



Lake Capri Homeowners Association, Inc.
July 2022 Meeting Minutes

Prior to the Board Meeting, representatives from the Rockdale County Code Enforcement Department gave a presentation and answered questions.

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

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Tim Williams, Randy Roddenberry, Missy Jarrell; Susan McNeely. Halas Wilbourn was present for second half of meeting.

Via Zoom: Mary Boysworth and Chip Hatcher.

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

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|--|---------------|
| Beginning Balance as of June 20, 2022 | \$ 39,650.44 |
| Income: | \$ 2,521.06 |
| Transfer from Savings for I-Bond | \$10,000.00 |
| Expenses: | \$(10,688.00) |
| Ending Checking Balance July 18, 2022 | \$ 41,483.50 |
| Beginning Money Market Balance June 20, 2022 | \$ 14,102.39 |
| Transfer to Checking for I-Bond | \$(10,000.00) |
| Income: | \$.11 |
| Ending Money Market Balance July 18, 2022 | \$ 4,102.50 |
| CD #8110001023100 | \$ 20,414.04 |
| CD#8110000968659 | \$ 20,329.87 |
| CD#8110001812253 | \$ 20,417.05 |
| | |
| Total Bank Balance as of July 18, 2022 | \$106,746.96 |

On July 11, Bob and several members of the Board met and drew up a 2023 Budget for the Lake Capri HOA. At tonight's meeting, Bob presented the 2023 Budget to the Board. A motion was made to approve the 2023 Budget. It was seconded, and the vote by the Board was all in favor, none opposed, and no abstentions. A copy of the Budget will be mailed to Members in the Annual Meeting Announcement Packet.

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

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

> The utility work continues on the Rockbridge Project. Hopefully, demolition will begin next month.

> The BOC plans to raise taxes by **45.42%**. if this is OK with you, disregard this part. For those of us who think this is too high, see you at one of the next BOC meetings. **August 2nd at 10 am & at 6 pm, and August 9th at 10 am in the Assembly Hall 901 Main St.**

> Our attorney is communicating with the attorney of the STVR – will let you know the outcome.

> All our Covenants are in line with the County's Ordinances. If you don't know them, you can view them on: www.municode.com & look under Rockdale County. **FOR EXAMPLE:** *when off your property, pick up after your dog & keep them on a leash.*

> Yard Sale & Fish Fry on **August 13th** (more info under Clubhouse)

> Nominating Committee for the 2023 Lake Capri HOA Board of Directors: We had one Member, Pam Dixon, to answer our call for Volunteers to serve on the Nominating Committee. She will join Tim Williams and Missy Jarrell on this Committee.

The positions that will be up for election for the 2023 HOA Board of Directors are President, Treasurer, Landscape, Lakes and Dams, Clubhouse, Beach, and Security. If you would like to serve in one of the positions or would like to nominate someone to serve, or if you have questions about the positions, please contact Tim Williams at 678-662-8641. Those elected to the Board must be a member in good standing and able to attend the Board Meetings which are held at 7:30 PM on the third Monday of every month except October and December.

Vice President: Halas Wilbourn (773-563-8341) Halas has spoken to some Members about ways to discourage buzzards from the Beach.

He notices people running the Stop sign at Lake Capri Drive and Amalfi and has ideas for how to improve the sign. DOT could be contacted about this.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or mboysworth@yahoo.com): Mary and the Board discussed options for a coded lock for the Beach restroom door. A decision was made with a plan to order the lock. It will be installed once it has been delivered.

A stone mason will build a stone wall for the children's play area at a cost of \$2,600.

Clubhouse: Missy Jarrell – (770-378-7425 or msnjarrell@comcast.net): There are no rentals this month and four are coming up.

--The next Community Yard Sale will be Saturday, August 13, from 9 AM – 1 PM. New vendors are welcome for only \$10. All vendors should contact Rosa Taylor at eproe50@yahoo.com to reserve a space.

--Community Fish Fry: Saturday, August 13, from 10 AM – 1 PM, there will be a Community Fish Fry at the Clubhouse. The cost is \$10 per plate, and you must pay in advance. Please contact Marilyn or Missy.

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

Lakes and Dams: Randy Roddenberry (770-713-3290): The new siphon is working well.

Chip N. heard from the manager of Solitude Lake Management who offered to provide extra service for the “less than stellar” service in May for Lake Sorrento. This was done and improvement was noted. Lake Capistrano which was treated by volunteers Chip and CK also shows improvement.

Chip N cleared and removed shrub and tree overgrowth from the Lake Sorrento spillway. Buddy sprayed the area to discourage further growth. Keeping the spillways cleared helps them perform their function of maintaining lake water level.

Landscape: Tim Williams (678-662-8641): Nothing to report except to ask that people who walk their dogs in the neighborhood please clean up after them.

Publicity: Susan McNeely (770-482-2658 or spmcneely@bellsouth.net). Please contact Susan with your news.

Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805): No report.

Safety and Maintenance: Buddy Denman (770-826-0233 call or text): Not present. Buddy repaired the electric line for the light on the dock.

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):

People are opening the Beach gate and leaving it open. **IMPORTANT:** Please carefully shut the gate after you enter or leave the Beach. The gate is there for the security of the Members and their guests who are using the Beach. If it is left open, anyone driving by can enter, and not everyone may enter with good intentions.

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com): Not present. No 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:

Nothing to report.

The next regular Board meeting will be on Monday, August 15, 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