



**Lake Capri Homeowners Association, Inc.**  
**February 2023 Meeting Minutes**

**The February 2023 Board Meeting** was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the January 2023 meeting were corrected as follows:

Mrs. Beverly Foster asked that the following be added to the January 2023 Minutes:

"January's Minutes Additional Information Request from a Homeowner Lake Capri HOA January 2023 Minutes and Newsletter Jan 19, 2023, 9:16 AM

Good morning, Marilyn Cooke And HOA

I am requesting the January minutes be corrected. So many times, things are not recorded that went on in the meeting in the minutes. Some are very critical to the proper maintenance of our community. Please add that Beverly Foster made a formal request for the HOA to assist with the process of getting the spillway repaired be entered into the minutes. Add she informed the HOA, as they and everyone in the community knows, this situation has been overlooked for over five to seven years, and it is time the HOA does something about the matter. Beverly believes, the unrepaired spillway is causing a health problem and gathering of numerous turkey buzzards. Also, she believes the HOA are part owners of the spillway. Everyone talked about this situation for at least five minutes. Missy made comments and agreed, she had signed a permission of entrance for the county when she was president. Marilyn made comments and requested Beverly to send her the plans and contact information of Storm Water, and C.K. Newman made comments stating he will assist with getting help in this matter. Susan Neelly stated that Stormwater told her they were going to "fix" that big pool of water that stands near Mrs. Foster's property. Mrs. Foster told the Board that she just spent \$1,000 to have that repaired because stormwater is not doing their job on this situation and in Lake Capri. Please make the above corrections. I greatly appreciate it. Everything a paid HOA member brings to the board needs to be recorded and not selective items. Thanks so much. Beverly Foster 2679 Lake Capri Drive Conyers, Georgia"

The minutes of the January 2023 meeting were approved as corrected.

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

Beginning Balance as of January 1, 2023	\$ 18,385.02
Income:	\$ 43,392.00
Expenses:	\$(2,810.39)
Transfer to Dam Escrow Account	\$(2,900.00)
Ending Checking Balance February 20, 2023	\$ 56,066.63
Beginning Money Market Balance January 1, 2023	\$ 15,098.18
Income:	\$ .13
Transfer from Checking for Dam Repair Escrow Acct	\$ 2,900.00
Ending Money Market Balance February 20, 2023	\$ 17,998.31
CD #8110001858695	\$ 20,390.17
CD#8110000968659	\$ 20,335.00
CD#8110001812253	\$ 10,422.25
Total Bank Balance as of February 20, 2023	\$ 125,212.36

Bob and Marilyn discussed with the Board the increase for our yearly premium with Nationwide Insurance for the HOA property insurance. A member recommended another company. Marilyn will contact them to see if they offer the same coverage for a better price. If not, we will continue with Nationwide.

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

-Important Notice to Members: The Lake Capri HOA Annual Meeting will be held on Saturday, October 21, 2023, at 2PM at the Clubhouse.

- A member asked about the tree that is down in Lake Capistrano. Marilyn and the Board have worked on this and discussed further ways and means for removal.

**Vice President: Halas Wilbourn (773-563-8341)** Halas has been checking on problems of street signs in the neighborhood. County sign issues will be reported to the county. The HOA maintains only our Lake Capri signs. Halas and the Board thanked volunteers Lorenzo Dixon and Bryon Boyd for reinstalling one of our Lake Capri signs that had been knocked over.

Halas stated that a new neighbor had a leak from their septic tank. They had a repair service to come out, but the repair has not been completed yet.

**Committee Reports:**

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

**Lake Capri Activity Day will be Saturday, April 22, from 9 AM - 1 PM.**

Activities will be as follows:

\*Lake Capri Neighborhood Yard Sale (Vendors, contact Mary. \$10 fee for the year.); \*Firemen from Rockdale Fire Department will give a presentation with a fire truck;

\*The Annual Clean up of the Beach and Clubhouse area (Member volunteers are needed to help with this.)

The new Beach Code will be in effect on **MARCH 6<sup>th</sup>**. The new code is mailed to Members when they pay their yearly dues.

