



Lake Capri Homeowners Association, Inc.
September 2022 Meeting Minutes

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

In attendance: Marilyn Cooke, Bob Hasser, Halas Wilbourn, Rosa Taylor, Missy Jarrell, Tim Williams, Mary Boysworth, Chip Hatcher, June Reece. Susan McNeely was present for the first half of the meeting.

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

Beginning Balance as of August 15, 2022	\$ 23,428.71
Income:	\$ 2,301.93
Expenses:	\$(9,089.82)
Ending Checking Balance September 19, 2022	\$ 16,640.82
Beginning Money Market Balance August 15, 2022	\$ 15,100.05
Income:	\$.13
Bank service charge	\$(2.50)
Ending Money Market Balance September 19, 2022	\$ 15,097.68
CD #8110001023100	\$ 20,414.04
CD#8110000968659	\$ 20,329.87
CD#8110001812253	\$ 20,417.05
 Total Bank Balance as of September 19, 2022	 \$ 92,899.46

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 met with Brian Kelly & William Brown from the Rockdale County Department of Transportation for the bridge update. Things are progressing well. The utilities are all in place, demolition has begun & they will begin to pound in the pilings next week. October 31st, 2022, is still the targeted completion date.

Unfortunately, they told us that the collaboration between them & Storm Water will not happen. Months ago, Stormwater told us that they would work on the Rockbridge curve at the same time as this bridge project. This will not happen, and we will again be inconvenienced by traffic detours whenever Stormwater does the work.

Regarding the small bridge (culvert) at the spillway on Lake Capri Drive, across from the Clubhouse, everyone is concerned about it because of the loaded trucks, tractor trailers & heavy vehicles that speed over it. Well, DOT is supposed to look into the repair history of the 'culvert' because they initially stated that it was not listed in their records & it was our responsibility. Chip N. gave them some history & information on the last repair that the County did on it. So now we are waiting for their findings as they look deeper into this.

Vice President: Halas Wilbourn (773-563-8341) Halas thanked the Board for what they do. He expressed concern with how many drivers run the stop sign at Lake Capri Dr. and Amalfi by the Clubhouse. He would like to see a lighted stop sign there. Marilyn stated that she has asked the DOT about this, and they said they would not install such a sign at this location. They stated that the Lake Capri Association, at its own expense, could

purchase and install a lighted sign but would be responsible for its upkeep.

Halas suggested that residents of Lake Capri consider installing a doorbell camera or other security cameras at their homes to monitor activity in the community.

Committee Reports:

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

Fall Clean-up Day of the Beach and Clubhouse areas will be October 8, 2022, 8:30 am – 12 noon. For the Beach that day, we need to weed along the fence area and plant monkey grass around the children's play area. Members, please mark your calendars and come out to help clean up the Beach and Clubhouse area. Volunteers will be treated to pizza after the Clean-up.

A Lake Capri Community Yard Sale will be held on the same day, October 8, from 9 am – 1 pm. New vendors are invited to participate. The fee is \$10. Returning vendors are welcome. ALL vendors should contact Rosa at eproe50@yahoo.com so that the organizers can plan spaces.

Mary offered thanks to the volunteer who mowed the weeds growing up along the shoreline at the Beach.

As part of the work that was being done on the Clubhouse, some small sections of rotten wood on the Pavilion roof were repaired.

Clubhouse: Missy Jarrell – (770-378-7425 or msnjarrell@comcast.net): The bathroom has a new floor, comfort height toilet, and handicap bars added. On the porch, the handicap ramp has been replaced and rotten boards replaced. The structure of the decking is in good order. Thank you, Marilyn, for getting the supplies, Randy for finding our guy to fix all, and the fixer, Lamar Hardy.

There have been 2 rentals since the last meeting. We are expecting rentals on the 24th, October 1, and perhaps Thanksgiving Day if we approve. The Board discussed this and saw no objection to renting on Thanksgiving Day.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): Not present. Sent the following report: Michelle thanks everyone who came out for the Ice Cream Social (Sundae Sunday) and thanks Mary for working so hard to make things come together.

Halloween Event: Michelle will be giving out candy at the Clubhouse on Halloween, Monday, October 31, from 5:30 – 7:30. Candy donations are welcome.

