



**Lake Capri Homeowners Association, Inc.**  
**February 2022 Meeting Minutes**

**Meeting with the Rockdale County DOT prior to the Monthly HOA Board Meeting:**

Rockdale County has a new Director of Transportation, Brian A. Kelley. Our President Marilyn Cooke reached out to him and arranged for him to meet with the Lake Capri Board at 6 PM before the February Board Meeting. Mr. Kelley brought with him his Deputy Director William Brown and Bill Duvall also of the DOT. They introduced themselves and spoke briefly of their backgrounds and experience. Regarding the Rockbridge Road bridge project Mr. Kelley stated that the project has their highest priority and is currently in the bid process which should conclude by mid-March. He believes completion of the new bridge will take six months, April through September.

President Cooke asked if the design plans of the bridge are the same as those, we had been given by his predecessor Mr. Moretto, and Mr. Kelley said that they were. Our Lakes Chairman Randy Roddenberry reiterated a concern that he had raised with Mr. Moretto before the design was finalized last year: if the new bridge is higher above the waterline than the current bridge, people in boats will try to pass underneath it. This would be unsafe because the water is very shallow there and boats could get stuck trapping the person in a dangerous situation. Randy recommended, just as he had with Mr. Moretto, that the new bridge should have a pipe or beam running under it that decreases the headroom so that boaters would not attempt to pass under it. Mr. Kelley heard this concern.

The Board and several Members present discussed with Mr. Kelley and his team the problem of commercial trucks using the new bridge and the Clubhouse bridge while over the weight limit. This is especially prevalent on our bridges because Lake Capri is close to several quarries. The Board expressed its frustration at the failure of Rockdale County authorities to enforce weight limits and traffic laws for commercial trucks. A Member stressed that weight limit signs should be installed at these bridges. President Cooke suggested the DOT should send letters to the quarries to inform them of weight limits on bridges and haul routes that avoid residential neighborhoods.

A Member asked if the drainage project for the Rockbridge Road curve above Lake Capistrano is being coordinated with the bridge project so that road closure can be kept to a minimum. Mr. Kelley said that it was. President Cooke stated that we had good communication when Mr. Moretto was the director, and we look forward to the same with his team. Mr. Kelley stated that he will try to keep in touch and suggested Mr. Brown could be the Lake Capri contact.

**The February 2022 Board Meeting** was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the January 2022 meeting were approved as written and distributed.

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Chip Hatcher, Tim Williams, Mary Boysworth, Missy Jarrell. Via Zoom: June Reece & Susan McNeely

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

|   |                |
|---|----------------|
| Beginning Balance as of January 1, 2022 | \$ 7,567.07    |
| Income:                                 | \$ 35,445.36   |
| Expenses:                               | \$ (10,127.25) |

|  |                  |
|--|------------------|
| Ending Checking Balance February 21, 2022      | \$ 32,885.18     |
| Beginning Money Market Balance January 1, 2022 | \$ 9,871.56      |
| Income:  | \$ .12           |
| Ending Money Market Balance February 21, 2022  | \$ 9,871.68      |
| CD#8110001812253                               | \$ 20,411.97     |
| CD #8110001023100                              | \$ 20,413.02     |
| CD#8110000968659                               | \$ 20,328.86     |
| <br>Total Bank Balance as of February 21, 2022 | <br>\$103,910.71 |

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

- I want to thank the New Director, Brian Kelley & his Team for coming out & updating us on the progress of the construction of the new bridge on Rockbridge Road. As he stated, work could begin as early as April 2022.
- In working with the Covenant Committee and in an effort to help them help everyone in Lake Capri, we would like to have an event on **March 26<sup>th</sup> from Noon to 4 pm** at the Clubhouse. The goals of this event are to (1) meet your neighbors, (2) to make sure every member house receives the Covenants, (3) to learn a little about Lake Capri, (4) to sell or purchase small items, (5) to have food, fun & fellowship. We are looking for neighbors that have craft items or any small objects to sell. If interested, you can contact me **via email** to register.
- We are forming a few new *Task Groups*:
  - >Recruit New Members – there are houses here that are not members.
    - >Events – we can plan some outside events when the weather gets nicer. (Work with Hospitality)
    - >Neighborhood Watch – recruit area Captains & Co-Captains & have a system in place to watch out for each other & strange activities in the community.
    - >Vacant Lot Maintenance – empty lots must be maintained, so the owners must be notified.
    - >Operation – let's maximize what we have, including our funds, to work better for our community.
    - >Nominating Committee –in September, we'll need three members in good standing to be part of this committee.
  - Children's Gifts – Help to organize ways to bless our children. (Back to school, Christmas, etc.

