



Lake Capri Homeowners Association, Inc.
November 2023 Meeting Minutes

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

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

Beginning Balance as of September 2023	\$24,567.04
Income:	\$ 1,785.53
Expenses:	\$(4,915.77)
Service Charge	(\$0.)
Ending Checking Balance October 2023	\$21,436.80
Beginning Money Market Balance September 2023	\$17,999.50
Income:	\$.15
Ending Money Market Balance October 2023	\$17,999.65
CD #....8695	\$ 20,390.17
CD#....8659	\$ 20,335.00
CD#....2253	\$ 10,461.03
CD#....1115	\$ 10,000.00
Total CDs	\$61,186.20
Total Bank Balance as of October 2023	\$100,622.65

Marilyn stated that the listing for the Service Charge expense in the report refers to the 1% fee the bank will charge for Zelle electronic payments made to the Lake Capri HOA. The HOA will recover this 1% expense when it is added to any payments that Members make using Zelle. She asked if there were any questions on the financial report. Chip had a question about a recent payment for two trees that were removed. Marilyn said she would look into this and let him know.

Marilyn and Randy discussed the order for the 2024 Member decals, Member ID cards, and guest passes. The Board discussed options for the decals and reached a decision as to the type that will be ordered.

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

-As mentioned in the Treasurer's report, members are using Zelle to make payments and are including the bank fee of 1%.

-We received requests from two running candidates asking if they could visit us. I will let them know Monday evenings or Saturday afternoons would be ok. They are Amad for Commissioner & Judge Maureen for reelection.

-Randy has gotten us a quote for next year's decals, guest passes, guest hangers, and ID cards. The decals will be orange this year. At the annual meeting, a member asked about inside decals. The Board suggested that it remain outside due to the heating elements on the rear window and the fact that some people have tinted windows. If you do not want to place the decal on the back right side of your vehicle, you can put it on a guest hanger and display it on your rear-view mirror.

-I sent an email to the Director of DOT in an effort to get help with speeders at three locations: Lake Capri Drive, between Rockbridge Road and Capistrano Way; Lake Capri Road, between the wall and Rockbridge Road and Lake Capri Drive, between the Stop sign on Amalfi and Lake Sorrento Drive. At this time, I have not heard from them.

-The Board received two emails from Beverly Foster stating that with the lowering of Lake Sorrento, she had noticed in the water near her dock a log that may have been from some tree work done on her property and a tree that must have been in the water from before she bought her house. She inquired if the HOA would remove these trees.

The HOA has a goal of preventing trees from falling in the lakes. The Board attempts to monitor the shorelines and, notify lakefront property owners of problem trees, and request removal. The Board and volunteers have removed trees from time to time where costs and access were feasible. However, given that Lake Capri has four lakes surrounded by trees, over the years, some trees and limbs have ended up in the lakes. Complete removal of all the trees would not be feasible and in terms of a good fish population would not be advisable. The consensus of the Board was that the removal of the log and tree near the Foster dock would not be undertaken by the HOA.

Mrs. Foster was present at the meeting and stated that she would try to have the log removed, but this would depend on whether Lake Sorrento was still low and whether she could arrange to have this done. She would like it known that the log and tree are present in Lake Sorrento near her dock and pose a hazard to boats and that she can take no responsibility for any injury. The Board is in accord with this, and Members are hereby informed. -(I have attached the Board's response which I read at the meeting.)

IMPORTANT Notice to Members: Boating and swimming in the Member-owned lakes of the Lake Capri community are done at the Member's own risk and that of their household or guests. Natural waters such as lakes pose hazards for submerged or floating objects such as trees, limbs, rocks, or other debris. **Caution is advised.**

Vice President: Halas Wilbourn (773-563-8341) Halas spoke to someone at Snapping Shoals about removing the tree in the picnic grounds over a power line.