Lakes and Dams: Randy Roddenberry (770-713-3290): Not present. Randy is recovering very well from his recent surgery. Chip N. discussed lowering the lakes now that we have a working siphon in the lower lake. The question is, when should this be done, and should it include all lakes at once? The consensus of the Board was that January is the best month and that all the lakes should be done at the same time.

Members are hereby notified of the plan to lower all the lakes in January 2023 for a few weeks. This is being done as part of proper lake management to control weeds and algae. Members who have lakefront properties may want to take advantage of the lowered lakes to do maintenance on their docks or shorelines.

Chip asked if there had been any questions or inquiries about the lakes, and Marilyn stated that there had not been any. A member present at the meeting said he has seen weeds coming back around his shoreline on Lake Sorrento. Chip said he would report this to our lake management service. Chip encourages members to contact him or Randy with questions or feedback on the lakes. He offered to show the new siphon and explain how it works to anyone who is interested. Halas, our Vice President, was interested and will meet with Chip.

Chip is in touch with Hansen Quarry, who have expressed an interest in stocking our lakes with fish at their expense if it could be made to serve a PR purpose for the quarry as an event where children and adults could see the process. The Board discussed this and decided to approve.

A member asked about the tree that is down in Lake Capistrano. The Board has been in touch with the owner of the property, who said he is working on it. He may need to be contacted again.

Landscape: Tim Williams (678-662-8641): Our landscape service has completed the final contracted cut of the year. If weather conditions require another cut, that can be arranged. Tim is happy with the work done by New Landscaping Service, and Members have commented positively as well.

Fall Clean-up Day will be October 8th, 2022, 8:30 am – 12 noon. 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 was very happy with the turnout at our last Clean-up, where he had 20 volunteers; this time, his goal is for 25 volunteers. His plan is to clear debris in the picnic area, pick-up trash along the lake shores, trim the bushes, etc. Volunteers will be treated to pizza after the Clean-up.

A Lake Capri Community Yard Sale will be held on the same day, **October 8, from 9 am – 1 pm.** New vendors are invited to participate. The fee is \$10. Returning vendors are welcome. ALL vendors should contact Rosa at eproe50@yahoo.com so that the organizers can plan spaces.

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

Restrictions: Chip Hatcher (gmahatcher@gmail.com or 678-526-9805): Chip had nothing special to report except to remind those who use the lakes to clean up after themselves.

Restrictions Committee report: Re Covenant Violations, Member residents who have vehicles parked behind their homes on non-paved or Board approved gravel surfaces will be receiving notice of violations.

The Crowther family of 2855 Barcelona submitted plans to install solar panels on their roof. The Board reviewed the plans and found they met our standards. A motion was made to approve the plans as submitted. It was seconded and passed with a vote of all in favor, none opposed, and no abstentions.

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

Security: This position is OPEN. The position of Security has been open for several years. The Board has put out numerous pleas for a volunteer, but no one has come forward. Rosa suggested that the name of this Board Position, Security, may hold back volunteers because they think it has a larger role, even a law enforcement role that, in fact, it does **not** have. The HOA is not authorized to enforce county or state laws.

However, dues-paying Members of the Lake Capri HOA own a good bit of common property: the beach, lakes, picnic area, dams, fishing, and parking areas, and need to monitor it just as any property owner would. Rosa suggested the Board create a job description for this position to define what is needed. A suggestion was made to change the name of this Board position. The names of the Board Committees are specified in our Bylaws and may not be subject to change (Lake Capri HOA Bylaws, Article III Board of Directors, Section 4 Standing Committees.); however, the Bylaws state that the Board “may ... revise the job descriptions as may become necessary.”

The consensus of the Board was that in future, the Board position of Security would be referred to as **Common Area Monitor (Security)** since the main task of this position is to monitor the Common Areas to confirm that anyone using or parked in these areas is a Member with proper credentials or a Guest with proper credentials. The position is one of **monitoring and informing**. Engaging in conflict with anyone found to be on HOA property without credentials is **not** expected. We have found over the years that this non-confrontational effort does bear results in helping to deter trespassers by showing Lake Capri is keeping an eye on its property and in helping Members understand why they are issued Member credentials and Guest passes. It is understood that every Board Member is busy; the Common Area Monitor would stop by the common areas as their schedule permitted.

