



Lake Capri Homeowners Association, Inc.
August 2023 Meeting Minutes

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

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

Beginning Balance as of July 2023	\$35,184.49
Income:	\$ 1,334.30
Expenses:	\$(6,391.40)
Ending Checking Balance August 2023	\$30,127.39
Beginning Money Market Balance July 2023	\$17,999.05
Income:	\$.15
Ending Money Market Balance August 2023	\$17,999.20
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 August 2023	\$109,312.79

Marilyn and the Board discussed a new trash service, B & B, now operating in our area and offering a better deal than GFL, our current service. The consensus was in favor of changing to B & B Trash Service.

Our annual contract with Arrow Exterminators for termite inspection and pest control for the Clubhouse is up for renewal. This was discussed, and it was decided to renew.

Marilyn and the Board discussed options for enabling members to make dues payments electronically using companies such as Zelle. A final decision was not reached, but it is our goal to offer an electronic payment option in 2024.

The Board discussed the Annual Budget for 2024 with reference to the 2023 Budget and expenditures this year to date. The Board drew up a Budget for 2024. A motion was made to approve it and was seconded. All voted in favor, with none opposed and no abstentions. The Approved Annual Budget for 2024 will be mailed to members in the Annual Meeting Packet in late September and will be presented at the Annual Member Meeting in October.

Marilyn asked if there were any questions. A member asked for an itemization of the income on the Treasurer's Report. Marilyn said that could be done.

President's Report – Marilyn Cooke (mcooke614@gmail.com or 770-559-3646): I received an email from Rep. Doreen Carter, who wants to pay us a visit. Our doors are open. I will let you all know when she plans to visit us. If you have concerns besides our rising taxes, send me an email and I will let her know.

Vice President: Halas Wilbourn (773-563-8341) Halas reported that he has not heard anything from Snapping Shoals about the removal of the tree in the picnic grounds that is over a power line. He discussed a problem in the Yellow River due to a quarry putting or allowing sand to run off into the river. The Yellow River is managed by the US Army Corps of Engineers. They could be contacted about the problem.

Committee Reports:

Beach: Mary Boysworth (678-457-7324 or): mboysworth@yahoo.com Mary asked that people pick up after themselves on the Beach and replace all toys, chairs, etc., in the proper place. Mary needs help trimming the tall shrubs around the Beach. Mary needs help cleaning out the storage rooms. A member has offered to spruce up the Ladies' Restroom.

Clubhouse: Patricia Wills (770-572-3261 or patriciawills@yahoo.com) There have been two rentals, and on Patricia's inspection, all seemed to have been left in order. She and Mary met and removed some items from the refrigerator.

Patricia and the Board discussed giving the Clubhouse a deep cleaning on a quarterly basis. Patricia knows of a service that would do this for \$100 per cleaning. The Board approved this. Patricia has seen bugs in the Clubhouse and the porch. Our exterminator could be told of this.

Bryon has fixed the problem with the Clubhouse door that was reported last month.

IMPORTANT: Members, please “scoop the poop” when you walk your dog. We should not be finding dog poop in the Clubhouse parking lot, the grounds, or anywhere in our common areas. Thank you.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): Not present. Michelle sent word that she would like to have a Sunday Ice Cream Party on Sunday, September 3. Watch your email for more information on this event.

Lakes and Dams: Randy Roddenberry (770-713-3290): Solitude Lake Management continues their monthly inspection of Lake Sorrento. Chip N. oversees this and points out areas that need to be treated.

One report came in regarding algae in Lake Capistrano. That is a shallow lake, and since phosphates enter the water table from detergents used in washing machines via septic systems, algae is difficult to prevent. It is now late in the season to try to treat that lake, and cooler weather in fall and winter should cause algae to dissipate. CK inspected and cleared the siphon in Lake Sorrento. All seemed to be in order. The Siphons should be checked and maintained periodically.

If you need more guest passes or hang tags, contact Mary Boysworth. Call or text 678-457-7324.

Landscape: Tim Williams (678-662-8641): Tim has scheduled our **Annual Lake Capri Fall Clean Up** of the Clubhouse grounds, Beach, and HOA-owned lakeshores for **Saturday, October 7**, beginning at 9 am at the Clubhouse. **Member volunteers are needed to help.** Please mark your calendars and come out to help Tim.

The Fall Clean Up is a great way to meet your neighbors while improving your community.