Committee Reports:

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

1. The "dogs" from the beach are put up for the winter and cleaned up all of the toys. The turtle and a few other things were also put inside for the winter.
2. Cleanup day: We got most of the weeds cleaned up on the beach. Thanks to all who helped that day and afterwards. There is always stuff to do if anyone wants to do something. It doesn't need to be on a cleanup day.
3. We still need to attach the silt fence again. It keeps coming off the stakes.
4. We now have two new garbage pails. I labeled them 1 & 2. Please try to use #1 first so that I don't have to put out 2 pails every week. As always, bagged trash only in the pails to keep them clean. All of the recycling was taken to the transfer station a couple of weeks ago.
5. Parking: We have a couple of NO PARKING signs at the gate for a reason. The area needs to be kept clear. It is always full of cars during parties, and this has to stop! We have to have access in and out of the gate. They are also still taking up ALL of the member spots. Our residents do use the beach. Some like to come up on a nice evening and watch the sunset. It's hard to do if they can't get into the parking lot!
6. WiFi at the Clubhouse. The WiFi system at the Clubhouse is installed for HOA security cameras and for use by the Board. There was a question as to if it would be made available to Clubhouse renters. The consensus was that it would not.

Clubhouse: Patricia Wills (770-572-3261 or patriciaawills@yahoo.com) Not present. Sent a report stating that there are rentals booked for November 24 and 25.

Hospitality: Michelle Lewis-Headley (mslheadley@yahoo.com or 678-910-1088): Michelle thanked all those who donated candy for the Children's Halloween Event and all those who attended. We had a good turnout of 30 children, and there was plenty of candy for all. We thank the Member who brought little cakes which the children enjoyed. Special thanks to Mary for decorating and setting up and to Marilyn for co-hosting with Michelle.

-Our Lake Capri Christmas Party is scheduled for Sunday, December 10, at 2 PM at the Clubhouse. Please plan to come out and join in the festivities. In keeping with our Lake Capri tradition, we ask those who can please bring a sweet or savory snack to share.

-Christmas Decorations: Lake Capri always looks so beautiful at Christmas. The Board and Michelle encourage us all to do what we can to put up outside decorations for all to enjoy. Spirit Awards will be given in three categories: Best by Day, Best by Night, and Best from the Lakes. Judges are needed for the Spirit Awards. Please contact Michelle to volunteer to be a judge or to help with the Christmas Party.

Lakes and Dams: Randy Roddenberry (770-713-3290): Peyton of Solitude Lake Management inspected Lake Sorrento and found no weed growth or algae, which means that the lowering of the lake is effective. Lake Capistrano was also lowered for the Storm Water work on Rockbridge Road. This lowering should cure the algae problem in that lake so that it won't have to be treated. The HOA removed a tree from Lake Capistrano, which was blocking the water flow at the upper end of that lake. Also, a problem tree was removed from the Lake Capistrano causeway.

-Peyton reported Lake Sorrento has healthy populations of Brim and Shad, which is good for bass. In order to promote fish populations, some structure is needed in lakes, such as logs or limbs, which provide habitat shelter.

*****IMPORTANT:** All boating in the Member-owned lakes of the Lake Capri community is done at the Member's own risk and that of their household or guests. Natural waters such as lakes pose hazards of submerged or floating objects such as trees, limbs, rocks, or other debris. **Caution is advised.**

-Lake Capri will be lowered beginning December 1st. It will remain low for a few weeks, and then the siphon will be adjusted so that the lake can be refilled. Lowering is part of lake management to control weeds and algae. Traditionally, the lakes were lowered in winter, but our winters have been too wet. We are lowering in autumn and early winter, hoping for dryer weather. Note: the amount of rain affects the lowering and the refilling of lakes and is outside our control.

-Mrs. Foster stated that if Lake Sorrento refills, she may not be able to have the log by her dock removed and asked if removal was required. Randy stated that removal would not be required.

-Randy would like a cut-off valve installed on Lake Capistrano, similar to the one we have on Lake Sorrento. This would be better and easier to use than what is currently in place. The Board agreed with this.

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

Landscape: Tim Williams (678-662-8641): Present via Zoom. Tim thanked the Board for the get-well card he received and reported that he is healing well from his surgery.

-He had our landscaping company do an extra cut of grass. Their contract work for this year is now complete.

-Tim thanked the following people: Chip Newman for bringing his truck and hauling off a large amount of debris on Clean Up Day; CK Newman for the work he did mowing the Picnic Area; Mary Boysworth and her volunteers for weeding on the Beach; Marilyn and Chip N. for overseeing the removal of the problem tree on the Capistrano Dam.

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

Michelle and CK discussed using social media as a means of connecting HOA Members to share their news. The Board agreed and would like to see a volunteer step up to manage this.

Restrictions: Missy Jarrell (770-484-0244 or msnjarrell@comcast.net) The Restrictions Committee has contacted several residents regarding covenant violations.

