



Lake Capri Homeowners Association, Inc.  
May 2021 Meeting Minutes

The May 2021 Board Meeting was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the April 2021 meeting were approved as written and distributed.

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

Via Zoom: Michelle Headley.

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

Beginning Balance as of April 19, 2021	\$ 48,109.29
Income:	\$ 2,032.67
Expenses:	\$ (11,517.78)
Ending Checking Balance May 17, 2021	\$ 38,624.18
Beginning Money Market Balance April 19, 2021	\$ 19,870.79
Income:	\$ .16
(Dam repair Escrow Acct \$22,530.00)	
Ending Money Market Balance May 17, 2021	\$ 19,870.95
CD #8110001023100	\$ 20,376.20
CD#8110000968659	\$ 10,315.40
CD#8110001812253	\$ 20,406.83
Total Bank Balance as of May 17, 2021	\$109,593.56

President Cooke thanked Bob for his report.

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

- > We thanked Dot for the two-speed tables on the opposite side of LCD.
- > It seems that our efforts to get some type of control on the speeders are always met with different obstacles. We informed DOT some time ago that traffic was rerouting up Amalfi to avoid the speed tables on LCD. Well, that traffic seems to be increasing. We have passed this on to DOT, again.
- > We are losing streetlights like they are free. It was suggested that we do not replace the broken ones until the bridge is fixed. We have lost two since the last meeting, both here on the LC causeway.
- > I wrote to Karen Anderson, the grant writer for RCSD as suggested. She does not have any information at this time on any grants for subdivisions for any type of improvements. She gave me the information for the County grant writers & I will reach out to them this week.
- > Missy & I spread out some of the chemicals for the Alligator weed along the causeway on both sides where it is bad. Anywhere else, let us know.
- > John Moretto sent an email stating: The Atlas survey team will be at the bridge site tomorrow doing a ground-penetrating radar survey of both bridge approaches. This should all be conducted within the road right of way.

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

**Committee Reports:**

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

Two loads of white beach sand have been delivered. The Board discussed and approved the order for two more loads. Ways and means for spreading the sand were discussed.

The sidewalks for the Beach are completed and look great. We need to finish removing the stumps from the flower bed, so that Mary can create a children's play area there with a sandbox.

Mary discussed with the Board designating a Handicapped parking spot in the Clubhouse parking lot.

The Beach Bathroom will stay closed for now. This will be reviewed month by month.

Mary is working with a locksmith to determine the best solution for replacing the lock for the Beach restroom.

We need a volunteer to clean the floating dock.

**Clubhouse: Missy Jarrell – (770-484-0244 or msnjarrell@comcast.net):** Missy and the Board discussed and decided the Clubhouse would be opened for rentals beginning in June. A motion was made to institute the following changes: In addition to the rental fee of \$100 and the refundable rental deposit of \$50, a \$50 non-refundable fee will be added for Covid Sanitizing. Masks will be required, and the maximum occupancy will be limited to 50 persons. This motion was seconded and passed with a unanimous Board vote in favor. There were no votes against and no abstentions. The Board approved the purchase of a sanitizing device for the Clubhouse. The Board discussed issuing-colored cards to members who rent the Clubhouse. Their guests would place these cards visible in their cars which would serve as their credentials for parking in the Clubhouse parking lot during the Clubhouse rental event.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088):** Michelle thanked Mary and Marilyn for their help with the children's Easter Event. She has posted pictures on Facebook.

Michelle announced the following Lake Capri HOA hospitality event: On Memorial Day, May 31, beginning at 3 pm, members may stop by Clubhouse and receive a boxed lunch of a hot dog, chips, and soda (while supplies last).

**Lakes and Dams: Randy Roddenberry (770-713-3290):** Not present. Randy is recovering well from recent surgery. Marilyn and Missy have made an initial application of the weed-killing pellets that Randy spoke of last month. Several members offered suggestions of some areas with weed growth in the lakes. Tim volunteered to help.

**Landscape: Tim Williams (678-662-8641):** Tim attempted to burn the pile of debris from the spring cleanup of the Beach and Clubhouse area, but the material was too wet and only smoldered. When the burn ban is lifted at the end of September, he will burn the debris pile.

Buddy Denman volunteered to replace the American flag outside the Clubhouse.

Tim expressed concern that the excess traffic from the Detour is causing the roadways to break down especially along some of the edges. This can be reported to the DOT since they are in charge of maintaining roadways.

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

**Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805):** Chip and two Board Members met with a resident on Napoli regarding a decorative metal fence 30 inches high for their front yard. The plan drawings were available at the Board meeting. Chip recommended approval. A motion was made to approve this fencing with the stipulation that it must be installed based on the plans that were presented to the Board. This was seconded and passed with unanimous consent, no one opposed and no abstentions.

A resident on Lake Capri Road wants to install a black vinyl-clad chain link fence five feet high in the backyard. Chip inspected the location and recommended approval. A motion was made to approve, it was seconded, and passed with unanimous consent, no one opposed and no abstentions.