Please consider volunteering for this position. You will find the Board is a friendly group, who love Lake Capri, and are more than willing to help each other. **Please speak to any Board Member or attend any Board Meeting. Lake Capri needs YOU!**

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com): The following new residents were welcomed: Clarke Coggins of 2400 Venetian Circle, Ian and Shirley Stewart of 2651 Lake Capri Drive, Sara Brown of 1982 Lake Sorrento Drive, Shaheerah Savannah of 1985 Palermo Way. The Board joins June in welcoming these new residents to Lake Capri!

Sympathy Cards were sent to the family of Marilyn Blascke and to the Aquino Family.

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 2022 Annual Meeting of the Lake Capri Homeowners Association, Inc., will be held at the Clubhouse at 2 PM on Saturday, October 22, 2022. The purpose of the Annual Meeting is 1) the Election of Officers/Committee Chairs for the 2023 Lake Capri Association Board and 2) Other Association Business. Members will receive an announcement by mail and are encouraged to attend.

-Lake Capri Woman's Club: Sandy Hasser announced the sad news that the Lake Capri Woman's Club is disbanding. Since the 1960s this group has contributed so much to Lake Capri. To name a few of their good works: every year they hosted the Lake Capri Christmas party with delicious home-cooked food and desserts, decorations, and door prizes; they held potluck dinners as fundraisers for Lake Capri; they visited and took fruit baskets to Lake Capri shut-ins; they donated money to the Lake Capri Clean Up Days, and the list goes on. As their final act of generosity, they will be donating the several hundred dollars left in their Treasury and their tables and supplies to the Lake Capri HOA.

The Board expressed heartfelt gratitude and appreciation to the members past and present of the Lake Capri Woman's Club for their important contributions all through the years to our Lake Capri community.

-Lake Capri Children's Christmas Gift Program will be collecting donations of new toys again this year. Watch for announcements, and please contact Marilyn (770-559-3646) to help.

-Lake Capri Games Night: Chip N. suggested a monthly Lake Capri Games Night as entertainment for Members and also a way for neighbors to get to know each other and become involved in their community. The Bingo Nights we had a few years ago were popular, but we need someone to organize, call numbers, etc. Is there someone out there who'd like to start a Bridge Club? What about a Board Game Group? Here's the chance! Between the main room and the kitchen at the Clubhouse, Game Night could offer several game options. But nothing can happen unless YOU get involved. Please contact Tim Williams (678-662-8641) or Missy Jarrell (770-378-7425) with suggestions for how YOU can help "get this party started."

-Bob Hasser noticed that the property tax labels the County is sending out have merged any extra lots a person may own with their main property. This could lead to the expense of a survey if the owner wants to sell a lot. He plans to speak to the tax office about this.

-Mary knows a Medicare expert who could hold a free seminar here to help Members make informed choices about Medicare options. If interested, contact Mary at 678-457-7324.

The next regular Board meeting will be on Monday, November 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 – 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

The leaves have started to fall, hummingbirds are leaving and Halloween is just around the corner. It's hard to believe how fast this year has gone by. At least, we aren't in lock down with Covid.

Get well wishes to Randy Roddenberry who has had knee surgery.

Get well wishes to Rita Wasson who has had a hip replacement.

Sympathy is extended to Mr. and Mrs. Jesus Aquino in the death of their son.

Sandy Hasser attended her 62nd high school reunion in Union City this past weekend.

After 60 plus years the Lake Capri Woman's Club has disbanded. The Woman's Club was a major contributor for activities in the neighborhood. We sponsored covered dish dinners, Christmas Open House, Easter Sunrise Services. We sponsored programs in many areas including political forums. We were part of the 4th District Woman's Club and part of our dues went to the Tullulah Falls School. We helped with food and supplies during the flood in our neighborhood and also helped the Katrina Hurricane victims. The list of our accomplishments are too long for this newsletter. Many thanks to Sandy Hasser for her many years serving as President and to Henrietta Biltz as our treasurer. I served as secretary over 20 years. The Lake Capri Woman's Club was a very special organizations to many of us. Our remaining funds have been donated to the Lake Capri Homeowner's Association along with tables, cabinet and other assets in the clubhouse.

As always, help us keep the neighborhood clean. Don't throw trash on the streets, cut your grass, keep garbage cans out of sight, don't park on the grass and be nice to your neighbors.

Call me with your news or send me and e-mail.

Susan McNeely spmcneely@bellsouth.net

770-482-2658