-Missy presented a plan for a shed at 2588 Lake Capri Drive. It will be of wooden construction built on an existing concrete pad and is in accord with our restrictions. A motion was made to approve this shed based on the plan submitted. It was seconded and passed with all in favor, none opposed, and no abstentions.

-A Member complained that a resident burns household garbage. The Board stated that burning garbage is against the law and advised calling the Rockdale County Fire Department. They have come out before to the neighborhood to deal with such problems.

*****Important Notice to Members: Burning household garbage is against the law.** The only burning permitted by state law is small, properly attended fires of leaves and yard debris; this is only permitted during the months of October through April. All outside burning is banned from May through September, except small cook fires or fire pits.

Maintenance: Bryon Boyd (916-207-2603 call or text): I have gotten all of the lights on the levees working, with the exception of two on Lake Capri near the spillway. I need to dig up the electrical boxes for those and troubleshoot them. New LED bulbs were installed in all fixtures that were burned out or missing.

-I am planning to put red and green bulbs in after Thanksgiving.

-The clubhouse outdoor shower pipes have been drained, and I installed a bleeder valve to facilitate draining all water out on the outdoor portion of the pipes. I still need to wrap hose bibs to protect them from freezing. I will do this at the same time as the bulb change.

-Patricia let me know that the kitchen sink had a leak. I checked and the dishwasher drain tube had broken. I repaired it and supported the line to keep the pressure off so it wouldn't strain the connection.

-Not sure about sprinkler lines yet. Does anyone have any knowledge about whether they are drained off in the winter? The Board stated that the sprinkler system does not work and has not for some time.

Common Area Monitor (Security): Buddy Denman (770-826-0233 call or text) Not present. Sent word that now that those who monitor the common areas have identification badges, he is seeing fewer people trying to fish without proper Member or guest credentials.

Welcoming Newcomers: June Reece - (732-742-6064, text or leave a voicemail or jbrece@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:

-Michelle suggested a goal of replacing the carpet and vinyl flooring in the Clubhouse with waterproof laminate flooring throughout. She also suggested painting the interior of the Clubhouse. Rosa gave credit to Tom O'Connor, a previous Clubhouse Chair, who personally painted the interior walls and ceiling as a volunteer.

-Chip and the Board discussed the overgrown vacant lot at the corner of Lake Capri Drive and Capistrano, a nonmember property. Though the owners were sent official request letters from the Board asking them to remove their problem trees, they are refusing to take action. We will ask our attorney to write to them.

-The Board discussed the appointment of Ms. Renetta Rice to Treasurer, which was made at the September meeting. While appreciating her interest, the Board believes that our basic bookkeeping system, the required administrative duties, mailings, and attendance that go with this position are not aligned with Ms. Rice's preferences. A motion was made to remove Ms. Rice from the Board Position of Treasurer. The motion was seconded and passed with all in favor, none opposed, and no abstentions.

-Marilyn thanked June Reece for her service on the Lake Capri HOA Board in Welcoming Newcomers. Augusta Swint will serve in this position on the 2024 Board. Marilyn also thanked Rosa Taylor, who is stepping down from the position as HOA Secretary after having served for eleven years. **The position of Secretary is Open on the 2024 Board.** A Member is needed to fill this position. Please contact Marilyn to volunteer.

The next regular Board meeting will be on Monday, January 15, 2024, 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.

Lake Capri Newsletter

It is hard to believe 2023 is almost over. This year seems to have just flown by.

Get well wishes to Tim Williams who is recovering from hip surgery.

Get well wishes to Mary Boysworth who had kidney surgery on October 5 and has just finished her chemo for early stage cancer.

Mary and Tim are both Lake Capri Homeowner's Association Board members and two of the hardest working members. Prayers for both of them with appreciation for all they do for the community! Thank you both.

Long time former resident Bobbie Allen passed away September 27 in Farmingdale, Alabama. A memorial service for Bobbie was held at Lithonia First United Methodist Church on November 11. Our sympathy is extended to friends and family.

Long-time former resident Jackie Blackmon passed away on November 6. Jackie is survived by sons Brent and Todd and their families. Brent and Todd grew up in Lake Capri. Sympathy is extended to family and friends.

Ruth and Buddy Roebuck spent Thanksgiving in St. Augustine with family and friends.

Beverly Foster was featured in the City Scope magazine, winter issue, for her outstanding work in Walker County, GA.

