

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**August 3, 2021**  
**Final**

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

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

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

**Property Owners and Guests Present:** Sal Icaza – Roads Chair

**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:** Tony Spakauskas made a motion to approve the minutes from the July 6<sup>th</sup> meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

**President's Remarks:** Mike Snapp stated that, with the numbers of Covid-19 cases on the rise in Calvert County, people entering the Association office are asked to wear a mask. He said also that he had an opportunity to visit with Peter Holt who is doing well, has a great attitude and offered to advise Maggie Johnson on the Safety Committee.

**Election of Officers:** Asha Andreas made a motion to allow the current slate of officers to continue serving in the same capacity. With no objection and no additional nominations made, the motion was seconded and passed unanimously.

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

- Mid-year statements are being process and mailed. Thus far, 175 statements have been sent to those property owners who are in arrears for the current fiscal year only. Approximately 50 property owners owe for the current and previous fiscal year. Those statements have been stamped as "Overdue" and will be mailed this week. Those accounts which are in arrears three years or more will have a claim form attached [this does not include the approximately 61 accounts that are considered "uncollectible"].
- A notice was received from Tom Schild's office (DPPOA attorney) stating that the hourly rate for legal services will increase from \$375 per hour to \$395 per hour. The legal assistant rate will increase from \$150 per hour to \$195 per hour.
- The yearly furnace inspection by Southern Maryland Oil (SMO) was conducted last week. The inspector found a cracked fire box, which can present a fire hazard come winter. It was uncertain as to whether a part could be located, given the age of the furnace, which is at least 18 years old. Therefore, a price for a new system was requested from both SMO and Leitch. Prices ranged from \$8,000 - \$10,000 for a full system, including AC. However, SMO was able to order the part, and it and the labor are covered under our warranty. Therefore, the part will be ordered.

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**Committee Reports and Roundtable:**

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

Sal Icaza reported that he and Chris Franklin (new Project Manager for the Association) met and discussed several storm water management issues. The following was noted:

- There is a need for rocks to be placed in the swales adjacent to some properties to address storm water runoff. Two of these areas are at the intersections of Beech Drive and Surf Street and Surf Street at Lake Drive. Chris will draft a Statement of Work in the coming weeks.
- A small washout in the asphalt on Mill Creek Drive, above Anchor Drive, will be addressed with this year's paving contract. Mill Creek Drive is on the paving schedule for next year, and this will serve as a temporary repair. The edge of the asphalt, which is breaking up along Surf Street, will also be addressed in this manner.

Rhea reported that the bid opening for this year's paving work took place on July 28<sup>th</sup>. Four contractors attended (Great Mills Trading Post, C. A. Bean, ECS Corporation and Mona Contracting). Sheehi Paving made inquiries and is also likely to submit a proposal. The bid opening is scheduled for Wednesday, August 4<sup>th</sup>. Once the project has been awarded, letters will be sent to all affected property owners.

Mike reported that he and Sal met with Mike Toro from Grover's Lawnscape to discuss options for the repair of the well rings at Surf Street and Lake Drive. Mike Toro offered some ideas on how to address the erosion in and around the rings. Once he has had an opportunity to revisit the area at low tide to conduct further analysis, he will submit a proposal. The sign advising caution will be installed this week.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. It is early in the fiscal year, and all accounts are well within budget.

Jack Andre, Treasurer for the Association stated that we will be requesting the next Special Tax District in the coming weeks. The following was noted:

- Previous STD submissions have been reviewed and John Norris, County Attorney, has been contacted regarding the steps needed in order to submit the Petition for the next STD to the Board of County Commissioners (BOCC).
- The tentative budget spreadsheets were distributed for review. Suggestions were made for further adjustments to the budget.
- Previous versions of the initial Petition to the BOCC have included the dollar amount and others did not. Mr. Norris will be asked if there is a need for the initial petition to the BOCC to include the dollar amount of the request.
- Consideration is being given to include some funding to address options for erosion of the community beach. According to Mr. Norris, this is allowed under STD law but must be approved by the BOCC.
- There are 1,466 billable lots in Drum Point, and the estimated collection rate is 85%.
- The request for the next STD will be for a period of five years.
- The September meeting of the general membership will include a discussion of this year's proposal. The newsletter and website will also be used to educate property owners.

