



Lake Capri Homeowners Association, Inc.
March 2023 Meeting Minutes

The **March 2023 Board Meeting** was called to order by President Marilyn Cooke at 7:30 PM. The minutes of the February 2023 meeting were approved as written and distributed.

Treasurer's Report: Open Position (Marilyn is filling in)

Beginning Balance as of February 21, 2023	\$56,066.63
Income:	\$22,403.60
Expenses:	\$(2,438.38)
Ending Checking Balance March 18, 2023	\$ 76,031.85
Beginning Money Market Balance February 1, 2023	\$ 17,998.31
Income:	\$.14
Ending Money Market Balance March 20, 2023	\$ 17,998.45
CD #8110001858695	\$ 20,390.17
CD#8110000968659	\$ 20,335.00
CD#8110001812253	\$ 10,422.25
 Total Bank Balance as of March 20, 2023	 \$145,177.72

Bob has submitted a letter of resignation. The position of Treasurer is OPEN, and the Board is working to fill this position. Marilyn has kindly consented to fill in for now. Missy and Rosa have volunteered to help.

The Board would like to thank Bob most gratefully for his long years of excellent service as our HOA Treasurer. The role of Treasurer involves considerable work, which Bob did so well. He also went the extra mile for HOA income by working carefully with the attorneys to collect on dues in arrears and help us earn the best interest on our reserve funds. His faithful attendance at our monthly Board meetings, his leadership, and his friendly smile will be greatly missed by all who served with him. Thank you, Bob!

Marilyn asked if there were any questions re the Treasurer's Report. There were none.

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

- On Tuesday, March 7th, Chip N. contacted me about a call he had just received about ten cars that were parked on Rockbridge Road & people fishing. We went out there and find four vehicles parked & men fishing. After Chip N. spoke with them, they each left without incident. That evening I sent an email to RDOT, asking if they could put up “No Parking” signs & explained our dilemma. The next morning I received an email from the Director letting us know he had forwarded our request. That afternoon we had several signs up. (Thank you, RDOT). However, the next day I saw a white pickup truck parked in between the signs. He had a guest pass & I asked him to park on Capri Cove. We need to work on signs for “No Fishing or Private Fishing or something” to deter NON-Members from fishing in our lakes.
- Members, please remember that when you give out a guest pass, YOU are responsible for that guest's actions on our property. Let them know the rules. Legibly fill out your guest's pass, including the date.
- If you tow a boat, please do not leave your vehicle & trailer blocking the boat ramp. Other people need to utilize the ramp. If you are on Lake Sorrento Drive, park your vehicle with your tow on Lake Sorrento Court in the cul-de-sac on ONE side of the street.

- Someone left their cell phone & glasses outside the kitchen door of the Clubhouse on the table where the mini library is. If these items belong to you, please contact me.

Vice President: Halas Wilbourn (773-563-8341) Halas stated that a tree is down in Lake Capri. A member present said that there was a plan in place to have it removed.

Committee Reports:

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

1. Gate and bathroom codes have been changed. Use of the beach is for PAID members only, so please do not give it out to anyone that you don't know. Parents, please speak to your children about this. Also, a reminder that children under 14 may not be on the beach or swimming area without a parent or adult guardian.

We will turn the water back on after this last freeze is over.

2. Only 2023 passes will be accepted for parking on any HOA property. Anything from prior years or no pass, you may be asked to leave.

3. I want to replace the rope and buoys on the lake, but need someone that has a boat to help with taking measurements. I need to measure from the dock to the floating dock and then to the end of the rope.

4. Lake Capri Activity day, April 22:

-- 8AM - 12 PM Beach clean up will be mainly just weeding the beach and picking up driftwood. Member volunteers are needed and will be treated to pizza following the cleanup.

If anyone wants to go down on a warm day and work, feel free. Let me know and I will join you if I am home. Stack the drift wood over near the side gate and we will get it on cleanup day.

--9AM - 1 PM Yard sale. Please text me or email me if you want a table for the yard sale.