Tim and Marilyn discussed the numbering of recent invoices from New Landscaping, our service for mowing and trimming HOA common areas. One of Tim's emails with an invoice went into Spam. The correction was made. The Board discussed the overgrown grass around the new bridge on Rockbridge Road. This area is the responsibility of the DOT. They should be contacted, and mowing requested. (Tim contacted RDOT and left a message.

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

Restrictions: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net)

At the start of tonight's Board Meeting, the Board met with Mr. and Mrs. Owens of 2540 Casablanca Drive regarding a driveway constructed on the left side of their lot. They brought in a permit from the County dated August 15, 2023, and stated that the County had come out and approved the driveway. Following the discussion, a motion was made to approve the current driveway with what the County has permitted: a French drain, a concrete block retaining wall, and Geocell material to stabilize the driveway gravel, and with all of these elements to be completed in six months. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

The at-risk tree at 2548 Lake Capri Dr. has now fallen into the lake. Since the HOA had already notified the owner in an official letter about this tree, the responsibility for its removal from HOA property is now with that owner. They have been contacted.

The Restrictions Committee continues to check the neighborhood and send letters for Covenant violations re the parking of vehicles, trash, or yard maintenance. Contact them if you see something that should be reported.

Maintenance: Bryon Boyd (916-207-2603 call or text first): I have been working on the lights on the levees and the entrance on Lake Capri Rd. I was able to put LED bulbs on the entrance light fixtures to brighten them up. I will need to get five pieces of glass cut to replace the broken ones and put the fixtures on a photocell to operate them at night only. They are currently burning 24 hours a day. (Curley replaced the photocell)

I surveyed and cleaned the lights on Capistrano and have a count on replacement glass and a few bulbs. I will need to purchase paint and have the glass cut, and then I can complete the repairs/refurbishing on them. Lorenzo Dixon said he would help me when I'm ready. The Lake Capri levee lights are in process. I have purchased a pole to replace the damaged one and an extension for the short one. I found 3 older light fixtures in the storage and converted them to the bulbs we currently use. I will continue to get these repaired and restored.

I took a quick look at the clubhouse and knew that the ceiling fans need some attention. I will also trace down the light switch and try to figure out what operates what and effect what repairs need to be done.

I know it's still early in the year, but I will need to find out how to winterize the clubhouse to avoid broken pipes due to cold weather. I have not been able to find a filter location for the HVAC system. We may need to have a tech come out and address this if I can't find it.

Common Area Monitor (Security): Buddy Denman (770-826-0233 call or text) Buddy has spoken to a few trespassers. Chip stated that he sees fewer trespassers fishing illegally in Lake Capri member-owned lakes. The Board agrees, though there are still some intruders. A member stated that the Rockbridge Rd side of Lake Biscayne definitely shows improvement. Chip said to let him, Buddy, or Randy know if you see trespassers fishing.

The name tags for Common Area Monitors and Board Members have come in and look good.

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbrece@live.com): June welcomed new residents Cindy and Jeff Brown of 2985 Rivera Drive. The Board joins June in welcoming these new residents to Lake Capri!

June sent Sympathy Cards from the Lake Capri Members to the Corliss Bryant Family of 2552 Lake Capri Drive and the Queen and Delmar Hope Family of 2770 Lake Capri 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:

-The Board discussed the problem of the rising costs of managing and maintaining the Lakes, Beach, Clubhouse, dams, causeways, and other common HOA-owned properties, as was seen when we were drawing up the 2024 Budget. A motion was made to increase the 2024 HOA Member Dues to \$250. (Last year's dues were \$230.) The motion was seconded and passed with all in favor, none opposed, and no abstentions. Announcement to Members: HOA dues for 2024 will be \$250. The Member Invoices go out in January 2024. We know everything is going up, and unfortunately, we have to as well. Hopefully, this early notice will allow us time to put a few dollars away each month to make the \$20 increase less painful come January.

-The Board discussed the new spillway the County recently repaired at the Lake Capri Bridge. As far as we can tell, it looks like a good job.

-A lost float has been found in the lake. If it is yours, contact Mary Boysworth.

-A Member discussed the problem of tree roots growing under some of our roads, damaging them and making bumps. Marilyn said to send an email to her with details of these locations, and she will email the RDOT.

The next regular Board meeting will be on Monday, September 18, 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.