Mary would like to thank the person who left a kiddie table for the Beach. Donations are appreciated.

A member commented on the problem last year with the large number of vultures on the Beach. She has researched and found a company that makes replicas of foxes which help scare off the vultures. Marilyn will look into this. The Board discussed other measures to deal with vultures and geese.

**Clubhouse: Patricia Wills ( [patriciawills@yahoo.com](mailto:patriciawills@yahoo.com) )** Not present. No report.

**Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088):** Not present. Sent word that she hopes to have a Bingo Night but as yet does not have date scheduled.

Marilyn and Mary gave out Valentine roses at the Clubhouse this year. They had a good turn out for this.

**Lakes and Dams: Randy Roddenberry (770-713-3290):** The lake valves will be shut off on schedule. Due to rains the lakes did not lower as much as was expected.

Chip has met with Nathan McEachern to discuss the lowering of Lake Sorrento. Though we have one good working siphon, a lake of that size and in our system where all other lakes drain into it would need more siphons to lower much except in dry weather. Installing more siphons would not be affordable.

Therefore, we will have to stay with Solitude Management for the present in order to maintain water quality in

that lake. Hydrilla weed is present in Lake Sorrento, but cannot be controlled by lowering. The control for it is chemicals that are too harsh for us to use in that lake. However, overall Lake Sorrento and all the lakes are thought to be in good shape at this time.

The Board discussed possibly scheduling the lowering of the lakes in the fall season in future since the winter months that we have used in the past are turning out to be too rainy for effective lowering. Note to Members: periodic lowering of lakes is part of recommended lake management.

CK Newman is ready to stock the lakes with fish. The is meant to be an event for the neighborhood to come out and see. The Board discussed when to schedule this. One idea is to do it on the April 22 Lake Capri Activity Day. However, fish stocking is usually done in early spring, so a date in March may have to be chosen. The stocking is being done free of charge. Members, please watch your email for the announcement of this event.

A Member stated that the cattails and zebra grass near the spillway and other shorelines are invasive, could cause problems, and should be removed. Another Member stated that the three crape myrtles at the corner of Lake Capri Drive and Rockbridge interfere with visibility at that intersection. These trees are on private property; the Board discussed contacting the owner.

**Landscape: Tim Williams (678-662-8641):**

**The Annual Lake Capri Spring Cleanup of the Beach and Clubhouse** areas will be Saturday, April 22, beginning at 9 AM. Member volunteers are needed to help with this. Please mark you calendars and plan to come out. This is a great opportunity to meet your neighbors while beautifying your community.

Tim reported that there was a lot of debris along shorelines following the storms, but that it looks better now.

**Publicity: Susan McNeely (770-482-2658 or [spmcneely@bellsouth.net](mailto:spmcneely@bellsouth.net) ).** Susan had nothing to report.

**Restrictions: Missy Jarrell (770-484-0244 or [msnjarrell@comcast.net](mailto:msnjarrell@comcast.net))** not present. Sent the following:

**Maintenance: Buddy Denman (770-826-0233 call or text):** RE lights on the causeways: Buddy will repair the down light pole and replace burned out light bulbs.

A lakefront property has a damaged tree that is at risk of falling in the lake. The Board will contact the owners of lakefront properties with at risk trees to request that they maintain their property so that trees and debris do not end up in the lakes. Per our Covenants: no debris of any kind is to be deposited the lakes. Lakes lose depth naturally over time due to unavoidable leaf fall and run off, but Please let us not add to the problem.

**Common Area Monitor (Security): This position is OPEN. Please consider volunteering for this position. 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](mailto:jbreece@live.com)):** Not present. Sent the following report:

Welcomed Residents Alejandrina Santana-Granados of Rivera Drive and Julio ALicea of Rivera Drive. Sent a Sympathy Card to the family of Charlene Boss of Adriatic Drive.

If you know of someone new moving into the neighborhood, please let June know so 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 was reported.

**The next regular Board meeting will be on Monday, March 20, 2023, 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>

Examples of violations: Junk Vehicles; Zoning Violations such as commercial vehicles or equipment visible on residential property; Not keeping your 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)