**Vice President: (Open Position)**- We very much need someone to fill this position. Please contact a Board Member if you would be willing to serve.

**Committee Reports:**

**Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com):** The Beach Gate code will be changed on March 1, 2022, to the new 2022 code. Members receive the new 2022 Beach Gate code in their Membership Packet which is mailed to them once they pay their 2022 Dues.

**Clubhouse: Missy Jarrell – (770-484-0244 or msnjarrell@comcast.net):** There have not been any rentals this month.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088):** Not present. Sent the following report: I currently do not have anything to report since last meeting. I also do not have any upcoming events for the month of March. If anything changes, I will send out an email to the community.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** Not present. Sent a report stating that the lake management company that we have our contract with for maintaining Lake Sorrento is increasing the monthly fee they charge us by 7%.

**Landscape: Tim Williams (678-662-8641):** Tim has scheduled Saturday, May 7, for our Annual Clean-Up of the Beach and Clubhouse area. **Important Note to All Members:** Please mark your calendar and come to the

Clubhouse on May 7 and lend a hand to beautify your neighborhood. This is a wonderful opportunity to meet your neighbors and learn more about your community. Do a little, do a lot, every effort is appreciated!

**Publicity: Susan McNeely (770-482-2658 or [spmneely@bellsouth.net](mailto:spmneely@bellsouth.net)).** Susan did not have enough news this month to make a Newsletter. **Please** contact Susan with your news.

**Restrictions: Chip Hatcher ([gmahatcher@gmail.com](mailto:gmahatcher@gmail.com) or 678-526-9805):** Chip has met with Mr. Dixon of 2588 Lake Capri Drive and discussed his plans to enclose his patio. Once the plans have been submitted to the Board, we will vote on the approval. The Bryant family at 2551 Lake Capri Drive requested approval to extend their concrete driveway to the back enough to park another vehicle. Chip met with them on the site and recommended approval. Once the plans have been submitted to the Board, we will vote on the approval.

A certified letter has been sent to the owner of the home on Venetian Circle that is being run as an AirBnB vacation rental. The letter informs them that our Covenants have been amended, vacation rentals are no longer allowed in Lake Capri and requests their compliance. We have not yet received signature confirmation of their receipt of this letter.

The camper that was at Lake Capri Drive and Amalfi in violation of our Covenants has been moved. The trailer at the residence on Isle of Pines in violation of our Covenants needs to be removed by the owners.

**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](mailto:mboysworth@yahoo.com)): The Board discussed our need for someone to fill this position. **Important Note to All Members:** Please contact Mary if you have questions about this position or please speak to any Board Member if you would be willing to serve. A Member was present at the meeting who had questions about this position which were answered by the Board.

**Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or [jbreece@live.com](mailto:jbreece@live.com)):** June did not have anything to report this month. The Board discussed our desire to recruit for Membership those who live in Lake Capri but are not Members. June had a question regarding the prorating of dues for non-members who join mid-year. Bob stated that if a resident in a non-Member home joins during the year, the dues would be prorated. Dues on Member properties are not subject to prorating because those dues should have been paid in January/February when all Members are supposed to pay their dues.

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:** The Board set the following dates for some important Lake Capri Events. All Members are welcome to attend so please mark your calendars. All events are at the Clubhouse.

**May 30, 2022** – Memorial Day and Opening of the Lake Capri Beach

**October 22, 2022, 2 PM** - Annual Lake Capri HOA Meeting

**December 4, 2022, 2 PM** - Lake Capri Christmas Party

**The next regular Board meeting will be on Monday, March 21, 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](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)