recurs each year, the Board may pursue applying for a grant. The Board suggested that sidewalks could improve safety. Mr. Moretto stated that this might be a possibility, and, though there are many challenges such as right of way issues, there are grants for sidewalks.

The Board thanked all of these officials for meeting with us. We will continue to monitor the progress of the bridge project and will continue to keep our Members informed when there is anything to report. Please continue to contact the Commissioners, the DOT, or the Sheriff’s office if you have concerns or complaints regarding the bridge, the detour, excess traffic, or traffic violations.

The April Board Meeting was called to order by President Marilyn Cooke at 7:50 PM. The minutes of the March 2021 meeting were approved as written and distributed.

In attendance: Marilyn Cooke, Bob Hasser, Mary Boysworth, Missy Jarrell, Rosa Taylor, Tim Williams, Randy Roddenberry, Chip Hatcher, June Reece. Via Zoom: Ashley Baird.

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

Beginning Balance as of March 15, 2021	\$ 43,283.07
Income:	\$ 7,978.30
Expenses:	\$ (3,152.08)
Ending Checking Balance April 19, 2021	\$ 48,109.29
Beginning Money Market Balance March 15, 2021	\$ 19,869.97
Income:	\$.22
(Dam repair Escrow Acct \$22,530.00)	
Ending Money Market Balance April 19, 2021	\$ 19,870.19
CD #8110001023100	\$ 20,376.20
CD#8110000968659	\$ 10,315.40
CD#8110001812253	\$ 20,406.83
Total Bank Balance as of April 19, 2021	\$119,077.91

Bob stated that payments of Annual Dues were coming in pretty good this year. President Cooke asked if there were any questions for Bob, and there were none.

President's Report – Marilyn Cooke (mcooke614@gmail.com) or (770-559-3646). I'd like to thank Ms. Rita Wesson for donating the governor's required COVID signs.

We are still working on our concerns with the traffic, trucks & speeders. Those concerns are being addressed. We continue to ask that you be careful while walking throughout the community. We also have requested and are waiting for a quote for those small red "Slow Down" signs you may have seen on Lake Capri Drive. We want to put more on Lake Capri Drive & Lake Capri Road. The Board approved them, they stand out, & it would look uniform. We are also asking if anyone has suggestions on how to aid in slowing drivers down. Please send us an email. One action that would greatly help this problem & this is for our own residents to please **SLOW DOWN!!!**

Vice President: Ashley Baird (770-862-4572) Nothing to report.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com) Mary had a bid for \$1,850.00 to add a concrete pad to the Beach gate entrance area and a walkway between the pavilion and the Beach restroom area. The Board approved this. Mary asked if we have the budget to purchase sand this year, and we do. Missy stated that the company we have used for the white beach sand is still in business, so we will order delivery from them. However, this company does not spread the sand. The Board discussed how we will get that done. Mary asked whether we will open the Beach restroom this season. The Board discussed and decided that at least for the present the restrooms will remain closed. This is due to the governor's Covid protocols that would be difficult for us to implement there. Mary has a bid on new doors for the restroom, but will not begin that job just yet. She would like to refurbish the lifeguard stand. She will see if Buddy can replace the damaged boards on it.

Clubhouse: Missy Jarrell – 770-484-0244 or msnjarrell@comcast.net: Missy and the Board discussed and decided that the Clubhouse will remain closed for the time being. However, on a month to month basis, we will review the health guidance and open when advisable.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088) Not present. No report. Marilyn helped Michelle for a short time with the children's Easter Event and reports that it went well with good attendance. (pictures on Facebook)

Lakes and Dams: Randy Roddenberry (770-713-3290) Randy stated that the lakes look good at this time. He reports that alligator weed is a problem in some areas and suggested that we purchase a granular weed control product that is deemed safe for lakes. The Board approved this. Randy is having surgery next month, so he will need volunteers to apply this product to the HOA shorelines that need it. Members who have alligator weed could be given some of the product that they could spread along their lakefront. He mentioned that last year a representative of Hanson Quarry had stated that they would stock some fish for us for free. Randy will see if this offer is still good.

