



Lake Capri Homeowners Association, Inc.
May 2023 Meeting Minutes

The May 2023 Board Meeting was called to order by President Marilyn Cooke at 7:30 PM. The Minutes of May 2023 were approved as written and distributed.

IMPORTANT Announcement to Members: The Treasurer position on the Board is **OPEN**. Please consider volunteering for this position. Please contact President Marilyn Cooke or any Board Member if you have questions or would like to volunteer. **Lake Capri needs YOU!**

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

Beginning Balance as of May 2023	\$53,392.60
Income:	\$ 2,463.00
Expenses:	\$(8,915.68)
Ending Checking Balance June 2023	\$46,939.92
Beginning Money Market Balance May 2023	\$17,998.75
Income:	\$.15
Ending Money Market Balance June 2023	\$17,998.90
CD #,,,8695	\$ 20,390.17
CD#,,,8659	\$ 20,335.00
CD#,,,2253	\$ 10,461.03
CD#,,,1115	\$ 10,000.00
Total Bank Balance as of May 2023	\$126,125.02

Marilyn presented a report on the January to May 2023 Check Numbers and Amounts. Marilyn asked if there were any questions. There were none. The Board thanked Marilyn for her work in compiling all these financial reports.

Secretary's Report - Rosa Taylor (epro50@yahoo.com) At this time in our calendar year, we need to begin the steps that are required for our Annual HOA Meeting, which is scheduled for October 21, 2023. The main purpose of that meeting is for Members to elect those who will serve on the 2024 HOA Board of Directors. The first step in preparing for the Annual Meeting is to form a Nominating Committee to recruit Lake Capri HOA Members willing to serve in the HOA Board positions that are up for election this cycle and to create a list of nominees. The positions that are up for elections for 2024 are Vice President, Secretary, Hospitality, Publicity, Restrictions, Safety & Maintenance, and Welcoming Newcomers. All positions are for two-year terms.

Rosa requested that a Board Member volunteer to serve as Chair of the Nominating Committee. No one volunteered. Once there is someone to Chair the Committee and act as the contact person, we will reach out to the Members at large via email to give them an opportunity to serve on the Nominating Committee.

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

> A speed monitor is back on Lake Capri Drive. **PLEASE SLOW DOWN in our community!**

> Are we doing a yard sale day this summer? Submit some dates, please.

>We need to paint the front porch of the clubhouse & the black lamp poles.

- > Lights are still out on Capistrano; Mr. Curley was notified. (Thank you, Missy)
- > We will create a "Lake Capri" ID for our Security Team & Board members.
- > Thank CK & Chip for the signs on the bridge & area around the new bridge on Rockbridge Road
- > The STVR on Venetian Circle was sold to a family.
- > I was told about a white male on a bicycle going around looking in people's driveways & open garages looking for items to take. If he sees something of interest, he contacts a white male in a white pickup truck to the location. Then they both leave in the white pickup. **So be on the lookout for both** & if you can get a license plate, get it to us. OR call the Sheriff.
- > I thank the Board Members for all that they do!!!

Vice President: Halas Wilbourn (773-563-8341) There was good progress with the tree removal project in the picnic area. There is still some work that needs to be done. Halas has marked with caution tape two trees in the picnic area near the road and has contacted Snapping Shoals about removing them. Members have sent their thanks for the improvements to the picnic area.

Committee Reports:

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

1. Want to reemphasize putting away toys and not leaving anything on the beach.

If the sandboxes are left open, then they will get full of water when it rains and may also get used as a litter box!

Also, do not move the picnic tables. Someone moved one of the tables a couple of weeks ago and didn't put it back. I had to get someone to help move it back.

2. Cleanup: The floating dock was cleaned off yesterday by JD, who was a guest of Buddy.

There is a broom outside to do this if anyone wants to help in the future.

I raked up some of the goose poop down near the water yesterday, but there is still more of it that needs to be picked up.

There is always stuff to do if anyone wants to help.

Weeds and goose poop down near the water and the floating dock are the main things.

3. I still 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. Once I get the rope, I will need help installing it. The Board and Mary discussed options and prices for ropes and buoys.

4. PLEASE Recycle! There are recycling bins outside the Clubhouse kitchen and by the Beach restroom for recycling aluminum cans and plastic bottles. Please take cardboard boxes with you **or break them down and put them next to the garbage can outside the kitchen, and I will recycle them. They take up too much space in the pails and tear up the bag in the pail downstairs. Thank you.**

Halas did a great job replacing the pipe and repairing the outside Beach shower. Thank you, Halas!

Clubhouse: Patricia Wills (patriciaawills@yahoo.com) Recent rentals have gone well. The Board discussed and clarified that renting the Clubhouse does not give the Member exclusive use of the Beach. The Beach is open to all Members in good standing.

There was a question about renting the Clubhouse on days near July 4th. We do not rent the Clubhouse on July 4th, so there is room in the parking lot for Members who want to use the Beach that day. But dates before or after July 4th can be available.

