

**Drum Point Property Owners' Association
General Membership Meeting
Drum Point Club
September 28, 2021
Final**

Board Members present: Tony Spakauskas, Jack Andre, Bonnie Blades, Asha Andreas, Gina Swartwood, Maggie Johnson, and Mike Chaconas

Board Members not present: Mike Snapp and Ginny Rice

Staff present: Rhea Webster – Association Manager

Tony Spakauskas, Vice President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. With 44 Association memberships in good standing represented (24 in person, 20 by absentee ballot) a regular quorum was present, and business could be conducted.

Approval of Minutes: Karen Hansen made a motion to approve the minutes from the June 29, 2021, meeting (posted on the website and distributed at the door). The motion was seconded, and the minutes from the June meeting were approved unanimously.

President's Remarks: Tony thanked all for being there and stated that he will make his remarks under Unfinished Business

Committee Reports:

Operational/Roads Committee: Rhea reported that the following:

- This year's paving work has been delayed until October. An email will be sent to the community once work has been scheduled.
- There are three or four storm water drainage projects that will be addressed once the paving has been completed.
- Karl Bowen provided a list of 17 trees that need to be trimmed from the rights-of-way. The Board approved the proposal in the amount of \$5,775.

Gary Baker asked that Sal Icaza, volunteer roads person, meet with him regarding a drainage issue on his property, which should be addressed prior to next year's paving work on Mill Creek Drive.

James Landolt, on Cree Drive related that he has a drainage issue with the interface of his driveway and the street. He was asked to send an email to the office, which will be forwarded to Sal Icaza, as well as to Chris Franklin, Project Manager, for the Association.

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Environmental Committee: The following was noted:

- Bonnie Blades stated that she has been in touch with Mark Smith from Phragmites Invasive Control and has provided info, including pictures, of areas that are in need of treatment.
- The regular, yearly treatment of Phragmites is scheduled for October.
- Asha Andreas reported on the recent “fish kill” in Lake Charming. The situation was reported to MDE by Rick Smith, a Drum Point resident. A biologist from DNR conducted a site visit and estimated 300 dead fish. The “fish kill” was due to a lack of oxygen in the shallow water, exacerbated by algae bloom.
- Ginny Rice is leading a group of volunteers that will work to rid the trees of English ivy, which is considered to be invasive and can choke out trees if left alone. The group is known as the Ivy League, and additional volunteers are needed. The work will not begin until the weather has cooled.

Safety Committee: No report, however the following was noted:

A resident asked if a “Slow, Children at Play” sign can be installed on Laurel Way in order to discourage people from speeding. A stop sign is missing at the intersection of Overlook Drive and Barreda Boulevard, as one would turn right toward the Drum Point Club. Signs will be installed, but Miss Utility will have to be contacted for a location marking.

Property owners were encouraged to call the Sheriff’s office when they witness people speeding or parking in areas where a sign prohibits it, as the Association has no ability to enforce traffic rules.

Golf carts are not street legal, and one risks getting a traffic ticket if caught operating one on a public street [Drum Point streets are public access, but privately maintained].

Finance Committee: The Balance Sheet and Profit and Loss Statement were distributed at the door. Jack Andre, Treasurer reported as follows:

- All expense categories are within budget.
 - The cost of the audit and the cost of security for the year are not yet posted, as this report reflects transactions through the prior month (August).
- The rate of collection is ahead of the same period for last year.

Welcoming Committee: Rhea reported that 14 Welcome Buckets have been distributed in the past eight weeks. Asha and Gina assembled five buckets today, and Cindy Andre continues to gather contents for the buckets. The program has worked well to bring new property owners into the office so that contact information can be gathered.

Planning Committee: No report

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Unfinished Business

Beach Erosion: Tony Spakauskas reported that a second proposal, to address erosion at the community beach, has been received from Coast Line Design. This proposal involves the building of just one structure to address erosion and should therefore, be less expensive than the initial proposal. Funding options are being investigated, including the securing of a loan and/or a grant. \$10,000 has been spent thus far (for the original study and survey). Plans for the first proposal have been posted to the website, and the plans for the second proposal will be posted.

New Business:

Purchase of Lot – 400 Lake Drive: The following was noted:

- The lot in question is at the corner of Lake Drive and Barreda Boulevard, across from the Association office.
- The Board has proposed that an amount not to exceed \$8,000 will be offered.
- The current owner has allowed the Association to use the lot through the years for the community cleanup day and for overflow parking, during Board meetings.
- If approved for purchase, the lot will be kept green and not paved. It will be put into “greenspace” for purposes of property taxes.
- A suggestion to have a playground constructed in Drum Point has been addressed in the past, but questions of liability has stopped the Board from having that done.

After discussion, the following motion was made:

Motion: Dennis Baker made a motion to purchase the lot at 400 Lake Drive for a price not to exceed \$8,000. The motion was seconded and passed by a margin of 43 in favor and one opposed.

Next Special Tax District (STD): Tony Spakauskas noted the following:

- Under consultation with the County Attorney, items that can be included in a Special Tax District include road and storm water management repairs along with maintenance of community property, such as the beach and boat ramp.
- The current amount of the STD is \$115 per lot/year. Amounts between \$165 and \$190 per lot/year is being considered for the next STD.
- Information with regard to the percentage of Covenant fees spent on capital expenses, in particular roads, will be provided to the community

Public Comment and Response: No additional comments

With no further business to discuss, the meeting adjourned at 8:00 p.m. The next meeting is scheduled for December, with the date to be announced.