A member stated that people are climbing out to fish off the Lake Capri spillway below the bridge near the Clubhouse. As the Board has stated in the past, this spillway is a slippery area with a drop off onto the rocks below. It is not a safe area for Members or their guests. Also there is no access to it without going onto private property. **Members and their guests are asked to keep off the Lake Capri spillway.** This is for your own safety and the property rights of the adjacent lots.

Landscape: Tim Williams (678-662-8641): Tim reminds us that our Annual Clean-Up Day of the Beach and Clubhouse areas will be Saturday, April 24, beginning at 9 AM at the Clubhouse parking lot. This is an outdoor event which can follow Covid protocols.

IMPORTANT Call for Member Volunteers: Tim and Mary need your help with this Clean Up to beautify your community. Since one of the main jobs is cleaning up winter debris, please bring a rake, etc., if you can. Volunteers will be treated to pizza and soda following the clean-up.

Tim said Reed New of our landscaping service will be here that day to prune, install pine straw, and clear up along the Beach water line. Prior to this day he will apply weed killer, so the weeds along the shore will be easier to rake up.

Our maintenance agreement with New Landscaping calls for 10 mowings a year of our HOA common areas. The first mowing has been completed. Tim burned the debris pile that was in the picnic area.

Publicity: Susan McNeely (770-482-2658). Not present. Please contact Susan with your news. Susan asks that you please contact her if you have a someone graduating in your family whether it be kindergarten through college so that she can recognize them in an upcoming Newsletter.

Restrictions: Chip Hatcher (whatsoccer@comcast.net or 678-526-9805) Chip asked if the Board had any issues for him to look into. There were none. He will check around the neighborhood for vehicles that may be parked without valid tags or on unpaved areas.

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

Security: Open Position. **Mary Boysworth** (678-457-7324 or mboysworth@yahoo.com) is helping with this position. Mary is looking into getting some security cameras. She has had lights installed in the pavilion and Clubhouse parking lot and reports this is helping to discourage strangers from entering these areas at night. She would like to get lighting for the picnic area and the Lake Capri boat ramp.

Welcoming Newcomers: June Reece - (732-742-6064, text or leave voicemail or jbreece@live.com) The following new neighbors were welcomed: Jesus B Aquino of 2511 Amalfi Drive, J'neral B. Hicks of 2570 Lake Capri Drive, and Edward Dugan of 2091 Napoli Drive. The Board joins June in welcoming all of these new neighbors to Lake Capri!

A get well card was sent to Bob and Sandy Hasser. Sympathy cards were sent to Lisa Mayfield on the death of her father and to Beverly and Eddie Foster.

If you know of someone new moving into the neighborhood, please let June know so that she can welcome them. Also, if you know of an illness or bereavement in our Lake Capri family, please let June know so that she can send a card from the Lake Capri Members.

Good and Welfare: A member was walking across the Clubhouse parking lot one day when a man called out to her and approached from the picnic area. She noticed that he wore a holster outside of his shirt that held a semi-automatic pistol. She felt uncomfortable, left as soon as possible, and reported the incident to the Board. The Board responded by noting that under the **Use Restrictions our Covenants** list the following:

*(p) **Firearms.** The display or discharge of firearms in the Subdivision is prohibited. Notwithstanding this prohibition, police or other security personnel that may be on the Subdivision may display or discharge firearms in the line of duty. The term "firearms" includes "BB" guns, pellet guns, and other firearms of all types, regardless of size.*

President Cooke contacted our attorneys to inquire about the issue of firearms on HOA property and shared their response with the Board. The Board discussed whether to place a "No Firearms Allowed" sign on the entrance to the Clubhouse; the consensus of the Board was to not do this.

The next regular Board meeting will be on Monday, May 17, 2021, at 7:30 PM at the Clubhouse. 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