**Safety and Maintenance: Buddy Denman (770-826-0233 call or text):** Buddy suggested that we replace the toilet in the Clubhouse restroom with a handicapped-style toilet. The Board approved this. Buddy volunteered to install it.

**Security: Open Position. Mary Boysworth (678-457-7324 or mboysworth@yahoo.com):**

Mary reports that the locksmith she is working with for the Beach restroom doors also does security cameras. She will seek his help with ours since no Member volunteer has come forward to help.

More mailboxes and streetlights have been knocked down. Mary suggests that if residents would get their own cameras on their front doors, it might also help us catch people that are doing this.

A member told of an incident where a resident witnessed someone knock down their mailbox. The Sheriff's Department was called. In another incident, a driver passed a moving car in an illegal and dangerous way. The victim's car was a Tesla with cameras that captured the event. It will be reported to the Sheriff.

The Board discussed changing the Clubhouse lock to use a code instead of a key. This would be better than having to give out the key to renters and get it back, etc. The code could be changed when the rental was over. The Board discussed the problem of Members sharing the Beach gate code with non-members. A member stated that one neighborhood issues a key, one per household, for their swimming area, thus cutting down on those not authorized to use their facilities.

**Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbrece@live.com):** Not present. Sent the following report: Valerie Randolph sent a "Thank you" card to the HOA for the sympathy card we sent on her father's passing.

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:** Nothing to report.

**The next regular Board meeting will be on Monday, June 21, 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

## **Lake Capri Newsletter**

Another month and we are somewhat free from the masks. We still need to be careful and mindful that some have not had the vaccine for various reasons. Covid is still alive and infecting people.

Proud grandmother Sally Cuttino gave me some news. Sally and Hal are great-grandparents. Their grandson Logan Collins and his wife are the parents of Linlee Kate who will celebrate her first birthday in July.

Their grandson Ben Cuttino graduated from Parkview High School and has just completed his freshman year at Georgia State College and University. Ben was just awarded a ROTC scholarship to Georgia Tech.

Congratulations to this fine young man and his family.

Rita Wasson's granddaughter, Katelyn Wasson, is graduating from Walnut Grove High School with honors. She has been accepted at the University of Georgia and be attending classes in the fall. Thanks to dual enrollment, she will begin as Sophomore, completing her freshman year as well as her senior year. That is quite an accomplishment! Congratulations Katelyn!!!!

Some of our long time residents have moved into assisted living homes and homes near their children. I have had some news on a couple of those.

Shirley Hartness has moved in with her son and his family. Her new address is: Shirley Hartness, 182 Chicago Avenue, Valparaiso, FL 32580.

Allene Burdette has had three fractures since December: hip in December, hip in February and femur in early April. She is now in the skilled nursing section. Her Address is: Allene Burdette, Delmar Gardens of Gwinnett, 3100 Club Dr., NW, Room 132, Lawrenceville, Ga.30044.

I know these special ladies would really appreciate a card from their friends. They both loved Lake Capri and were always very active in the community.

FISH TALE: On a walk one day, Rosa Taylor and Greg Meyers saw a large carp at least 30 inches long wedged under the concrete pad where boats used to be stored by the Lake Capri boat ramp .Thinking that the fish was dead they wondered if they could remove it so would not smell up that area. But when Rosa touched it with her walking stick it moved! Greg got down, reached in and tried to pull the fish free but it just burrowed deeper into the crevice where it was stuck. Rosa, while not a fan of handling large wildlife, got down and grasped the fish's tail, Greg pulled on its torso, and soon the fish was free. It floated upside down in the water as if were dying. Rosa reached in and righted it, but again it turned belly up. She tried one more time, and now the fish began to flutter its fins, steady itself, and in a minute she and Greg saw it swim off out into the deep. Knowing that the HOA stocks the lakes with these fish to help control grass, they were glad there was a happy ending to this fish tale.

Get well wishes to Randy Roddenberry who has had another surgery.

Congratulations to Joyce and Archie Brown who will celebrate their 60<sup>th</sup> wedding anniversary on June 3<sup>rd</sup>. Tommy and I will celebrate our 61<sup>st</sup> on June 4<sup>th</sup>. We usually celebrate our anniversaries together but health problems prevent that this year for all of us. Maybe next year!!!

In riding around the neighborhood the other day, it was quite evident that there are lots of lawns that need cutting, bushes that need trimming and just a lot of general clean up. Several houses have trees growing out of the gutters. Gutters need to be cleaned to prevent damage to your home. There are some homes with rotten wood that needs repairing. Take a look around your house and see what needs to be done.

Have a safe Memorial Day! Remember Covid is still alive!!!

Call me with your news. 770-482-2658 or e-mail me at: [spmcneely@bellsouth.net](mailto:spmcneely@bellsouth.net).

Susan McNeely