

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
May 3, 2022
Final

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

Board Members Not Present:

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: Asha Andreas made a motion to accept the minutes from the April 5, 2022, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: See under Planning Committee Report

Office Update: Rhea Webster reported the following:

- A representative from a company called Serve First Solutions contacted the office to inquire about the bank fees paid by the Association for the ability of to accept credit cards. The company analyzed these fees and reported that we are receiving an excellent deal which they cannot beat.
- A reimbursement in the amount of \$21,375.72 for operating expenses was requested and received from County-held Special Tax District funds. This represents operating expenses for the first quarter of 2022.
- The Drum Point Club has scheduled Drum Point Day for July 2nd. They have decided against holding the event on the 4th of July as this brings in too many people and over taxes the septic system at the Club.
- The cleanup day is scheduled for Saturday, May 7th.
- The collection rate for the current fiscal year is at 86%, with \$23,336 collected from people whose accounts were in arrears three or more years.
 - One property owner called to complain about the court document (Affidavit in Support of Judgment) that was attached but not formerly filed with the court. He is in arrears in the amount of \$1,566 for three undeveloped lots.
 - In the future, a letter will be sent with any statement with this form attached in order to clarify that the claim has not yet been filed but will be if payment is not forthcoming.
 - The primary complaint voiced by the owner is that he feels he should not have to pay the fees as his lots cannot be developed. One lot does not have paved access, and the other two properties, while on a paved street, do not meet County requirements for septic, according to the property owner.
 - The road agreement between Calvert County and this Association requires that, should a property owner wish to develop a property, the Association must build a road. However, the Association cannot control the restrictions with regard to septic.
 - After discussion, the Board reached agreement that there is no exemption with regard to the payment of fees. The property owner will be informed in writing.
 - The Association attorney will be contacted with regard to legality of sending this claim form with statements and for her opinion on the road agreement.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- Doug Mackenzie of Total Asphalt would like to submit a proposal for the rejuvenation of roads that have been repaved in the past five years. Rejuvenation is a process, done in the past, that renews the chemical bond of the asphalt, thereby extending the life of the pavement. After discussion, it was decided that Mr. Mackenzie will be asked to provide an overview of the process and possibly attend a Board meeting.
- The repair of well rings on Surf Street is being done today, although they may not yet be finished.
- A quantity of stones washed out at the end of the boat ramp, causing a drop off. J. Calvin Wood will submit a proposal for adding rocks. A sign advising people to use extreme caution was placed at the ramp.
- Chris Franklin submitted a summary report on what can be done at various locations to address storm water runoff. A meeting will be held with Chris in order to further clarify the items on the list.
- Joe Bateman is working to clean up the beach to the extent possible, including the digging out of the picnic tables from the sand that covered them over the winter months. A drag mat was purchased that can be attached to the mower and used to groom the beach.

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. The draft budget for the upcoming fiscal year, previously distributed via email and made available at the meeting, was raised for discussion. The following was noted:

- Joe Bateman's hourly wage was increased by 10% (\$15.00/hour to \$16.50/hour).
- Payroll processing, including the submission of quarterly and year-end tax reports, is current being done by Toal, Murray, Day and Lalor Accounting firm at a cost of \$73.35/month. A request for a price from Paychex (an online company that does payroll processing) found the initial cost to be \$48.13/month. However, the contract must be renegotiated each year and could be as much as \$103.00/month. The price from both companies includes the filing of tax returns. There was agreement that Toal, Murry should be retained.
- Doug Donegan, a Drum Point resident, is experienced with the Access database and has agreed to review our program. The program was put in place in 2014 when fees began to increase each year and has some flaws. He may be able to "tweak" it a bit to overcome some of the issues that someone not familiar with Access may have trouble addressing. He is also investigating other options.

Environmental Committee: Bonnie Blades will be doing a walkaround in June to determine if there is a need for an additional treatment to rid the area of Phragmites, an invasive plant species.

Asha Andreas noted that an avian flu is present once again, and people are being advised to not put out bird feeders and to keep any chickens inside their coops.

Safety Committee: Maggie Johnson stated that she will be scheduling a meeting of the committee by the end of May. She has been investigating supplies for the go bags.

Welcome Committee: Rhea reported that Gina and Asha assembled an additional four buckets leaving six on hand for distribution. With just three buckets left for assembly, a letter will be sent to Ace Hardware asking for additional buckets.

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Planning Committee: Beach Erosion: Mike Snapp reported that Coastal Design Group submitted the application for permits needed to install the structure to address erosion at the community beach. This is a joint permit application and will need to be reviewed and approved by the Maryland Department of the Environment as well as the Army Corp of Engineers.

Unfinished Business: Property owners and residents continue to park long term in the Association rights-of-way, both paved and unpaved. This sometimes presents a hazard with regard to line of sight for oncoming traffic. The Sheriff's office continues to resist enforcing County traffic restrictions in Drum Point, regardless of the possibility of it being a safety issue. Amber Bryant of Pickett Law will be consulted.

New Business:

FY 2023 Budget Draft: See discussion above, under Finance Committee - Approved in Executive Session

Lots with no paved access: See above under office update

Public Comment: None offered

The next Board meeting will be held on Thursday, June 14, 2022, at 6:30 p.m. With no further business to discuss, Tony Spakauskas made to adjourn to Executive Session. The motion was seconded and approved unanimously. The meeting adjourned to Executive Session at 7:40.