

**Drum Point Property Owners' Association
General Membership Meeting
Drum Point Club
March 19, 2022
Final**

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

Board Members not present: Ginny Rice

Staff present: Rhea Webster – Association Manager

Mike Snapp, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 10:00 a.m. With twenty Association memberships in good standing represented, a regular quorum was not present. However, per the motion made and approved during the December 11, 2021, General Membership Meeting, the next scheduled meeting would be held in accordance with Maryland Law § 5-206 (“If the number of members present at a meeting does not meet the requirements of a quorum, those present may call another meeting to meet quorum requirements. At the additional meeting, the members present in person constitute a quorum”). This is to be considered that additional meeting.

Approval of Minutes: A motion was made to approve the minutes of the September 28, 2021, meeting, distributed at the door and posted to the Association website. The motion was seconded and passed unanimously.

President's Remarks: Mike Snapp stated that the Public Hearing for the next Special Tax District was held March 15th, where he presented the reasoning behind the Board's request to increase the per lot/per year amount from \$115 to \$175. He noted the following:

- A question-and-answer session followed the presentation, and property owners were then allowed to comment. All comments made by residents were positive.
- After the comment period, each Commissioner spoke favorably about Drum Point and the Association. A motion was made to approve the request. The motion was seconded, and the request for the next Special Tax District was approved, with four voting in favor and one against.
- The next Special Tax District will include partial funding of the erosion control efforts at the community beach (\$60,000 over five years), with the total yearly amount to be increased from \$115.00 per lot/per year to \$175.00 per lot/per year.

Committee Reports:

Operational/Roads Committee: Rhea reported the following:

- Chris Franklin, the DPPOA Project Manager, is scheduled to meet with Sal Icaza, our roads volunteer, today to consider possible locations where storm management issues should be addressed.
- The paving for 2021 was completed, with some minor issues involving the shoulder backup and a driveway on River View Drive that was marked up by the equipment. Joe Bateman, our day laborer cleaned up areas where the stones used for the shoulder backup were thrown too far into yards. Chris Franklin spoke with Great Mills Trading Post about the driveway, and that issue has either been resolved or will be resolved.
- Per a comment made during the meeting, an area of the unpaved right of way along Marine Drive at Harbor Drive will also be addressed.

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Environmental Committee: Bonnie Blades commented that the Phragmites eradication program continues. The program has been a success, with the invasive species largely under control in the areas treated. She remarked that Ginny Rice continues the work with the Ivy League. The Ivy League works with volunteers to remove ivy from the trees. If left to climb up a tree, it can eventually kill that tree.

Safety Committee: Maggie Johnson summarized the goals and services provided by the Safety Committee and stated that additional volunteers are welcome. Among other things, the Committee coordinates with Calvert County Emergency Services and local fire and rescue, during threatening weather events. The Committee includes several HAM radio operators (useful should cell phone service be disrupted), who can operate the HAM radios in the Community Emergency Services Center, located in the Association office.

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

- All expense categories are within budget.
- The approval of the Special Tax District assures continued collection of State Highway User Revenue. This is additional funding for the maintenance of the roads. While the County would receive the additional funding if the Tax District were ever dissolved, they would not be obligated to spend that money in Drum Point.
- The line item on the Balance Sheet that shows the amount of money held by the County on behalf of the Association does not include funding received and distributed in January 2022 for the paving done in 2021. The report showing the distribution of that money has not yet been received from the County Finance Office.
- The collection rate for Fiscal Year 2022 is at 80%. This is in line with Calvert County property tax collections.
- A Budget Committee meeting will be scheduled for April and anyone who would like to volunteer is welcome.

Welcoming Committee: Rhea stated that Asha Andreas, Gina Swartwood and Ginny Rice continue to assemble welcome buckets. While the initial goal of the program was to collect contact information for new property owners, they are pleasantly surprised when they are handled the welcome bucket.

Planning Committee: Mike remarked that efforts to control erosion at the community beach continue and noted the following:

- When a winter storm exposed additional bare asphalt, a contractor was called in to clean up the area, as the proper disposal of asphalt requires the right equipment.
- The Special Tax District agreement will include a paragraph that states, should the Association receive approval for the requested grant to address erosion at the community beach, the amount of the Special Tax District will be reduced in upcoming years.
- Now that funding via the STD has been approved, work to address the erosion will continue with Coastline Design engineers. Property owners are welcome to forward any questions to the Association office.

Unfinished Business:

Community Beach Erosion Update: See above under Planning Committee report

Special Tax District Petition: See above under President's remarks

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New Business:

Presentation of Slate of Candidates:

Curt Larsen, Chair of the Nominating Committee, thanked all who participated in this year's committee. He then announced that the Slate of Candidates for the upcoming year are as follows:

- Bonnie Blades
- Asha Andreas
- Mike Chaconas
- Susan Rork

Mike Snapp thanked Gina Swartwood, who is stepping down from the Board after this year and asked for nominations from the floor. With no nominations offered, and with only four candidates for the four open seats, the following motion was made:

Motion: Dan Mathias made a motion to accept the slate of candidates by acclamation. The motion was seconded and approved unanimously.

Donation of a lot: A property owner asked to be placed on this agenda in order for a vote to be conducted to approve her donation of a lot on Rousby Hall Road. Per the By-laws, the membership must approve any "encumbrance" of property. However, Curt Larsen, a member of the Southern Calvert Land Trust (SCLT) related that the land trust is now accepting donations. He offered to work with the property owner to transfer the property. A donation to the SCLT rather than the Association gives the property owner making the donation a tax benefit. This information will be relayed to the property owner.

400 Lake Drive:

The request to the County to place the recently purchased property at 400 Lake Drive into open space was raised for discussion, with the following noted:

- An Open Space designation reduces the tax liability, but the designation is in perpetuity and cannot be changed. This may not be in the long-term best interest of the community.
- There are certain restrictions on a property that has been designated Open Space, including the ability to develop that property. There are no plans to develop said property and any plan to develop would need the approval of the membership.
- John Norris, Attorney for Calvert County, will be consulted with regard to what can and cannot be done once a property has been designated Open Space.

Community Cleanup: The cleanup day has been scheduled for May 14 [now changed to May 7]. A community yard sale may also be scheduled by a volunteer in the community.

With no further business to discuss, the meeting adjourned at 10:45 a.m. The next meeting is scheduled for June, with the date to be announced.