

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**January 11, 2022**  
**Final**

**Board Members Present:** Mike Snapp, Jack Andre, Bonnie Blades, Gina Swartwood, Ginny Rice and Maggie Johnson

**Board Members Not Present:** Tony Spakauskas, Asha Andreas, and Mike Chaconas

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

**Property Owners and Guests Present:** None 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 of the DPPOA are recorded, and Robert's Rules of Order govern the proceedings.

**Approval of Minutes:** Maggie Johnson made a motion to accept the minutes from the December 7, 2021, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** Mike Snapp related the sad news that Peter Holt had passed away. A private service will be held in Maine with details not yet determined. Donations in lieu of flowers can be made to the Fisher House, in support of veterans. After discussion, the following motion was made:

**Motion:** Ginny Rice made a motion to make a donation to the Fisher House in memory of Peter Holt in the amount of \$100.00. The motion was seconded and approved unanimously.

**Office Update:** Rhea Webster reported the following:

- The cost of insurance for the Association increased from \$5,068 in 2021 to \$5,334 for the upcoming year.
- The trash can that was placed near the Bay Drive Causeway was removed because residents were dropping their household trash and dog feces into the can. It will be placed there again when warmer weather begins.
- The Covenant fee for Fiscal Year 2023 will increase from \$110 to \$117, according to the Consumer Price Index calculator.
- When a claim is filed for past-due fees, documentation stating that the person is not an active-duty service member must be included. This information is available on the Servicemembers' Civil Relief Act (SCRA) website. The site now requires a Social Security Number, which is not easily available to the Association office. The Chesapeake Ranch Estates utilizes the services of a company that can secure this information for a cost of \$20.00 (assessed to the property owner). After discussion, it was determined that this method may be questionable. The District Court of Maryland will be contacted to determine how this issue might be resolved.
- The March meeting of the General Membership will be scheduled for Saturday, March 26<sup>th</sup> if that date is available. The informational meeting for the next Special Tax District will be held January 22<sup>nd</sup> at the Drum Point Club.
- The transfer of the lot at 400 Lake Drive has stalled. Staff at Tom Pelagatti's office apologized and said it would be taken care of this week. There is a date on the sales agreement, which can be changed through an addendum, according to the staff. If it is not processed in the coming days, the issue will be raised with Mr. Pelagatti.

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
January 11, 2022  
Final**

**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Rhea reported the following:

- Chris Franklin, Project Manager for the Association, will address some drainage issues in various areas and will draft a Request for Proposals.
- Paving 2021:
  - Both Chris Franklin and Jeff MacDonald, the previous Project Manager, reviewed the invoice from Great Mills Trading Post for this year's paving work. Jeff had a few questions about the bill and suggested Chris contact Bob Trautman, GMTP project manager.
  - The equipment used by GMTP left marks on a newly sealed driveway on River View Drive. This will be addressed when warmer weather returns.
- A report of damage to a driveway on Marine Terrace, possibly by Grover's Lawnscape during the pretreating of streets prior to the recent storms, was also received. The property owner making the report sent pictures of the damage, which will be forwarded to Grover's Lawnscape for their response.
- Storm Damage:
  - Several trees were down as a result of the recent storms. The fire department was called to remove the trees from the streets. The fire department clears the streets but leaves the tree debris along the sides of the roads. Karl Bowen provided a list of areas where additional clean up is needed.
  - Two trees on Anchor Drive are compromised, and a vegetation removal permit application has been submitted to the County. Total cost of pre-treatment and snow removal for the storm is \$25,460.50 and will be paid from the State Highway User Revenue (SHUR funds).
  - SMECO was also contacted several times for lines brought down with the trees.

Mike Snapp stated that the downed lines caused power outages around Mills Creek Drive and Beech Drive. With so many lines down throughout Calvert and St. Mary's Counties, it took more than 24 hours for full power to be restored. He reported also that the equalizer pipe under the Bay Drive Causeway was blocked with sand and debris again but managed to clear itself completely.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. Jack Andre, DPPOA Treasurer, stated that all accounts are within the expected range. He suggested that another contribution be made to the Solomons Volunteer Fire Department and Rescue Department. Rhea will review the records to determine the amount and date of the last donation and inform the Board via email.

