



Lake Capri Homeowners Association, Inc.
August 2022 Meeting Minutes

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

In attendance: Marilyn Cooke, Bob Hasser, Rosa Taylor, Randy Roddenberry, Missy Jarrell, Susan McNeely, Mary Boysworth, Chip Hatcher, Buddy Denman.

Via Zoom: Michelle Lewis-Headley

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

Beginning Balance as of July 18, 2022	\$ 41,483.50
Income:	\$ 1,031.17
Transfer to Savings for I-Bond	(\$11,000.00)
Expenses:	\$(8,085.96)
Ending Checking Balance August 15, 2022	\$ 23,428.71
Beginning Money Market Balance July 18, 2022	\$ 4,102.50
Transfer from Checking for I-Bond	\$11,000.00
Income:	\$.05
Bank service charge I-Bond	\$(2.50)
Ending Money Market Balance August 15, 2022	\$ 15,100.05
CD #8110001023100	\$ 20,414.04
CD#8110000968659	\$ 20,329.87
CD#8110001812253	\$ 20,417.05
Total Bank Balance as of August 15, 2022	\$ 99,689.72

Marilyn asked if there were any questions for Bob. A question was asked regarding the cost of Scana Energy which provides the gas service to the Clubhouse. This was discussed by the Board.

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

>The "Fish Fry" was a success. We planned for 50 plates and sold 48. A few people came back for second plates. The 'Yard Sale' was also great! Our next yard sale is scheduled for Saturday, October 8th, 2022, from 9 am – 1 pm.

> I have asked Mary to pull back on the Security position. If there is an issue that cannot be rectified between parties or neighbors, we are advising that you contact the Sheriff for mediation. The Security position is open, and it would be nice to fill it.

> Although the position as 'Restriction's Chair' is not on the ballot this year, November 2022 will be Chip Hatcher's last month as Chair. Let's wish him the best and 'Thank' him for his many years of volunteer work for Lake Capri.

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

Committee Reports:

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

1. Doors were painted on Friday and the new lock has been installed. The code is the SAME as the gate, but with no zeros. I think it looks awesome! Just be careful because it closes on its own.

2. The wall is finished. He did a great job! I will be putting in some plants around it in the fall to continue with what we have there now. Remember, this area is just for kids under 7, so that they can play next to their parents and not near the water.

Please pick up after yourself at the beach and put toys back where you got them.

I keep finding the horseshoes and sticks buried and last week I even found some in the lake!

I also found the sand turtle flipped over when I went up there after work on Saturday.

Checked the cameras and it was a little girl, probably no more than 6, and she did it during the Fish Fry.

Parents...please watch your kids!

3. Still finding glass bottles in the trash. There is NO GLASS of any kind allowed!!

Only cans and plastic bottles and we have recycle bins for those.

Also, a reminder: Pets are not allowed on the Beach.

4. Started weeding the beach again and going to rake up some of the goose poop.

That is a never-ending job. Tried cleaning off the floating dock but could only reach some of it.

I can't climb up there with my knees.

However, I have a broom outside near the trash can if anyone wants to do it. I usually have a few volunteers to do it, but it's been slow this summer.

5. On Sunday, August 28 at 3PM, Mary and Michelle will host a Beach Party with ice cream and games for the kids.

6. All swimming in Lake Capri HOA lakes is done at the Member's own risk. Members assume any risk for their children or guests. Lake swimming is not advised following heavy rains or when the lake is stagnant or not flowing over the spillway. Showering after swimming is advised.

Clubhouse: Missy Jarrell – (770-378-7425 or msnjarrell@comcast.net): There has been one rental, two cancellations, and three rentals are coming up. We are looking for a contractor to assess the repairs that are needed for the Clubhouse and to give us an estimate.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): Michelle offered apologies for being away from recent meetings. She was working in Dallas.

On Sunday, August 28 at 3PM, Michelle and Mary will host a Beach Party with ice cream and games for the kids.

Michelle hopes to have a Halloween Event for the children.

Lakes and Dams: Randy Roddenberry (770-713-3290): Randy and Chip N. discussed with the Board the renewal of our contract with Solitude Lake Management for the weed control service of Lake Sorrento. This past year has seen improvement in that lake, but the cost is a concern. Several members joined in the discussion. The Board authorized a six-month renewal if that is an option. If it is not, the Board authorized a full-year renewal.

Now that we have a working siphon, lowering the water level in Lake Sorrento in the winter months will also help with weed control. In time we may be able to discontinue our contract with Solitude, but for now, the Board believes we should continue until weed control is better established in that lake.

Landscape: Tim Williams (678-662-8641): Not Present

Report for Landscaping: **Fall Clean-up Day will be October 8th, 2022**, 9 am – 1 pm. Members, please mark your calendars and come out to help clean up the Beach and Clubhouse area. This is a great way to meet your neighbors while beautifying your neighborhood.

Tim is the Chair of the Nominating Committee for the 2023 HOA Board of Directors. He reports that he has a nominee for Clubhouse.

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.

The deadline for submitting nominations is September 12. Please let us hear from you.

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

Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805): The Member at 2594 Lake Capri Drive submitted plans to Chip for a fence. The Board discussed the plan, and in order to comply with our guidelines recommended a few feet be taken from the front of the fence. A motion was made to approve the fence with this change. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

Missy and Chip N. discussed some properties with overgrown yards that need to be contacted. Sometimes it is difficult to determine who to contact when properties change owners often or are owned by an LLC.

Safety and Maintenance: Buddy Denman (770-826-0233 call or text): Buddy sprayed for weed control around the new siphon area on the Lake Sorrento dam. He repaired the electric line for the light on the dock. He raised the lamp post that was down on the Lake Capri Causeway and supported it with a long piece of rebar. But by the next day someone had stolen the rebar and the lamp was back on the ground.

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

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:

The Board discussed holding a Lake Capri Christmas Party for Members and their families at the Clubhouse on Sunday, December 4, at 2 PM.

The next regular Board meeting will be on Monday, September 19, 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

Newsletter

Can you believe??!! After two years the Rockbridge Road Bridge is being repaired. It should be complete by October 31. What a relief that will be! When election time comes around again, remember all the promises that were made and not kept. Our neighborhood has endured so much during these past two years. We are very fortunate that no one has been injured due to the traffic thru here. Many thanks to Marilyn Cooke for all of the work she has done in keeping us informed as to what is going on.

Long time resident Marilyn Blaschke died July 26. Marilyn was a nurse at Northside Hospital for 20 years and also worked for H and R Block for 20 years. Marilyn was preceded in death by her husband Ted. Marilyn and Ted taught Scottish Country Dancing for 43 years. Marilyn and Ted and their son Karl moved to Lake Capri in 1998 and Karl continues to live in Lake Capri. An Irish wake was held at the Blaschke home on August 7.

Bob and Sandy Hasser took a bus trip to Cherokee, N. C. several weeks ago.

Tommy and I spent the weekend in Cherokee.

Many thanks to all of the workers that made the recent fish fry a success. The food was delicious.

Our annual meeting is coming up and it would be great if we had a full house that day. This is your neighborhood. Let's all work together and keep it GREAT. Volunteer! If you see trash on the streets when you are walking, pick it up. Park your cars in the driveway, not on the grass. Cut your lawn, rake your leaves, clean your gutters (I have seen trees growing in a few gutters), protect your investment. Be considerate of your neighbors. If you have a problem with each other, discuss it in a kind way.

Call me with your news. I know we have lots of students and we would like to hear of their good news and plans.

Let me know of any neighbors that are sick.

Susan McNeely spmcneely@bellsouth.net 770-482-2658