

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
December 7, 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: Mike Chaconas

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: Autumn Phillips-Lewis – Eco-Haven Solarization

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 November 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 stated that, without objection, the agenda would be amended to allow Ms. Phillips-Lewis to present an alternative method for eradication of Phragmites. Ginny Rice introduced Autumn Phillips-Lewis – owner of Eco-Haven, an Ecological Restoration company.

- Eco-Haven is an Ecological Restoration company involved with invasive species removal, including Phragmites. The method used for the removal of Phragmites, and other invasive plant species, is called solarization and involves the laying down of plastic tarps for an extended period of time. Ms. Phillips-Lewis noted the following:
 - The six-millimeter plastic tarps must be in place for approximately one year and act to deny the Phragmites light, which is needed for photosynthesis. The plants can no longer produce ribosomes, the primary source of regrowth.
 - Solarization was developed in conjunction with the Smithsonian environmental researchers and has been used successfully in other areas (Parker's Creek and Calvert Cliffs state park).
 - Grants are available but can be difficult to obtain. Some grants are community-based and are smaller in the amounts generally awarded. A grant application has been submitted for the Chesapeake Ranch Estates through the Chesapeake Bay Foundation, but notification as to the decision for approval has not yet been received.
 - The tarps can be placed in the water, but wave action on the Bay makes it difficult to keep the tarps secured along the shore.
 - The fee for this method of Phragmites eradication is based on the number of square feet, labor and material involved and is more expensive than treatment with chemicals.
 - The use of tarps versus spraying with chemicals is done in an effort to reduce the amount of chemicals, that may harm the environment, that go into the Bay.

The method to eradicate Phragmites with EPA-approved chemicals has been used for five years, and there has been a drastic reduction in the amount of Phragmites in the areas that have been treated. Native species are beginning to come back in these areas. If there is a need in the future to continue treatment, the solarization method can be considered as there will be less of the invasive plant than when the program of eradication began. Additional information is available on the Eco-Haven website at www.ecohavenllc.com.

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Office Update: Rhea Webster reported as follows:

- The Americans with Disability Act (ADA) guidelines, with regard to service dogs, were forwarded to Shirley Bean who organizes the beach patrol in the summer. At the suggestion of a property owner, a link to the full ADA guidelines was posted on the website.
- The cost of mosquito spraying nearly doubled from \$492 last year to \$905 this year. The number of minutes of spray time increased from 808 minutes in 2020 and 1617 in 2021. The per minute cost did not increase.
- A fatal accident on Barreda Boulevard caused two residents to suggest that we place speed bumps on that street. It was explained that Barreda is a County-owned and maintained street, therefore, this is an issue for the County. One resident contacted the County to make this request. Another property owner, who is a first responder, said she would speak to her contacts in the Sheriff's office to ask if they can increase patrols in Drum Point.
- The filing of claims for unpaid fees will begin again in 2022.
- The transfer of the lot across from this office (see September membership meeting minutes for the approval of the purchase) is being processed by Tom Pelagatti's office. There is a co-owner on the property who is deceased. Jessie Parke, at Pelagatti's office, has requested that Ms. Hawkins provide a copy of the death certificate.
- Options for signage and barricades (that can withstand higher than normal winds) for the closing of the Bay Drive and River View Causeways when flooding is possible have been explored. Vulcan Signs and U-Line provided estimates, with the options from Vulcan slightly less in cost. Sal Icaza, roads committee volunteer, and Chris Franklin, current Project Manager/Inspector, were consulted and agree with the suggested options at a cost of \$1,518, including tax and shipping. After discussion, the purchase was approved.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported as follows:

