

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
March 2, 2021  
Final**

**Board Members Present:** Mike Snapp (by phone), Tony Spakauskas, Jack Andre, Bonnie Blades, Gina Swartwood, Asha Andreas and Ginny Rice

**Board Members Not Present:** Alyssa Holiday and Maggie Johnson

**Staff Present:** Rhea Webster – Association Manager

**Property Owners and Guests Present:** None present

**Call to Order:** Tony Spakauskas, Vice 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:** Gina Swartwood made a motion to approve the minutes from the February 2, 2021 meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

**President's Remarks:** Mike thanked everyone for attending and encouraged all to schedule their vaccination against Covid-19. His remarks continue below under Unfinished Business.

**Office Update:** Rhea Webster reported as follows:

- Payments are being received and posted. \$5,455 has been received from eight property owners who also received a claim form (for future filing with District Court should payment not be received) attached to their statement.
  - A payment, in the amount of \$775 for past-due fees, was received from the estate of a deceased property owner whose account had been placed in the uncollectible category. Although it will be rare to collect fees of this nature, the decision, made previously by the Board, to not remove fees for "uncollectible accounts" permanently was the correct one.
- The cost for Comcast service for phone and internet was to increase from \$235 to \$272 per month, however the contract was renegotiated at \$248 per month, an increase of \$13.00 per month.
- The spring newsletter will be processed and mailed in time for the meeting of the general membership scheduled for March 27<sup>th</sup>. Ginny Rice contributed the front-page item concerning invasive plant species.

**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Gary Heal reported the following:

- Recent storms caused some trees to come down. The Solomons Fire Department cleared the streets, and Karl Bowen came in after to do the final clean up of the debris.
- A tree came down in Lake Vista but will likely not be removed from the lake as it is not blocking the pipe that drains into the Bay. Robin Munnikhuysen from the County Critical Area office will be contacted to ask for advice as to whether it should or should not be removed given the impact removal might have on the lakeshore.
- The project to replace the pipe on Surf Street is awaiting permitting.
- Work on Lake Terrace to repair storm water management drainage was completed by Karl Bowen and has been inspected and approved by the County Department of Public Works.

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**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:

- Cost of snow removal for the year totaled approximately \$43,000. This amount falls within budgeted amounts for snow removal and storm cleanup, some of which is funded from the STD.
- Documents have been received for the filing of the 2020 tax returns [Per Victoria Smith – Alta CPA Group, there was no delay in the filing of the taxes, rather the IRS recognizes the fiscal year as beginning in 2019 (FY July 1, 2019 – June 30, 2020).
- The accountant confirmed that income from carryover funds should not be posted on the Profit and Loss Statement, rather we should continue to show it on the spreadsheet presented to the community for budget approval. The fact that we do not show income from carryover funds creates the appearance on the Profit and Loss Statement that we are significantly over budget.

**Environmental Committee:** No report

**Safety Committee:** No report

**Welcome Committee:** Rhea reported that 10 welcome letters have been mailed to newcomers since the last meeting. One bucket has been distributed, leaving five on hand. There are supplies available to assemble three additional buckets.

**Planning Committee:** Mike Snapp reported:

- Brooke Edinger, the adjacent property owner to the north of the community beach, spoke with Scott Hardaway of Coastline Design PC, the company with which the Association is consulting about erosion of the community beach. Mr. Edinger is interested in working together on options to control beach erosion between the two properties. This could defray the cost to the community.
- A presentation of the options proposed by Coastline Design will be made at the March meeting of the membership.

**Unfinished Business: Reaffirmation of Policies and Procedures Manual:** The final draft of the updated Policies and Procedures manual was distributed, via email, to the Board in February. With only grammatical and formatting corrections to be made, a motion was made as follows:

**Motion:** Bonnie Blades made a motion to accept the updated Policies and Procedures Manual as presented. The motion was seconded and passed unanimously.

**New Business:** The meeting of the General Membership is scheduled for 10:00 a.m. March 27, 2021 and will be held according to Maryland Law governing quorums. Social distancing guidelines will be adhered to and masks will be required.

The next meeting of the Board is scheduled for April 13, 2021 at 7:00 p.m. at the Association office (pending a continued decrease in cases of Cov-19). The meeting will continue to be closed to all but Board members. With no further business to discuss, the meeting adjourned at 11:30 a.m.