



**Lake Capri Homeowners Association, Inc.**  
**November 2021 Meeting Minutes**

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

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

Via Zoom: Michelle Headley and Susan McNeely

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

Beginning Balance as of September 20, 2021	\$ 16,705.92
Income:	\$ 3,011.33
Expenses:	\$ (7,941.13)
Ending Checking Balance November 15, 2021	\$ 11,776.12
Beginning Money Market Balance September 20, 2021	\$ 9,871.48
Income:	\$ .08
Ending Money Market Balance November 15, 2021	\$ 9,871.56
CD #8110001023100	\$ 20,407.90
CD#8110000968659	\$ 20,323.72
CD#8110001812253	\$ 20,411.97
(Dam repair Escrow Acct \$22,530.00)	
Total Bank Balance as of November 15, 2021	\$ 82,791.27

Rosa asked if the Dam repair Escrow Account was a separate part of our savings or if it is a part of our Money Market and CD savings. Bob said that it is a part of our savings. The Total Bank Balance reflects our total holdings including the amount that is in Escrow for dam repairs in the event of an emergency.

Bob stated that this past year saw increased costs for the services that the Lake Capri Homeowners Association and our common properties require. Our actual costs in 2021 turned out to be more than we planned for in our Budget for the year.

The Board discussed how inflation has affected all aspects of our Budget. We have seen added insurance and attorney costs, increased costs to maintain our lakes, dams, beach, common properties, and security patrols. We have not spent much on the Clubhouse in recent years but the necessary maintenance on it cannot be deferred any longer. In the past Lake Capri Members volunteered and helped with all the work Lake Capri needed. This did so much to keep costs down, but now we have a lack of Volunteers.

A motion was made to increase the Lake Capri HOA Member Dues from \$200 per year to \$230 per year beginning in January 2022. The motion was seconded. The Board voted and all were in favor, none opposed, and no abstentions.

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

>Thank you to all that were able to come out to the Annual Meeting last month.

>I'm sorry we aren't able to host a Christmas event for the Board and their family. Hopefully, we will be able to do it next year. I have sent out an email looking for children to bless this Christmas like we did last Christmas.

>I have not heard anything from DOT, and there have not been any bids about the bridge on the County site, so on Tuesday, November 9th, I sent out a letter to:

Channels 2, 5, 11, 46, Rockdale Citizen ( Att. Larry Stanford) & Call For Action.

Let's see if any of them respond.

Only Channel 46 & Rockdale Citizen acknowledged receipt as of the time of this meeting, and I will keep you all posted. If anyone else has connections with any of these media streams, feel free to reach out to them or give us the information, and we will try.

>I received an email from State Representative Doreen Carter this morning, she wanted to attend our meeting, however, I don't think she will be here due to a previous meeting she said she already had committed to.

>The ballots for the Amendment are slowly coming in, and we will begin to remind individuals to please vote.

>Please have a safe and Happy Thanksgiving!

**Vice President: Ashley Baird (770-862-4572):** Not present. No report.

### **Committee Reports:**

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

Our Annual Fall Clean Up Day went very well. The following Member volunteers came out to help: Brian Boyd, Gerald Tillman, Tiffany, Bryanna and Gabby Hilborn, Thea Murphy, Pam and Lorenzo Dixon, and Willie Davis. Also present were Board Members: Mary Boysworth, Tim Williams, and Marilyn Cooke. **The Board sends a big Thank You to all of the volunteers! This was more than we have had in a long time.**

I didn't get a chance to clean out the storage rooms but call me if you want to help. Thank you to whoever donated the slide for the kid's area and to Tim for the badminton set. Donations are always welcome and appreciated. If it is something that we can't use, then we will donate it to another cause.

The Board discussed ways and means of replacing the Beach Restroom doors in 2022 before the summer season.

**Clubhouse: Missy Jarrell – (770-484-0244 or msnjarrell@comcast.net):** There has been one rental. Missy and the Board discussed the need for maintenance on the Clubhouse, especially replacing damaged wood and porch decking and exterior painting. Missy has spoken to someone about doing the repairs. The Board is committed to doing all needed exterior Clubhouse maintenance. The goal would be to complete this work in 2022, but some of it could be completed in the following year depending on the costs and our Budget.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088):** Thank you to all who helped make the Children's Halloween Event a success. Whether they helped with decorating, donated candy, attended to help Michelle and keep her company, or attended and bought their children to enjoy the fun, all who took part are appreciated! Please check out our Facebook page at Our Lake Capri Community to see pictures. Michelle's work schedule is very busy over the holidays, so she will not be able to plan and host a Christmas Party this year.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** The alligator weed in Lake Sorrento has died off, but now there is hydrilla weed. Randy will speak to our Lake Management Company to see what can be done. He plans to lower the lakes this winter. This is an important means of controlling weed and algae growth in lakes. Lake front Members who would like to do maintenance to their docks or shoreline can take advantage of the lowered lakes to do those jobs.