**Environmental Committee:** The following was noted:

Bonnie Blades said that any remaining dead Phragmites canes can be removed.

Ginny Rice stated that seven people participated in the most recent session of the Ivy League. The team worked to remove ivy from a tree on Overlook Drive. The next session will be held on Saturday the 15<sup>th</sup>. A notice regarding the league was sent to the community last week.

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**January 11, 2022**  
**Final**

**Safety Committee:** Maggie Johnson reported the following:

- The committee is in a holding pattern, with the passing of Peter Holt and various volunteers out of town throughout the winter.
- Go bags will be inspected and re-supplied as needed when the committee is active again, in the early spring.
- Katie Hassler, a first responder who lives in Drum Point, has offered her help on the committee.

**Welcome Committee:** Rhea reported that there are four buckets ready for delivery and supplies on hand to assemble an additional three buckets. Additional welcome folders have been assembled.

**Planning Committee: Beach Erosion:** Mike Snapp reported the following:

- The decision as to whether we might receive a Maryland State grant for partial funding of the beach erosion project is not likely to be made before June or July, after the decision has been made regarding the next Special Tax District (STD) funding request.
- An STD lasts from three to five years. With that in mind, Mike suggested the Board might want to consider updating the STD Petition proposal by removing the amount requested for beach erosion control. Rather than requesting that the next STD help fund beach erosion control, the Mandatory Assessment (MA) could be increased. The DPPOA Board has greater control over the MA budget, and if the grant is approved, the amount of any increase in the Mandatory Assessment, could be reduced in ensuing years.
- A suggestion was made that the STD Agreement document reflect our request to reduce the amount of the Special Tax District in following years, should the grant be approved. Rhea will contact John Norris' office to ask if this could be made part of the agreement.
- A decision will be made once a response has been received from Mr. Norris' office. The amount of the Mandatory Assessment will be determined at that time, with the Covenant fee due to increase from \$110 to \$117 per lot/per year. Regardless, the total increase in fees will be \$67.

**Unfinished Business: Bay Drive Erosion** – Damage caused to the Bay Drive causeway, during a December wind and rainstorm, must be addressed so that the erosion does not continue and undermine the adjacent asphalt.

- A request for a proposal was made to Karl Bowen and Ward's Marine.
  - Karl Bowen, while initially interested, decided against submitting a proposal.
  - Ward's Marine submitted a proposal in the amount of \$16,600 (this amount includes repair of the shoreline along Lake Charming on the northern portion of the causeway).
  - The proposal from Ward's was distributed to the Board via email so that a decision could be made and permits applied for. After review, the Board made a decision to approve the proposal from Ward's (December 8, 2021, email).
  - Permit applications have been submitted and are awaiting approval. With that in mind the following motion was made to affirm the decision:

**Motion:** Jack Andre made a motion to affirm the decision made via email on December 8, 2021, to approve the proposal received from Ward's Marine for repair of erosion at the Bay Drive causeway in the amount of \$16,600. The motion was seconded and approved unanimously.

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**January 11, 2022**  
**Final**

**New Business:**

**Online Meeting:** A request was made from a property owner to conduct membership meetings online. Google Meet and Zoom are two options. Both have free options that are limited to some degree, but premium service can be purchased at a nominal cost. The Chesapeake Ranch Estates conducts meetings online but has not seen an increase in attendance as a result. In that there has been only one request and given the number of property owners, the property owner making the request will be asked to simply call in to a meeting he is unable to attend in person.

**Quit Claim:** Michelle Ward, a property owner on Bay View Drive, requested a Quit Claim for Riparian Rights in order to install a floating dock. The Quit Claim document was distributed via email in order to allow the Board time for review prior to this meeting. After discussion and in view of the fact that this is a typical Quit Claim for Riparian Rights, the following motion was made:

**Motion:** Maggie Johnson made a motion to approve the Quit Claim for Riparian rights for the installation of a floating dock at 541 Bay View Drive. The motion was seconded and approved unanimously.

**Public Comment:**

The next Board meeting will be held on Tuesday, February 1<sup>st</sup> at 6:30 p.m. With no further business to discuss, the meeting adjourned at 8:20 p.m.