Beverly has a bachelor's degree in education and a master's degree in anesthesia and critical care medicine, but after her children graduated from college, Beverly went back to college to pursue another bachelor's degree in African American studies. During that time, she participated in a Fellows program with the Atlanta History Center.

Beverly went on to founded the Walker County African American Historical and Alumni Association with a small group in 2000, and together, the group began writing books, offering scholarships, and organizing trips to museums and various historic locations, including the US Capitol. Today, Beverly hosts a television show on GA's UCTV 265 called Beverly's Historical Moments.

Beverly has been featured in several other magazines for all of her hard work. Beverly keeps her husband, Eddie, busy helping her with all of her projects.

Tommy and I spent a couple of weekends in the North Carolina and South Carolina mountains.

After many years of serving on the HOA Board, Rosa Taylor is retiring. She has been a vital part of the board and has always done an outstanding job of recording our meetings. Our sincere appreciation to Rosa for her service.

Please let me know what is going on in Lake Capri. You can email me at spmcneely@bellsouth.net.

Have a blessed Christmas, and be safe. Thanks,
Susan McNeely

RESPONSE TO BEVERLY FOSTER WHICH WAS READ AT NOVEMBER'S BOARD MEETING

To date, there is no written record that the Board states the HOA is responsible for removing all trees from the lakes. The Covenants state that the Board is "responsible for management and operation of the Association." Stated examples are create a Budget, have Board Meetings and the Annual Meeting, etc. Nothing specific is mentioned regarding lakes. However, for 60 years the Boards have had a mission goal of maintaining the lakes for the common enjoyment of all Members, and indeed due to their service and that of the current Board, the lakes are still here and in good order. Part of being "responsible for management" means the Board must balance mission goals with feasibility constraints. The obvious constraints are financial and personnel. Both our dues funds and volunteer personnel are limited especially considering the scale of maintaining a lakes community of this size and our amenities.

When it comes to maintaining the lakes, a special feasibility issue arises with regard to trees. HOA Members own four lakes with trees all around the shorelines; over the years some of those would naturally fall into the lakes. No doubt Boards of the past did best at prevention by requesting residents remove dead trees, just as this Board does. Many fallen trees would have been removed by residents or volunteers, but perfect compliance is never possible. Over time a few trees may have ended up in the lakes along with large limbs that may fall in during storms. Also, little known fact, there are trees that were never removed when the lakes were once formed. I heard from several old timers that trees were cut down but not all removed, and indeed at times when Biscayne and Capistrano were severely lowered the standing trunks were still visible. Any of these could dislodge and float up against anyone's shoreline in any of our four lakes.

A further feasibility concern is the cost of tree removal from the lakes, which would be more than from on land, which is already an expensive job.

For the HOA Members and their Board to assume a blanket responsibility to remove all trees from all lakes would not be feasible; therefore, we would never make such a claim.

The only responsibility the HOA Members and their Board have regarding trees is the same as any of the property owners whose land borders the four lakes. Just as those property owners have a responsibility to remove trees or limbs that fall into the lakes from their property, so would the HOA.

Some of this action comes under the heading of the HOA Goal of maintaining the lakes and some of it is just one neighbor helping another, but it seems to be confusing. Work has been done on feasible goals undertaken by volunteers and HOA and that has been conflated into a blanket responsibility on the part of the Board and HOA.

The Board would do well to clear up the confusion between goals vs responsibilities. Responsibility connotes almost a legal or actionable requirement. The word goal is more appropriate to the mission of a group of unpaid volunteers who represent and act for their HOA neighbors. And when discussing goals, a heavy emphasis has to be on feasibility, meaning our money, our personnel, and the scale of the job.

Our mission surely is to focus expenditures of time and money to focus on goals that bring the most good to the most Members like the Clubhouse and common areas. We would of course clear a tree from a spillway or a siphon.

The removal was offered by an individual volunteer. He assessed the situation and checked on the equipment needed and was unavailable therefore could not be done. The Board will not take on this responsibility either. The tree, due to unknown origin and submerged for so long and the log, as Beverly Foster stated in her email, probably came from when they had a tree removed and a log rolled into the water.

The Board members & the Lakes & Dam committee will continue to monitor the shorelines as much as possible, looking for trees that look as if they may fall from either being diseased or dead to mitigate spending dues money on removing them when they do fall. Being proactive is a mission goal for maintaining our lakes for the common enjoyment of all Members. As neighbors, we ask all lakefront property owners to monitor and maintain the trees on their property.