**Landscape: Tim Williams (678-662-8641):** Our Annual Fall Cleanup was a success as has been stated earlier. Thank you to all the Volunteers who came out to help. Tim plans to blow leaves and cut dead branches from our Common Areas. He will burn the debris as weather permits. An additional cut was made by our Landscaping service beyond the number of cuts that had been planned for in 2021. This was because the grass had grown too tall to leave until cutting begins again in the spring.

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

**Restrictions:** Chip Hatcher (gmahatcher@gmail.com or 678-526-9805): A member had complained about an overgrown yard that needed mowing. It has been taken care of.

A Member built a shed on Venetian Circle without prior approval from the Board as is required by the Covenants that Members agree to when they purchase their homes. The Restrictions Committee will check into this.

**Safety and Maintenance:** Buddy Denman (770-826-0233 call or text): Not present. No report.

**Security:** Open Position. Mary Boysworth has been helping with this position. (678-457-7324 or mboysworth@yahoo.com): Nothing new to report. Just a reminder to SLOW DOWN.... Also, if you park your car on the street, always park it on the right side of the road, with the flow of traffic. It is easier to see, especially at night and it is also the law.

Please leave your garbage cans on your property and not in the street, especially on Lake Capri Drive with all of the cars flying by. Some of us have almost hit other cars trying to get around garbage cans.

**Welcoming Newcomers:** June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com):  
NEW RESIDENT(S) – WELCOMED: Eron Carter of 2570 Lake Capri Drive, Audrey Walker of 2538 Lake Capri Drive, Ruber Ernesto Miranda (left at the house) of 2064 Adriatic Drive, and Kevin Williams of 2560 Lake Capri Drive. **The Board joins June in welcoming these new neighbors to Lake Capri!**

Some addresses in Lake Capri are in the process of being sold with closings pending, etc. June is monitoring the progress of these and once the sales close and the new owners take residence, she will welcome them.

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 reports attending a recent meeting of the Board of Commissioners of Rockdale County in order to complain about them adding the Storm Water Fee in with Property Taxes rather than billing separately as was done in the past. Also, the Stormwater fee has more than doubled since last year. The concern is that a lien could be played on a property if the taxpayer is unable to pay all of their Property Tax now that the bill is higher due to the increased Stormwater fee being added in.

**The next regular Board meeting will be on Monday, January 17, 2022, 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**

I hope everyone had a wonderful Thanksgiving and that you have eaten all of your leftovers. This is a special time of the year, but we should be thankful each and every day for the blessings God has bestowed upon us.

Carol Schuier and sons Michael and Jeff spent a week at one of their favorite places-Top Sail Beach, North Carolina.

Sandy and Bob Hasser spent a week in Panama City Beach, Florida. Sandy says that is one of her favorite places to visit.

Austin Beverly, grandson of Beverly and Eddie Foster, was accepted in the 2021-2022 Inroads College Links Atlanta Program. Austin attends Greater Atlanta Christian School where he is also an outstanding athlete. He is also one of the nicest young men you could ever meet.

Chip and Ann Hatcher spent a couple of weeks in Florida.

Buddy Roebuck continues to recover from his fall in Florida a month or so ago.

Congratulations to Michael and Melissa Roebuck on their wedding November 21, 2021 at Vilano Beach, Florida. Michael is the son of Ruth and Buddy Roebuck. Michael and Melissa live in Michigan.

Tommy and I spent a couple of days in Cherokee, North Carolina enjoying the beautiful leaves.

I would like to take this opportunity to thank Marilyn Cooke for all the work she does as President of the Lake Capri Homeowners Association. She is the driving force on trying to get our bridge repaired. She is always working to make Lake Capri a better place. Please remember all of the Board positions in the association are volunteers and there is NO pay associated with these jobs. We need more workers. This is your neighborhood. Volunteer some of your time.

Please keep your garbage cans out of sight, rake your leaves, cut your bushes, and pick up the trash on your streets.

Have a Merry Christmas and be safe!!

Susan McNeely

770-482-2658