



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

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

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Tim Williams, Mary Boysworth, Randy Roddenberry, Buddy Denman

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

Beginning Balance as of May 16, 2022	\$ 41,444.74
Income:	\$ 2,360.35
Expenses:	\$ (4,154.65)
Ending Checking Balance June 20, 2022	\$ 39,650.44
Beginning Money Market Balance May 16, 2022	\$ 14,102.27
Income:	\$ .12
Ending Money Market Balance June 20, 2022	\$ 14,102.39
CD #8110001023100	\$ 20,414.04
CD#8110000968659	\$ 20,328.86
CD#8110001812253	\$ 20,417.05
 Total Bank Balance as of June 20, 2022	 \$114,912.78

Marilyn asked if there were any questions for Bob. There were none.

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

--We are watching the slow progress on the Rockbridge project.

--The new siphon is in and I (along with Randy, Buddy & Chip N) will go to the dam to watch how this new siphon looks and works. Also, we will learn whatever maintenance we need to do to keep it working properly for a long time and keep it safe from people trying to move or mess with the visible parts.

**PLEASE DON'T TOUCH ANY OF THE SIPHONS!!!**

--Nominating Committee for the 2023 Lake Capri HOA Board of Directors: Tim Williams (678-662-8641) has volunteered to Chair this committee, and Missy Jarrell (770-378-7425) as a past President of the HOA will help as well. **We need two or three people from our membership at large to help with the important work of nominating those who will keep your Lake Capri community running smoothly for the next year. To volunteer to be on the Nominating Committee, please contact Tim or Missy at the numbers above.**

--The HOA Annual Meeting will be Saturday, October 22, 2022. At that time Members will vote on the 2023 Board of Directors. We have always tried to reach out to inform about the work the Board does and to seek Member volunteers to take part. This year we hope to do an even better job by beginning early with the nominating process and communicating with Members.

-- The next **Community Yard Sale** will be Saturday, July 9<sup>th</sup> from 9 am – 1 pm. New vendors are welcome for only \$10. Contact Rosa Taylor <eproee50@yahoo.com> if you are interested. Returning vendors please let Rosa know if you plan to come out that Saturday.

**Vice President: Halas Wilbourn (773-563-8341)** Not present. No report.

### **Committee Reports:**

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

1. Volleyball net is back up. Thank you, Joseph Richardson, and CK Newman who volunteered to get that done.
2. I have the lock for the new Beach Restroom doors and will have it installed once the doors come in. We are still keeping it locked unless I am down there, which is often.
3. Put out some twirlers on the beach and floating dock to try to keep the geese away. Will put up the mylar strips in the pavilion to keep the buzzards out of there! I couldn't do it before now with a boot on my foot!
4. PLEASE pick up your trash when you leave Beach and the Clubhouse parking lot. Put the toys away and put covers back on the sand turtle and table in the kid's play area when done. They get full of water when uncovered. The sand needs to stay in the turtle.... not dumped out all over! The kid's play area is only for kids 8 and below, and there MUST be adult supervision.

Nobody gets paid to clean up after beach goers. Anything left must be cleaned up by unpaid volunteers.

**Clubhouse: Missy Jarrell – (770-378-7425 or msnjarrell@comcast.net):** Not present. Sent the following: There have been two rentals this month and four are coming up.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088):** Not present. No report.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** Chip Newman has been helping with Lakes and Dams and reports the following: Nathan McEachern of McEachern Site Services will be here several days this week to repair the siphon and install a new valve for Lake Sorrento. He will train Chip and Randy on how to operate it. (The purpose of a lake siphon is to control the lake water level which is important for proper lake management.)

--Weed growth seemed to be coming back in Lake Sorrento even though we have a contract with Solitude Lake Management. Chip spoke to them, and they sent someone out who did a great job. Already members report improvement.

--Chip and CK Newman put a boat into Lake Capistrano and treated that lake to control the weeds and algae. Members already report improvement. The Board gratefully thanks Chip and CK for their volunteer work for Lake Capri!

**Landscape: Tim Williams (678-662-8641):** Tim reported that he continues to be pleased with New Landscaping Company, which maintain our Lake Capri common areas. They are prompt in their service and cordial to Members they meet.