Last month a Member mentioned seeing groups in the Clubhouse that may not have been renters. Patricia has been checking on the Clubhouse periodically and has not seen anyone there, but she has seen signs that someone may have been inside when no one was scheduled to be renting. The Board discussed changing the

lock for the Clubhouse door and using a key that can't be duplicated. They also discussed having a security camera that would show who goes in through the Clubhouse door.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): Not present. Sent the following: I want to thank everyone who came out for Bingo. We had 9 people come out on 5/23. Unfortunately, we had 0 participants on 5/29. We will have another games event, hopefully soon. An email will go out when a date is created. Thank you for all you do, Marilyn.

Lakes and Dams: Randy Roddenberry (770-713-3290): The grass carp that were stocked recently are eating the hydrilla weed, and as they grow, they will eat more. Weeds and algae in Lake Capri and Lake Sorrento are under control. Lake Capistrano is not as clear of algae. That lake is only a few feet deep, which means the sun can reach all of its waters and promote weed and algae growth. In time the newly introduced grass carp should help with the problem.

A member mentioned still seeing weeds in Lake Sorrento. Chip explained that when the grass carp eat a weed, they may not eat the whole strand. These will float around but soon die and become sediment. It will take time for the grass carp to do their job. and as they grow, we will see more results.

A member stated that there is a tree on the Lake Capistrano causeway, HOA property, that appears to be dying and may have to be removed.

IMPORTANT NOTICE TO MEMBERS: If you need more guest passes or hang tags contact Mary Boysworth. Call or text 678-457-7324.

Landscape: Tim Williams (678-662-8641): The trees, bamboo, and undergrowth that are encroaching on the Lake Sorrento dam need to be cut back. Dams have to be kept clear. If roots grow into an earthen dam, the dam becomes permeable and loses strength and stability. Our landscaping service keeps the dam mowed but does not have the equipment for clearing trees, etc. Tim will contact the man who has cleared that dam in the past. He will let the Board know if he gets a quote.

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

Restrictions: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net) Not present. The Restrictions Committee has sent a letter serving as an official notification to the owner of 2578 Lake Capri Dr. The letter states that there are many trees on that lot that are in danger of falling, and if they fall on Lake Capri Association property or adjacent properties, removal will be the responsibility of that owner.

Maintenance: Buddy Denman (770-826-0233 call or text): Buddy resigned from his position as Maintenance Chair. His health makes it difficult for him to do the work involved in this position. The Board thanked Buddy for his service and for all the maintenance he has done for Lake Capri.

Bryon Boyd was present at the meeting and volunteered to be our new Maintenance Chairperson. A motion was made to appoint Bryon to the Board. The motion was seconded. The motion was approved with all voting in favor, none opposed, and no abstentions. Welcome to the Board, Bryon!

Common Area Monitor (Security): Buddy Denman volunteered to be our new Common Area Monitor Chair. A motion was made to appoint Buddy to the Board in this position. The motion was seconded. The motion was approved with all voting in favor, none opposed, and no abstentions. Welcome to the Board, Buddy!

The Board would like to thank CK Newman for getting and installing new cameras for our security system. We have had one for years but were due an upgrade. As a reminder to all, we are recording activity around the Clubhouse and Beach. This is posted, so just be aware.

If you see any suspicious activity at the Beach, Clubhouse, or any Lake Capri common area such as dams, lakes, boat ramps, please call or text one of us so we can check it out: Mary Boysworth 678-457-7324, Halas Wilbourn 773-563-8341, or Buddy Denman 770-826-0233.

Give us a date and approximate time. Also, please get the tag numbers of any cars parked on Lake Capri HOA property without proper Member or Guest credentials.

The Board would like to have ID cards printed for those who are monitoring the Lake Capri Common Areas by confirming that those who use the lakes and properties of Lake Capri are entitled to do so because they have their Member or Guest credentials on their vehicle or on their person.

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbreece@live.com): Not present. Sent word that she had nothing to report this month. The Board received an email from a family who is moving into Lake Capri next month. Rosa forwarded the email to June.

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:

Political Candidate Meeting: We will open the Clubhouse to candidates for the “**2024 Board of Commission Election**.” Mr. Ahmad & his committee will come out on **Monday, July 10th, 2023**, at 7 PM. There will be food, music & questions answered. Come out & bring the family.

(Disclaimer: Lake Capri HOA does not endorse any one candidate.)

Mr. Oden's Survey: Has a survey he would like us to participate in about the blasting & damage to our homes. This is voluntary. An email will be sent out with that survey. If you would like to participate, you can print it out, fill it out & place it in the white HOA Dropbox by **July 15th**.

The Lake Capri HOA Memorial Day Event was a success. A number of Members and their families stopped for good food, drinks, and fellowship. We were especially glad to see a number of families enjoying the Beach that day and some who took advantage of the Picnic area. Thanks to Mary Boysworth for leading this event and to her helpers, Missy Jarrell and Rosa Taylor.

Little Free Library: Lake Capri now has a Little Free Library on the porch of the Clubhouse near the door to the kitchen. This is a free book-sharing box where anyone may take a book or leave a book. Stop by sometime and pick out some summer reading or donate a good book for someone else to enjoy.

The Board would like to thank the Member(s) who donated the book cabinet and books.

The White HOA Dropbox across from the front doors, can also accept anonymous suggestions and complaints.

The next regular Board meeting will be on Monday, July 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 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.