--10AM - 2 PM Fire Engine Display & Bounce House

--12:00 Noon at the big oak tree at the boat ramp: Mr. Chip will be there to direct the release of fish into Lake Capri. Members please stop by and bring the kids. The fish that will be stocked are bass, brim, and crappie.

6. I want to get some quotes on what it will take to give the lifeguard stand a fresh new look.

C.K. and Joe have volunteered to drag the beach to help with weed control and fluff up the sand before clean-up day

Clubhouse: Patricia Wills (patriciaawills@yahoo.com) There have been two rentals since January 21, and six are scheduled. The termite inspection was done.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): (via Zoom) Michelle discussed holding our Lake Capri Children's Easter Egg Hunt on Easter Sunday, April 9. However, there is a potential scheduling conflict with the Clubhouse. Please watch your email for information on the SATURDAY Easter Egg Hunt. Michelle needs help with this event. Please call her to volunteer.

Lakes and Dams: Randy Roddenberry (770-713-3290): The cap is closed on Lake Capistrano, and that lake is now full. The Board discussed remedies for controlling hydrilla weed in Lake Sorrento. Some remedies are too expensive for us, but grass carp would help. The Board discussed the cost of purchasing some. Our contract with Solitude Lake Mgmt. renews on July 1 and will go up by 4%. They have been successful with controlling the alligator weed and algae in Lake Sorrento.

A member stated there is algae in Lake Capri, and another member stated he sees more algae on the Lake Capri spillway than before. Chip N. will check this. Adding Lake Capri to the contract, we have with Solitude Lake Management for Lake Sorrento would be a major expense beyond our budget. Chip N. and member volunteers may be able to treat Lake Capri with copper sulfate. There were able to improve Capistrano.

The members at 2570 Lake Capri Drive stated that they have a problem with debris accumulating along their shoreline on Lake Capistrano. Randy stated that the prevailing winds push the debris to that end of the lake and that an aerating fountain may help push it away some. The members requested approval to install an aerating fountain no more than 20 feet from the shoreline and to install rip rap type rock along their shoreline. A motion was made to approve. It was seconded and passed with all in favor, none opposed, and no abstentions.

Important Announcement: On Saturday, April 22, at 12:00 noon as part of the Lake Capri Activity Day, Chip N. will be at the big oak tree at the boat ramp to direct the release of fish into Lake Capri. The fish that will be stocked are bass, brim, and crappie and are being supplied free of charge. Members please stop by and bring the kids for this interesting event.

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

The Annual Lake Capri Spring Cleanup of the Beach and Clubhouse areas will be Saturday, April 22, 8AM - 12PM. In addition to cleaning up the Beach and Clubhouse areas, we hope to paint the parking stops in the Clubhouse parking lot. Member volunteers are needed to help with this and will be treated to pizza following the cleanup. Please mark your calendars and plan to come out. This is a great opportunity to meet your neighbors while beautifying your community.

Reed New is working up a landscaping contract for us for this year with 10 cuts and one special cut. The price will be the same as last year. Tim will present the contract at the April meeting.

The Board discussed the mowing of the area around the new bridge. We need to see who is responsible, us or the county.

Tim will check with Reed regarding the cattail plants near the Capri/Sorrento spillway.

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

Restrictions: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net) The Restrictions Committee has reported three non-member residents to the County for parking junk cars on their property. (Codes of Georgia define junk car as a vehicle that either does not have lawfully affixed unexpired license plate or tax stamp or is wrecked, dismantled, partially dismantled, or inoperative.) The Board discussed what to do regarding member addresses with junk cars on their property, violating our Covenants. It was decided to report these to the County as well since, though they are in violation of our Covenants, they are also in violation of County law, and County enforcement is more stringent than ours.

Per our Covenants, all vehicles must be parked in the driveway or on a paved surface that has been approved by the Board.

Maintenance: Buddy Denman (770-826-0233 call or text): Buddy had to leave early. He did not have a report.