- A driveway interface with the street was repaired by Grover's Lawnscape at a cost of \$850.
- Storm clean-up
 - The community beach was left with a great deal of loosened asphalt, from the old roadbed. The debris was removed and disposed of by Grover's Lawnscape at a cost of \$1,695.
 - Storm debris that was deposited on the Bay Drive Causeway, was removed by Karl Bowen at a cost of \$700.
 - Drainage under the footbridge on Surf Street was cleared by Karl Bowen at a cost of \$300. A minor washout was addressed by Joe Bateman.
 - Karl Bowen and Ward's Marine will submit proposals for the repair of erosion at the southern portion of the Bay Drive Causeway. There is also some minor erosion at the northern section of Lake Charming on the causeway, which will be included in the proposals.
 - Mike Toro from Grover's Lawnscape will be addressing the repair of the well rings on Surf Street when weather and tides permit.
 - This year's paving has been completed with a few complaints received about the shoulder backup work that is done in order to protect the edge of the asphalt. Past experience shows that these areas return to pre-paving condition within the year. A driveway on River View Drive was marked up by the paving vehicles, and Chris will meet with the contractor to determine if repair is needed.
 - A small tree was reported down at Deer Drive and Rousby Hall Road. It was small enough for Joe Bateman to remove, and this was done yesterday.

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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. The boat ramp and adjacent pier have been added as an asset in the amount of \$25,000. The amount of \$25,000 should be confirmed, and Jamie Ward will be consulted as to a price (not for immediate replacement but as a guide). Per the suggestion made by Maria Miller at the September meeting of the general membership, Rhea created a graph to show the breakdown of administrative costs versus operations and maintenance.

Environmental Committee: Ginny Rice reported that the first session of the Ivy League was held last month. Five volunteers helped remove ivy from trees on Oak Drive. The next session is scheduled to take place on Overlook Drive at noon on December 11th. Sessions are usually held the second Saturday of each month. The Southern Calvert Land Trust has agreed to allow the league to remove ivy from trees on lots they own.

Safety Committee: Maggie Johnson reported that she will meet with Gary Heal and Dave Hardy Thursday, the 16th to inventory the supplies in the Community Emergency Services Center (CESC). They will discuss the roll of the CESC during an emergency. The County website can be accessed during an emergency (Rhea will contact the Calvert County Emergency Ops Center to determine if the site is still accessible to the CESC). The website allows the CESC to post emergency needs (trees down etc.).

Welcome Committee: Rhea reported that Asha and Gina assembled four buckets, leaving seven for distribution. One has been distributed. Cindy Andre continues to secure supplies that are included in the welcome buckets. Twenty welcome letters have been sent to new owners in the past month.

Planning Committee: Mike Snapp reported on the beach erosion progress as follows:

- The application, which was submitted in the spring, for a no-interest loan to address erosion control at the community beach received no response from the DNR representative.
- There are shoreline conservation grants available, and an application was submitted, with no response. The application was sent via certified mail and was signed for in the mailroom at DNR on October 22nd. Efforts to call the contact in DNR were unsuccessful. A contact at the Chesapeake and Coastal Service of the DNR (shoreline conservation and remediation) was finally reached via email. This contact forwarded our information to Wes Gould at DNR.
 - Mr. Gould met with Mike and feels the project appears worthy of a grant funded by DNR. According to Mr. Gould, the initial interest-free loan application is not likely to be approved as it involves the creation of a separate STD and agreement by a minimum of 75% of property owners. Our current STD cannot be used for purposes of a loan.
 - The grant application must be done online. Wes Gould and Nicole Carloza reviewed the application package with Mike, and it will be submitted by the deadline of December 15th.

Unfinished Business:

Status of Special Tax District (STD) VII Petition: According to Rachel Distel, Clerk of the County Commissioners' office, the public hearing is tentatively scheduled for March 15, 2022, at 7:00 p.m.

New Business:

Nominating Committee: Curt Larsen will chair the Nominating Committee, which also includes Libby Fall, Nancy Ririe, and Dennis Baker. Susan Rork has expressed interest in running for the Board.

The next meeting of the Board is scheduled for 6:30 p.m. Thursday, January 13, 2022. With no further business to discuss, the meeting adjourned at 8:25 p.m.