

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
January 12, 2021
Final

Board Members Present: Mike Snapp, Tony Spakauskas, Jack Andre, Bonnie Blades, Gina Swartwood, Asha Andreas, Ginny Rice and Maggie Johnson

Board Members Not Present: Alyssa Holiday

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: None present

Call to Order: Mike Snapp, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 11:00 a.m. The meeting was held at 12835 Bay Drive, which has a space large enough to accommodate social distancing recommendations from Governor Hogan as a result of continued concerns over Covid19. All meetings are recorded and held in accordance with Robert's Rules of Order of Order.

Approval of Minutes: Maggie Johnson made a motion to approve the minutes from the December 1, 2020 meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

President's Remarks: See Below

Office Update: Rhea Webster reported as follows:

- Research on the Maryland Land Records website revealed an additional 19 Quit Claims granted, with the earliest found in the mid-nineties. This brings the number of Quit Claims granted to 43, including those on file in the Association office.
- With one community meeting sign having been stolen, there are seven available. Signs will be placed in such a fashion as to allow everyone who lives in Drum Point to see at least one sign. This includes placement of one on Valerie Lane and one on Leason Cove Drive. The cost of having additional signs made will be investigated.
- The Covenant fee for the upcoming fiscal year will be \$110.00 per the Bureau of Labor Statistics Consumer Price Index (CPI) calculator found online (\$10.00 in 1948 is now worth \$109.80 rounded to \$110.00). Billing for FY2022 will, therefore, be \$165.00 for a developed lot (\$110.00 Covenant fee and \$55.00 Mandatory Assessment and \$130.00 for an undeveloped lot \$110.00 Covenant fee and \$20.00 Mandatory Assessment). A motion was offered as follows:

Motion: Tony Spakauskas made a motion to increase the Covenant fee to \$110.00 per the CPI Calculator found online. The motion was seconded and passed unanimously.

- The purchase of a trailer which would enable the day laborers to load the tractor and small equipment at the same time has been discussed in the past. A trailer would save time and make the time spent on the job more efficient. The insurance agent will be contacted with regard to coverage. Purchase of the trailer may be postponed until FY2022 as there is no room in the current budget.
- A webinar regarding community relations in the time of Covid-19 is scheduled for Wednesday, January 20th. These webinars contribute to the management recertification.

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Committee Reports and Roundtable:

Operational/Roads Committee: In Gary Heal's absence, Rhea reported the following:

- Work to correct a drainage issue on Lake Terrace is complete but for seeding and the laying of curlex. Gary and Robert Oyaski spoke with Karl Bowen, who related a minor concern about someone wanting to park along the newly installed drainage rocks. No Parking signs will be placed accordingly. A driveway pipe at the end of Lake Terrace is clogged, and Robert will attempt to clear. If he's unable to do so, Grover's Lawnscape will be contacted.
- A pipe on Surf Street (behind Lake Drive and Pine Lane) needs to be replaced. Robert met with John Wood (J. Calvin Wood) who submitted a proposal in the amount of \$12,000. In light of the amount of the proposal, which was higher than expected, Grover's Lawnscape was contacted and will be meeting with Robert today. Yellow tape has been placed in the area to warn people of the hazard.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. Jack reviewed the reports and noted the following:

- While some specific line items are or will be overbudget (storm water management project on Lake Terrace and pipe replacement at Surf), the overall categories are within budget guidelines. These projects can be funded with money from the Special Tax District (STD) under Storm Water Construction – line 6830.
- Line items from the budget are not displayed on the Profit and Loss by Class statement until an expense is posted to that line item [Line item 4451 is an income account and shows regardless of any money posted].

Environmental Committee: Bonnie Blades stated that the Phragmites canes, recently treated by Mark Smith of Phragmites Invasive Control, can be removed as they are now dead [the vegetation removal permit is on file in the DPPOA office].

Asha Andreas asked if a Spring Cleanup will be scheduled and whether it could include a neighborhood cleanup of the roadsides. If the County is allowing the landfill to deliver dumpsters for a cleanup, in light of continued concerns about Covid-19 and statewide restrictions on gatherings, one may be scheduled. However, past efforts to have the community join in a neighborhood cleanup have been less than successful, with only a few volunteers participating. However, the newsletter can advertise and suggest participation in the neighborhood cleanup. Mike will contact a friend who is affiliated with the Boy Scouts to determine if there are scouts who may wish to lend a hand, perhaps to earn a badge.

Safety Committee: Peter Holt is currently unable to be active in this post. Calvert County Emergency Services recognizes the Association Community Emergency Service Center (CESC) as an important part of this area and therefore allows us access to the online reporting software. Should there be a need, we can go online and request aide. This liaison with the County also provides readier access to any FEMA funds that may be available after a weather event. Maggie Johnson offered to step in and help during this time.

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Welcome Committee: Three buckets are available for distribution and supplies are on hand for six additional buckets. An email will be sent to Asha, Gina and Ginny, with a CC to Cindy Andre (chair of the Committee) so that a day can be scheduled to meet and assemble the welcome buckets.

Planning Committee: Mike Snapp reported the community beach erosion control survey has been conducted, but the report has not yet been received from Coastal Design. He will contact them for an update. The sand at the community beach continues to come and go with the storms and tides.

Unfinished Business: Waterfront property ownership:

- A letter to inform water-adjacent property owners of their obligation with regard to maintenance and liability for any structures built on these area was raised for discussion.
- In consideration of the deeds of transfer of Drum Point to various entities, including the DPPOA, Tom Schild, attorney for the Association, and the Association insurance agent advised that this letter be sent. According to the deed, there is a strip of property along all water (including the Bay, the River and all inlets) that is owned by the Association. Responsibility for maintenance and liability has, therefore, been called into question.
- The plats found online do not necessarily show these areas as being owned by the DPPOA. While there is a question of which document takes precedence – the deed or the plat, there was general consensus that the Deed supersedes the online plats.
- In consideration of the lack of consistent records maintained by the County and the resulting confusion on this issue, a letter will not be sent at this time. However, a list of waterfront owners will be maintained for any future questions that may arise.
- The next newsletter will include an item regarding the requirement in the Covenants for prior approval from the Association for any structures to be built on the water.

New Business: The following was noted:

- A well ring at Surf Street is in need of repair. Mike will refill one of them with some stone he has on hand. A hole that should be patched with Sakrete will be done by Joe Bateman.
- A vacant lot on Bay View Drive is under foreclosure per the sign posted.

The next meeting of the Board is scheduled for February 2nd at 11:00 a.m. off site. With no further business to discuss, the meeting adjourned at 12:15 p.m.