

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**June 1, 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 and Chris Franklin

**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:** Asha Andreas made a motion to approve the minutes from the May 4<sup>th</sup> meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

**President's Remarks:** Mike Snapp reported that the Drum Point Day committee met prior to this meeting, and preparations are under way for Drum Point Day, scheduled for July 3, 2021, as a celebration of Independence Day. With uncertainty about Covid-19, no fireworks have been scheduled in Solomons for the 4<sup>th</sup>. Boomerangs is scheduled to cater the event, and volunteers are needed. The DPPOA and the Club will split the cost, with each paying approximately \$700 for the food, a band etc. The next meeting of the committee will take place on June 15<sup>th</sup>. The event is included in the newsletter, and a community-wide email will be sent prior to the event. The Club will place a sign at the Barreda Boulevard entrance.

Mike asked Jeff MacDonald to introduce Chris Franklin, who will be his replacement. Chris works full time for the Calvert County Department of Public Works and is experienced in paving and storm water management issues. Jeff will guide Chris through this transition and toured the community prior to this meeting. The service contract was provided for his review and signature.

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

- The absentee ballot to approve the budget for fiscal year 2023 is available in the office. The full budget is available in the office and has been posted on the website.
- Files are being archived (contracting and County files). Major projects are being listed on the spreadsheet along with the list of projects overseen by Jeff. The contracting files will be kept in the fireproof file/safe. Files are also backed up to the Cloud.
- An office procedure manual is also kept on the shelf.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Jeff MacDonald and Rhea Webster reported the following:

- A pipe at the top of Lake Vista, installed when the road was constructed, serves to drain storm water away from property that lies above the lake and cannot be causing water to stand on the lots above the lake. The pipe is open and draining properly. Rhea will contact the owner whose lot lies above the lake.
- A property owner on Deer Drive submitted a photo of a hole at the interface of the driveway and road. Upon inspection, it was determined that a previous property owner installed another pipe (punched a hole in the pipe under the driveway to connect a new pipe to drain water away from his property). Jeff spoke to the owner, who understands that it is his responsibility.
- The owner at the corner of Laurel Way and Cardinal Drive has installed some blue stone to address the storm water that runs across his property. The property is situated below the road level which results in a natural flow of water from the street.
- The well rings on Surf Street appear to be in acceptable repair. Bonnie will mark the area of concern mentioned at the previous meeting, as neither Mike nor Rhea were able to locate a problem.
- The brush and tree debris left in the right-of-way on Bay View Drive is there because an owner is clearing a recently purchased lot. The owner did not respond to a message but is quite likely to clear the right-of-way once he has finished clearing the lot. If this does not happen a letter will be sent.
- Southern Maryland Paving submitted a proposal for the work at 12879 Lake View Drive (driveway interface with the street). Chris will work with the contractor once work has been scheduled. After discussion, the following motion was made:

**Motion:** Asha Andreas made a motion to accept the proposal from Southern Maryland Paving in the amount of \$1,200. The motion was seconded and approved unanimously.

Gina reported that the shrubs are overgrowing on the curve on Bay Drive. Joe Bateman will be informed.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. Jack encouraged all to distribute absentee ballots, as they count toward a quorum at the next meeting of the general membership. He reported also that there have been some contributions over and above the fees that are submitted.

**Environmental Committee:** The following was noted:

- Bonnie Blades reported that she will contact Mark Smith from Phragmites Invasive Control to ask when the next treatment is to be scheduled.
- Ginny Rice introduced the idea of forming a group of volunteers to clip the ivy from trees on lots owned by the Association. She is familiar with this being done in another "old growth" community, and the group, which calls itself the Ivy League, has been quite successful in saving trees. Ginny will prepare a statement asking for volunteers, which Rhea can send to the community via email. A sign can be purchased to alert residents when work is in progress, and a small gift may be given to those who participate a given number of times. It would be an ongoing project.

**Safety Committee:** Maggie Johnson has not had an opportunity yet to meet with Gary Heal to inventory the items in the Community Emergency Service Center but will be doing so in the coming weeks.

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**Welcome Committee:** Rhea reported that Doug Donegan, a property owner, offered to provide photos of the Drum Point Lighthouse that might be included in the buckets. At a cost of approximately \$2.00 per frame, the Board approved this addition to the buckets (cost of each bucket will remain within guidelines). Asha and Gina are scheduled to assemble buckets Wednesday.

**Planning Committee:** Mike Snapp reported that an updated proposal has been received from Coastline Design. This proposal is smaller in scale and involves placing a spur at our property line and slanting it in such a way as to accrete sand. He will meet with Gary Heal and Ginny Rice at the community beach to discuss the newest proposal, and it will be presented at the upcoming membership meeting. There has been no response regarding the possibility of an interest-free loan, and Mike will contact the person who is handling the application.

**Unfinished Business:** The property at 400 Lake Drive may be available for purchase. This is the lot which is located across from the Association office and is used by the DPPOA for overflow parking and for bi-annual community cleanup days. Maggie Johnson, who is a realtor, will do some research on the value of comparable properties. The purchase of property must be approved by the membership per the By-laws.

**New Business:** Ginny Rice asked about the idea of holding a community-wide yard sale. This has been done in the past, with people using the vacant lot to set up a table. Other people chose to have the location of their yard sale marked on a map of Drum Point. One might be organized and held the week prior to the fall community cleanup day.

The next meeting of the Board is scheduled for 7:00 p.m. on July 6, 2021. With no further business to discuss, the meeting adjourned.