

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**May 4, 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:** Jeff MacDonald

**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 7:00 p.m. All meetings are recorded and held in accordance with Robert's Rules of Order of Order.

**Approval of Minutes:** Bonnie Blades made a motion to approve the minutes from the April 13, 2021 meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

**President's Remarks:** Mike Snapp used this time to express the gratitude of the Association for Jeff MacDonald's work for the past 10 years as Project Manager and Inspector. While Jeff is "retired" from Drum Point, he continues to support the community on a voluntary basis. Jeff continues to secure contracts on behalf of the Association that have saved money and managed the contract for the pipe replacement on Surf Street. In view of the fact that Jeff refuses to be paid for this work, a gift, in appreciation of this continued help and support was presented. Jeff expressed his thanks and stated he will continue his support Drum Point through the transition to his replacement.

Mike related also that Peter Holt is doing well and is approximately half-way through with his treatments. Peter tells Mike that he is progressing well.

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

- In order to continue support and retain the ability to download bank transactions, Intuit requires that QuickBooks be updated every three years. Therefore, QuickBooks Pro 2021 was downloaded at a cost of \$399.00 plus tax.
- A request for reimbursement from Special Tax District funds was forwarded to the Calvert County Department of Finance in the amount of \$32,367. These are primarily expenses incurred for snow removal and storm cleanup of downed trees in the first calendar quarter of 2021.
- A request was also made for reimbursement from Special Tax District funds for the replacement of the pipe on Surf Street in the amount of \$5,900. The project was approved by the County Department of Inspections on April 26<sup>th</sup>.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** The following was noted:

- Jeff prepared an updated paving schedule in light of the fact that some streets were paved ahead of schedule with last year's work.
- A driveway on Lake View Drive will have a 4" berm added in order to assure drainage of storm water as it interfaces with the street.
  - A lip that was installed on the driveway to divert storm water was smoothed over with our repaving of Lake View Drive.
  - A proposal from Great Mills Trading Post was higher than expected, and Southern Maryland Paving was therefore, asked to provide a proposal (it should be lower than that provided by Great Mills if they can combine it with other driveway work being done in the area).
  - The swale along Lake View Drive was cleared in order to aide in drainage in the meantime.
- Poor drainage on a lot located at the corner of Laurel Way and Cardinal Drive allows storm water to flow across this property. This property lies below street level and is impacted by the natural flow of water downhill, especially during heavy rainstorms.
  - Many lots in Drum Point lie below the road level, and proper grading was not done at the time of development of these properties. Landscaping and erosion over the years can also impact drainage on these properties.
- Chris Franklin, who works full time for Calvert County Department of Public Works (DPW) has not received permission from the Human Resource office at the County, and there may be an ethics conflict, according to sources at the County, although those in DPW have approved the request. Jeff MacDonald also worked for Calvert County DPW, but as a contract worker, so did not come under the same restrictions.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. The draft budget for FY2022 was also distributed and the following noted:

- Jack Andre thanked those who participated in the Finance Committee.
- The final draft budget is a bit smaller than FY21 and includes some funding of beach erosion work and the purchase of a vacant lot [all expenses must be approved by the membership].
- Funding of possible beach erosion options is of primary focus.
- The summary budget will be published in the summer edition of the newsletter with the full version available online and in the Association office. The community will vote to approve the budget during the June meeting of the general membership.

After discussion, the following motion was made:

**Motion:** Asha Andreas made a motion to accept the budget for Fiscal Year 2022 as presented by the Finance Committee. The motion was seconded and passed unanimously.

The petition for the next Special Tax District will be drafted in the coming year, with a letter of request to John Norris (County Attorney) being the first step in the process toward a public hearing and approval by the Board of County Commissioners.

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**Environmental Committee:** Bonnie Blades reported that she and Ginny are in the process of determining which plants would be best to replace the recently treated and removed Phragmites (invasive plant species being treated and removed on an annual basis). She and Ginny attended an informative webinar on insects (both invasive and those that are native to the area). The information from the webinar may guide the committee in which plants will attract native insects and repel invasive insects.

**Safety Committee:** Maggie Johnson stated that she and Gary Heal will meet in the office on Monday the 10<sup>th</sup> of May to inventory the supplies in the Community Emergency Services Center. Mike and Jack will perform maintenance on the security cameras on Friday, the 7<sup>th</sup> of May.

**Welcome Committee:** Rhea reported that Gina and Asha assembled three welcome buckets, leaving four available for distribution. With home sales active, there is just one left on hand. Letters have been sent to five new homeowners, but there are an additional eight letters to be sent. Cindy Andre has put in a request for more buckets from Ace Hardware and continues to secure other items for the buckets.

**Planning Committee:** Mike Snapp reported the following:

- Scott Hardaway of Coastline Design sent a modified plan, with the spur being moved from the neighboring property further south to the community beach property.
- The work being done currently on the plan is part of the initial two tasks approved from the original proposal (cost of these two tasks was \$10,000, of which \$8,000 has been paid to date, with \$2,000 incorporated in the budget for FY2022).
- The next step is the request for permitting and involves a joint application between the Maryland Department of the Environment and the Corp of Engineers. The cost of permitting will be approximately \$1,500 - \$2,000, with an additional fee for Coastline Design to complete and submit the application and do follow up. \$5,000 was added to the draft budget to account for these expenses. The permit, once received, will be good for three years.
- Mr. Hardaway is also pursuing updates on the loan application paperwork submitted last month.
- All variables that impact the community beach and adjacent properties will be taken into account in order to make a decision that is in the best interest of the community. Approval of a plan to control erosion at the community beach will be subject to approval by the membership.

**Unfinished Business:** None scheduled

**New Business:**

**Community Beach Cleanup** – Mike Snapp stated that he had been considering having a construction dumpster placed at the beach to clean up the loose asphalt pieces that are sometimes apparent in the sand. The current condition of the community beach is good, with a fair amount of sand and little to no pieces of asphalt showing. For future reference, the securing of a dumpster is difficult and can be expensive (per calls to Amber Collection, Evergreen and Waste Management). While Amber does not permit construction material in their dumpsters and Evergreen did not return calls, Waste Management can deliver one to the beach at a cost of \$700.00 for 10 days (with an additional \$98 per ton after the first four tons). In consideration of the cost and the current condition of the community beach, a cleanup of this nature will be deferred to a later date.

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**Community Facebook Page** – Ginny Rice announced that she has opened a community Facebook group page (not affiliated with the DPPOA) called Drum Point Neighborhood Lusby MD. Ginny will be the moderator, and it will be limited to people who live in Drum Point. Once this page has been in place for a period of time, the page opened by the DPPOA office will be closed as it was not done as a community page. Rhea will place an announcement on that page explaining that it will be closed and directing people to the community Facebook page.

Bonnie inquired about repairs done on the well rings at Surf Street. Some repairs were made last month by Joe Bateman and some stones were placed in the ring by Mike, but additional work may be needed.

The next meeting of the Board is scheduled for June 1, 2021 at 7:00 p.m. at the Association. With no further business to discuss, the meeting adjourned to Executive Session at 8:05 p.m.