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): Not present. No report.

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: The floor was opened to discussion regarding filling the Treasurer's position on the Lake Capri Homeowners Association Board of Directors. Marilyn gave a summary of the general duties that have been done by our Treasurer, which are considerable.

A member suggested that we could break the tasks up so that the Treasurer is responsible for financial bookkeeping, transactions, reporting, and for attending the Board Meetings. Two members could serve as a Treasurer's committee to handle collections, mailings, decals, and other administrative tasks. Randy and Mary volunteered to help with the decals.

Once we get a new Treasurer, we will implement a two-signature check system.

A member present at the meeting, Ms. Rice, stated that she has experience in electronic-based accounting and would consider the position of Treasurer if Lake Capri Members would purchase QuickBooks which has an average fee of \$170 a month equaling \$2,040.00 per year. The Board thanked Ms. Rice for this and discussed the feasibility in light of the Lake Capri Budget. To add an expenditure of that size would require an increase in Annual Dues which could not be done until 2024.

The Board will continue to deliberate on this important matter and work to find a solution.

**The next regular Board meeting will be on Monday, April 17, 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

Lake Capri Newsletter

We get out short sleeves and next day we need our overcoats. Flowers and trees have been beautiful and the grass is beginning to turn green. Springtime in Georgia is always a treat and a surprise.

Mary Boysworth flew down to Tampa a few weeks ago to meet her sister for a great weekend. They attended a Justin Hayward concert at the Capital Theatre in Clearwater.

Martha Sangster spent a week at Piedmont- Rockdale Medical Center with a serious kidney problem and is still waiting to learn if she will have to have the kidney removed. Please keep Martha in your prayers.

Fred Johns is making a great recovery from his knee replacement. Fred and Ami will celebrate their 44th wedding anniversary in April. Congratulations.

Rosa Taylor and Greg Meyers spent a few days at Jekyll Island enjoying the historical architecture, the beautiful beach walks, and sunsets over the marshland.

Get well wishes to Susie George who is recovering from back surgery. Susie came home from the surgery and almost immediately had to return to the hospital for more surgery.

After many years of service, our beloved Bob Hasser has resigned as treasurer of The Lake Homeowner's Association. We have lived in Lake Capri for 51 years and we have only had two treasurers in all of those years, Geraldine Bradford and Bob Hasser. Bob and Sandy have always been committed to work for the betterment of Lake Capri. We could always count on Bob having an understandable financial report and always being at the HOA meeting unless he was off on one of his many great travels. Thank you Bob for your many years of service!! We love you and appreciate your service!

We hear people talk about spring cleaning so let's all get ready to do a spring cleaning at Lake Capri. Time to cut the winter thatch off of your lawn, rake the leaves and cut the bushes. Remember to keep your garbage can out of sight and your cars parked in the driveway, not on the lawn. Please do not throw trash on the streets. Follow the covenants and help us to keep Lake Capri the beautiful place you moved to. It takes everyone doing your part. Come to the HOA meetings and get involved. We are all volunteers. We get no pay but we receive the satisfaction of knowing we live in a wonderful neighborhood.

Please let me know your news.

Susan McNeely spmcneely@bellsouth.net

Lake Capri Activity Day

Saturday April 22

YARD SALE

9 am ~ 1 pm

Contact Mary: at 678-457-7324 or mboysworth@yahoo.com
to let us know you are interested.

\$10 fee for 1st time, payable on Saturday morning.
Bring your own table & chair.

BEACH & CLUBHOUSE CLEAN-UP DAY

8 am ~ NOON

Member volunteers are needed and
will be treated to pizza following the cleanup.

FIRE ENGINE DISPLAY & BOUNCEY HOUSE

10 am ~ 2 pm

THE RELEASING OF FISH IN THE LAKE

NOON

Meet Chip N. at the boat ramp on Lake Capri Drive.

**With everything going on, something should interest you!
Come on out, bring the kids. Fellowship & have Fun!**