

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
November 2, 2021
Final

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

Board Members Not Present: Maggie Johnson

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 6:30 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 October 12, 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 raised for discussion the issue of vaccinations and mask wearing in the age of Covid-19. The following was noted:

- There are reasons why people choose not to vaccinate against Covid-19, and there are reasons and restrictions for and against the wearing of a mask.
- After discussion, a consensus was reached as follows: given that Board members are vaccinated or have had Covid-19 (a doctor having confirmed this), the wearing of a mask during meetings is up to the individual.

Office Update: Rhea Webster reported as follows:

- The winter newsletter is being drafted, with the front page devoted to the next Special Tax District Petition.
- The December membership meeting is scheduled for December 11th at the Drum Point Club.
- Friday's storms brought high winds and rain. The Bay Drive Causeway and the River View Causeway were flooded. Cones were placed at the entrance to both causeways and an email sent to the community warning people to avoid these streets. There was a fear that the "road closure" signs might cause property damage or injury should they be blown away, as they cannot be secured. A representative from Vulcan Signs is working on a proposal for signs and other road closure products that can be secured (with sandbags at the base).
- A call from a DNR officer was received Thursday, November 4th. She reported a small commercial boat had washed ashore at the community beach and asked if we could pull the camera chips to see if they captured what may have happened. DNR was able to find the owner's name but was unable to get in touch immediately, and there was concern that someone had washed overboard. Jack pulled the camera chips, and they were reviewed on site. The cameras did not capture anything of any significance, but the owner of the boat was reached later in the afternoon. The boat had come away from his pier. He was able to retrieve it from the community beach that evening.

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Office Update continued:

- A Purchase Agreement for the property at 400 Lake Drive was drafted and sent for review to Jesse Parke in Tom Pelagatti's office. Ms. Parke advised on how to date the document. There is no charge for the review of the document as it was held to one page. Mike Snapp signed the agreement, which was then sent to Ms. Hawkins for signature. Once the signed agreement is received from Ms. Hawkins, it will be forwarded to Ms. Parke. She will mail the documentation to Ms. Hawkins for the transfer of the property to the Association. Ms. Hawkins will sign and have the document notarized. Her portion of the closing costs will be \$150.00, with the Association paying \$870.00.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported as follows:

- Chris Franklin, our new Project Manager, reported that major paving is complete, with the intersection at Walsh and the County-maintained portion of Chestnut Drive, added to the original contract. The shoulder backup work will be done in the next few days.
- With this year's paving contract complete, there are a few storm water management issues that will be addressed. A contractor who is building a house on Bay Drive, asked if he could clear a swale and adjacent pipe. As this was part of the plan, Sal met with the contractor and determined this is the same work that he had proposed. The work was completed successfully.
- Grover's Lawnscape, LLC submitted a proposal, in the amount of \$850.00, to create a driveway apron in the Drum Point right of way at a property on Cree Drive where the owner reported a great deal of flooding. Sal Icaza, Mike Snapp and Gary Heal conducted site visits to the location and recommend this work be done. After discussion, the following motion was made:

Motion: Tony Spakauskas made a motion to accept the proposal from Grover's Lawnscape, LLC, in the amount of \$850.00, to create a driveway apron at the above referenced property on Cree Drive. The motion was seconded and passed unanimously.

- Last week's storm caused a great deal of asphalt to break away from the road base that remains under the sand at the community beach. Grover's Lawnscape was contacted and asked to provide a proposal to clean up the loose asphalt and other debris left by the storm. A proposal for cleanup of the community beach after last week's wind and rain has been received in the amount of \$1,695.00 (this includes the cost of disposal). After discussion, the following motion was made:

Motion: Asha Andreas made a motion to accept the proposal from Grover's Lawnscape, LLC for cleanup of the community beach, in the amount of \$1,695.00. The motion was seconded and passed unanimously.

- The Bay Drive Causeway has a great deal of storm debris as well, much of it too large to be picked up by hand. Proposals will be requested from Grover's Lawnscape and Karl Bowen. A vote will be conducted via email.
- Grover's Lawnscape will do the repair of the well rings on Surf Street when tides are lower – November or later.

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Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed at the meeting. Jack Andre noted that expenses are in line with the budget at this point in the year. He noted also that the boat ramp should be shown as an asset. A value will have to be placed on the ramp before it will show on the Balance Sheet as an asset. Mike Chaconas, in his capacity as an accountant, will review the Balance Sheet and determine how it can be shown as an asset.

Environmental Committee: Ginny Rice reported the following:

- The Ivy League will begin its work in the next few weeks. She is in the process of identifying a lot owned by the Association that has ivy climbing up the trees and is accessible.
- Autumn Phillips, the woman who specializes in the solarization method for removal of Phragmites, was unable to attend tonight's meeting but will be at the December meeting.
 - Solarization involves the placement of tarps over the Phragmites until the plants die, at which time they can be removed.
 - This method can take up to two months and is more expensive than the treatment currently being used by this Association. Grants may be available for those who qualify. Asha related that this method is being used at Calvert Cliffs State Park.

Safety Committee: No report

Welcome Committee: Rhea reported that Asha and Gina assembled three buckets, leaving four for distribution. Three have been distributed. They will assemble three additional buckets tomorrow.

Planning Committee: Mike Snapp reported that he prepared an application for a grant for shoreline restoration, which was submitted to the Department of Natural Resources. There has been no response, and the return receipt has not been received.

Unfinished Business:

Special Tax District (STD) VII Petition: The petition for the next Special Tax District has been sent to John Norris, Attorney for Calvert County. Mr. Norris forwarded the package to the Board of County Commissioners for consideration. A public hearing will be scheduled in the coming months. Mike's availability was forwarded to Mr. Norris for consideration when scheduling the public hearing.

Service Animals: Mike Snapp noted the following:

- The Americans with Disabilities Act guidelines prohibit one from asking a person for documentation with regard to their service animal.
- A service animal must be a dog and support a disability. One may ask what work the dog does to support the disability.
- The animal must be kept under control and cannot be restricted from any part of the beach.
- The Fair Housing Act, which falls under Housing and Urban Development (HUD) refers to other support animals, such as emotional support animals. In this case, documentation can be requested.
- There was consensus that the beach patrol should follow the ADA guidelines with regard to service dogs on the community beach.

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New Business:

Schild Retainer: The following was noted:

- The yearly retainer for the Schild Law Firm is \$2,700.00.
- The retainer allows the Association Board to call Mr. Schild or correspond via email. If we require additional information, beyond what a short communication will provide, we would be charged \$395.00 per hour for Mr. Schild's advice for the upcoming year (an increase from \$375.00 for the current year) and \$185.00 for his legal assistant for the upcoming year (an increase from \$175.00 per hour for the current year). In years' past, there were issues that required more of the type of communication that would be included in the retainer.
- If we opt out of the retainer, the hourly fee for advice from Mr. Schild will increase from \$395.00 to \$415.00 per hour. The fee for advice from a legal assistant will increase from \$185.00 to \$195.00 per hour.
- Other legal offices can also be considered, such as Pickett Law, with offices in Prince Frederick.

After discussion, it was decided that the retainer will be dropped, and a representative from Pickett Law will be asked to attend a meeting in order to introduce herself and describe their services. Both attorneys can be consulted on legal matters.

The next meeting of the Board is scheduled for 6:30 p.m. December 7, 2021. With no further business to discuss, the meeting adjourned at 8:00 p.m.