**Publicity: Susan McNeely (770-482-2658 or [spmcneely@bellsouth.net](mailto:spmcneely@bellsouth.net) ).** Not present. Sent word that she does not have enough news for a Newsletter this time. **Please** contact Susan with your news.

**Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805):** Not Present. No Report. Chip attempted to connect via phone conference but no luck. Thanks for trying, Chip!

--The member at 2926 Barcelona Way submitted plans to install solar panels using a regular roof style installation. A motion was made to approve. It was seconded and passed with all voting to approve, no one opposed, and no abstentions.

--The Restrictions Committee continues to send out letters to those who are in violation of our Covenants, and we are seeing some positive response to this effort.

--All of us as citizens can report violations to Code Enforcement of Rockdale County which governs properties such as ours in Lake Capri zoned Single-Family Residential. Every month at the end of the Minutes we will share the following helpful information:

Code Enforcement: To report Violations Call 770-278-7103 or use this link to submit electronically <https://rockdalecountyga.gov/sitemap/forms/code-violation-submission-form>

Example of violations: Junk Vehicles, Zoning Violations such as commercial vehicles or equipment visible on residential property, Not keeping grass cut, Garbage dumping or Litter on residential properties, Sign violations, or Other.

**Safety and Maintenance: Buddy Denman (770-826-0233 call or text):** Nothing to report at this time.

**Security: (Open Position)- IMPORTANT: Your Lake Capri community very much needs someone to fill this position. Please contact Mary Boysworth if you have questions about this position or please speak to any Board Member if you would be willing to serve.**

**Mary Boysworth** has been helping with this position. (678-457-7324 or [mboysworth@yahoo.com](mailto:mboysworth@yahoo.com)):

1. Still having issues with folks parking without a Member sticker or guest pass. This is mostly at the Clubhouse parking lot, but also the boat ramps and on the dam.

I'm not playing anymore. This applies to EVERYONE. If you don't have a pass on your car, you will either be questioned or a violation notice will be left on it. The second time you will be towed!

If you are the owner and let a guest use the facilities, then please give them the properly filled out guest passes and explain the rules. If you are not sure of how to do it, please call/text me. There are no stupid questions. We just want everyone to be safe!

Also, the first parking spot by the Beach gate is to be left open for beach patrols and maintenance.

If you are having a party at your house, do not let anyone park at the Clubhouse. It is for Clubhouse and Beach use only. It is becoming a "meeting place" with mostly out of county tags.

2. In case you were wondering, another light came down on Lake Capri causeway last week. It was NOT hit. It just fell down due to wear. We are not replacing any causeway lights until after the bridge is fixed so we can have all repairs done to the lights as one job.

**Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or [jbreece@live.com](mailto:jbreece@live.com)):** Not present. Nothing to report.

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:**

--Bob Hasser was having some stonework done at his home and as part of that job he had the man do two jobs for us in the Clubhouse parking lot: anchor the curb bumpers that had been run over and dislodged and fill a hole in the paving. The Board thanks Bob most heartily for providing this service to Lake Capri.

--Someone left a black gate down at the boat ramp near the dam. If it's yours, please come get it ASAP, otherwise, there is someone who wants it.

--Too much trash is being left around.

--We need someone to come get the car part that was left on the causeway. It is now over near the 3 way stop.

**The next regular Board meeting will be on Monday, July 18, 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 – Lake Capri is zoned Single-Family Residential. To report Violations Call 770-278-7103 or use this link to submit electronically <https://rockdalecountyga.gov/sitemap/forms/code-violation-submission-form>

Example of violations: Junk Vehicles, Zoning Violations such as commercial vehicles or equipment visible on residential property, Not keeping grass cut, Garbage dumping or Litter on residential properties, Sign violations.

Road Maintenance Department – to report limbs, etc., piling up along roadways, bushes obscuring visibility, broken road signs, etc., call 770-278-7200 or email a request to [kimberly.kelly@rockdalecountyga.gov](mailto:kimberly.kelly@rockdalecountyga.gov)