

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
October 12, 2021
Final

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

Board Members Not Present: Jack Andre, Maggie Johnson, and Mike Chaconas (left prior to the start of the meeting)

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present:

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 September 2, 2021, Board meeting, previously distributed via email. The motion was seconded and passed unanimously. The minutes were approved as written.

President's Remarks: Mike Snapp noted the following:

- Oktoberfest was held on the 9th of October and while attendance (approximately 60 people throughout the day) was lower than for Drum Point Day (with nearly 300 attending), everyone seemed to be enjoying the festivities. Total cost of food was \$259. Dave Leitzel, who works for a beer distributor, donated several cases of German beer.
- The petition for the next Special Tax District requires that a letter be submitted, stating that the DPPOA Board of Directors is in compliance with all corporate documents and that the procedure to allow the request to be made was done properly. Tom Schild, attorney for the Association, has provided the letter at a cost of \$750 plus some administrative fees. The cost of this year's letter is higher than expected, as it is a duplicate of the one provided by Mr. Schild for the previous STD petition. The question was raised as to whether the \$2,700 retainer fee we pay annually is worth our continuing with that contract. Other options will be investigated, and a call will be made to Mr. Schild to discuss his fees as well as a recently received opinion on the use of support animals at the community beach.

Office Update: Rhea Webster reported as follows:

- A property owner suggested that additional rocks be placed above the River View Causeway to keep people from parking off the road in order to fish on the causeway. Given that people will likely just park on the pavement, he understood that this may not be the best idea. There was agreement by the Board that the parking should not be blocked.
- Collections are at 75% for the current fiscal year, which is ahead of last year's collection rate for the same time period.
- **Purchase of 400 Lake Drive (as approved during the September meeting of the General Membership):** Ms. Hawkins was informed about her portion of closing costs associated with the transfer of her lot at 400 Lake Drive to the Association and is in agreement. She requested that the transaction be done by mail, and Tom Pelagatti's office said that this can be done but that she will have to have her signature witnessed and notarized. Mr. Pelagatti's office will be contacted to start the procedure for transfer.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported as follows:

- Great Mills Trading Post will be in the community tomorrow to begin prep work for the scheduled paving, which should begin the week of October 18th. An email message was sent to the community advising of the work schedule.
- There are two or three areas in the community that have issues with storm water drainage. Chris Franklin will address these once the paving project has been completed.
 - An issue on Bay Drive has been resolved by the contractor who is working on a new build on that street. The contractor asked if we would allow him to clear a pipe and re-grade the swale. This is the same work that Sal Icaza had recommended be done.
 - A property owner on Cree Drive reported issues with his lot being flooded during heavy rains. Sal and Chris will conduct site visits to determine if this is an issue that the Association should address.
- A tree in the right of way at Lake Drive and Pine Lane will be topped by SMECO so that Karl Bowen can remove it completely. The root ball has been compromised, and with the weight of the tree, it has begun to lean toward the street.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. No further report.

Environmental Committee: The following was noted:

- Bonnie Blades reported that this year's treatment for Phragmites was done the previous week by Mark Smith of Phragmites Invasive Control.
 - An inspection of Lake Terrace found that this area is in good shape, and while there is some regrowth on the Bay Drive Causeway, some native plants are beginning to return. With the reduction in growth of Phragmites and the return of some native plants, next year's treatment can likely be done with a backpack, which will involve less equipment and should reduce the bill for that year.
 - The dead canes can be removed after six or eight weeks.
- Ginny Rice suggested that regardless of the progress being made with spray treatment, it would be helpful to have a tarp-shading consultant speak to the Board, and she will try to schedule this for the next meeting (grants may be possible). According to Mr. Smith, while the tarping can kill the Phragmites, it also prevents native plants from growing.
- The Ivy League, lead by Ginny, will begin work the second week of November. It's important to wait until cooler weather so that the threat of ticks is reduced. Ginny will draft a notice about the Ivy League for the community and forward it to the office for email distribution.

Safety Committee: No report

Welcome Committee: Rhea reported that Asha and Gina assembled five buckets with one distributed since. There are supplies on hand to assemble an additional three buckets.

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Planning Committee: Mike Snapp reported that Bhaskaran Subramanian, Chief of the Maryland DNR Shoreline Conservation Service, has not responded to the initial grant application, despite his having said he would like to conduct a site visit. Another grant package has been found and will be prepared and submitted.

Unfinished Business:

Status of Special Tax District (STD) VII Petition: The following was noted:

- The latest budget proposals for the next STD were forwarded to the Board for review prior to the meeting.
- Mike, Jack and Rhea attended a meeting with Kerry Dull, Director of Calvert County Public Works, who advised on how best to present the STD budget for Capital Expenses. He suggested we update the five-year paving schedule, and Jeff MacDonald was consulted as the former Project Manager and therefore, the most experienced. He has provided a paving schedule through FY 27.
- The amount to be requested for the next STD is \$175.00/lot/year with the following breakdown:
 - 2.07% - Exhibit A - Administrative Costs
 - 21.22% - Exhibit B - Operations and Maintenance
 - 76.71% - Exhibit C - Capital Expenses
- The following items will be included in the STD package:
 - Minutes from the meeting where Mike Snapp was approved to present the Petition
 - The Resolution, which will include the amount of the request
 - A letter from Tom Schild, Attorney for the Association, stating that the Board remains in compliance with corporate documents
 - The draft Administrative Agreement
 - Budget attachments (Exhibits A, B and C)
 - Draft plan and pictures of Beach Erosion options
 - Five-year paving plan

Motion: Tony Spakauskas made a motion to submit the petition for the next Special Tax District in the amount of \$175.00/lot/year. The motion was seconded and approved unanimously.

Tree Trimming Proposal: Karl Bowen completed the trimming of trees that were beginning to encroach on the right of way at a cost of \$5,775.

New Business:

Service Animals on the Beach: The use of service animals at the community beach has become an issue, with a property owner complaining about having been asked for certification of the need for the animal. According to advice from Tom Schild in 2020 when this question arose, it was thought that one can ask for certification. Mr. Schild was referencing the Fair Housing Act. However, according to the ADA (American with Disabilities Act), one cannot ask for documentation and must limit questions to whether a service dog supports a disability and in what way. The ADA allows only dogs to be used as service animals and must be kept under control at all times.

Meeting Time: Tony Spakauskas asked if the meeting time can be changed to 6:30 rather than 7:00 to accommodate those on the Board who have other obligations. After brief discussion, it was decided that the meeting time can be changed.

The next meeting of the Board is scheduled for 6:30 p.m. November 2, 2021. With no further business to discuss, the meeting adjourned at 8:10 p.m.

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