After further discussion, the following motion was made:

**Motion:** Asha Andreas made a motion to authorize Mike Snapp, in his role as DPPOA Board President, to present a Petition for the next Special Tax District to the Board of County Commissioners. The motion was seconded and passed unanimously.

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**Environmental Committee:**

Bonnie Blades noted the following:

- Mark Smith, from Phragmites Invasive Control, will be conducting this year's treatment of the invasive plant in October.
- Our current permit to have the treatment done is due to expire soon, but according to Mr. Smith, the state no longer requires a permit.
- Poison Hemlock, an invasive, toxic plant species may be making an appearance in Maryland. Ginny Rice will speak with her contacts in the Master Gardener group. She will also pen an article for the fall newsletter, which will include information on this plant, which is similar in appearance to Queen Anne's Lace.

Ginny Rice informed the group that some formulations of Roundup are being taken off the market and will not be available after 2023.

**Safety Committee:** No Report

**Welcome Committee:** Rhea reported that three buckets were distributed over the past month. Asha and Gina assembled four buckets today, leaving five on hand.

**Planning Committee:** No additional information has been received from the State regarding the zero-interest loan application that was submitted.

**Unfinished Business: The property at 400 Lake Drive** – Rhea stated that she spoke with the owner of the lot who explained that she would like to be able to recover some of the money she's expended since purchase in 1985. With that in mind, the tax records were reviewed and the amount paid in property taxes and Association fees from 2015, (the year which saw the first increase in the Covenant Fee) to date were totaled and added to the \$5,700 purchase price for an amount of \$7,482. A tentative offer of \$7,000 will be made to the owner, who has been made aware that the by-laws require membership approval for the purchase of property. The next general membership meeting is scheduled for September.

**New Business:**

**Appointment of New Board Member:** Alyssa Holiday submitted a resignation letter, due to family and work obligations. The By-laws allow the President to appoint someone to fill the vacancy. The Board must approve the appointment, and the newly appointed member must run at the end of the current year if he or she wishes to continue serving on the Board. The following motion was made:

**Motion:** Jack Andre made a motion to have Michael Chaconas appointed to fill the vacancy left by the resignation of Alyssa Holiday. The motion was seconded and passed unanimously.

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**Reaffirmation of Board Committees:** The following committees and members were brought forward for reaffirmation:

**Environmental Committee:**

Bonnie Blades – Chair  
Ginny Rice  
Asha Andreas

**Finance Committee\*:**

Jack Andre – Chair  
Mike Snapp  
Bonnie Blades  
Gina Swartwood  
Mike Chaconas

**Planning Committee\*:**

Mike Snapp  
Tony Spakauskas  
Ginny Rice

**Roads Committee\*:**

Sal Icaza - Chair  
Chris Franklin - *ex officio*  
Jack Andre  
Mike Snapp  
Asha Andreas

**Welcoming Committee:**

Cindy Andre – Chair  
Asha Andreas  
Gina Swartwood  
Ginny Rice  
Rhea Webster - *ex officio*

**\*Standing Committee**

**Motion:** Gina Swartwood made a motion to reaffirm the above committees and their membership. The motion was seconded and approved unanimously.

The members of the Safety Committee will be verified by Maggie Johnson prior to the next Board meeting and reaffirmed at that time.

In light of various travel plans in September, the next meeting of the Board is scheduled for 7:00 p.m. on Thursday, September 2, 2021. The next meeting of the general membership will be scheduled for Tuesday, September 28<sup>th</sup> at 7:00 p.m. With no further business to discuss, the meeting adjourned.