

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
November 2, 2022
Final

Board Members Present: Mike Snapp, Jack Andre, Bonnie Blades (by phone) Asha Andreas, Ginny Rice, Maggie Johnson, and Mike Chaconas

Board Members Not Present: Tony Spakauskas and Susan Rork

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 September 6, 2022, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Mike Snapp deferred his remarks to the Planning Committee report.

Office Update: Rhea Webster reported the following:

- Zoning Violations reported and actions:
 - Property on Lake Drive cited for an extreme overgrowth of vegetation. The Calvert County Zoning Enforcement office instructed the owners to clear away the overgrowth, which has been done.
 - Property on Chestnut Drive cited for an over-accumulation of trash and debris. The owners have not complied, and the County Zoning Enforcement office forwarded the issue to the Calvert County attorney's office for action.
 - Property on Pilot Way – the owner lives in Florida, and the County Zoning Enforcement office has attempted to contact the owner in order to cite them for the over-accumulation of trash but has not been successful. The owner may be interested in selling, and his number has been forwarded to various people who may be interested in purchasing the property in order to restore the house.
- Claims are being filed with a dozen or more claims filed in the past six weeks.
 - One property owner has filed an “intent to defend” and has a court date of November 29, 2022. His defense according to the document received states that he does not owe the money in question.
 - A claim to collect past-due fees may be filed on the owner who lives in Florida. The cost to file a claim in Florida is \$186 plus a \$40.00 fee to have it served by the sheriff's office. This is significantly more expensive than to filing in Maryland. Given the higher fees, Amber Bryant of Pickett Law will be contacted to ask about the feasibility of collecting fees from an owner who lives out of state.

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- After additional research into the feasibility and cost of having the Access database updated, a call was placed to Intuit (QuickBooks). It appears that the database and billing can be done using QuickBooks, as it now allows batch invoices to be posted. With the Covenant fee increasing each year, batch invoicing is a must. All property owner information (names, contact information, property information etc.) is being entered. The accountant for Drum Point has been consulted as to how to enter past-due fees into the new database, without having to do them on an individual basis. This will save the cost of an upgrade to the Access database.
- A letter was sent to Sheriff Evans the day after the September meeting of the General Membership, inviting him to attend the December meeting. A response has not yet been received. A follow up message was sent the following week to the County liaison officer, Sergeant Dean.
- The quarterly reimbursement of expenses, in the amount of \$4,189.53, for operations and maintenance, was requested and received from County-held Special Tax District funds.
- The drainage under the footbridge on Surf Street has continued to back up and will not drain (last year's storm brought in a substantial amount of sand into the channel). Adjacent property owners are concerned about the smell and mosquitoes. Robin Munnikhuysen, Calvert County Critical Area officer, will be contacted, and the Board will consider options in the coming year, once work on the community beach has been finalized.
- The owner at the corner of Bay View Drive and Laurel Way will be contacted and asked about the progress of the insurance claim filed for cleanup and repair (a tree having fallen on the house in March of this year). Mike Chaconas volunteered the use of his truck to help clear some of the trash that has been left in the yard while the insurance claim is being resolved.
- The next meeting of the General Membership is scheduled for 10:00 a.m. on Saturday, December 17th at the Drum Point Club.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- **Paving 2022:** Prep work began the last week of October, and paving should begin in the coming week, weather permitting.
- **Damage Bay Drive:** Ward's Marine provided an updated proposal for repair of 50' of shoreline (the original number of linear feet for repair) along the Causeway as well as some repair of the shoreline along the lake. The original price, provided last year, was \$16,600, an increase of approximately \$4,000, compared to the latest proposal of \$20,836.00. Birch Marine Construction repaired the seawall for Bugeye Harbor for a reasonable price and will be asked to provide a proposal for the Bay Drive Causeway. A meeting will be scheduled between Mike and Birch Marine.

Mike noted the following:

- **Storm Water Management:** Estimates for repair of six sites was received from M and S Trucking out of Charles County. Two of the prices were rather significant, so Gary Heal was asked for his opinion on the list of projects, given his past experience as roads chairman.
 - Mike and Sal Icaza conducted site visits to the six areas on which estimates have been received. Estimates for repair of two of the sites are more than \$6,000, so additional consideration must be given.
 - Mike, Sal and Gary agree that there is nothing that can be done for several areas on the original list of 15. The water in some areas seeps into the ground within the usual 48 hours allowed for perking of storm water. Given the topography in some areas, it's a matter of gravity that causes the water to flow downhill and puddle.
 - Mike will compile the list of sites that can be addressed and forward them to Rhea.
 - Chris Franklin will be contacted again for progress on the estimates for the other sites.

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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 paving work, being down by Great Mills Trading post, will be billed in the coming weeks in the amount of \$184,321.50. Of that amount, \$46,111.00 will be funded from Covenant fees, with the balance paid from Special Tax District money held by the County on behalf of Drum Point. Chris Franklin's percentage will be paid from Covenant money.

Environmental Committee: The following was noted:

Bonnie Blades reported that Mark Smith of Phragmites Invasive Control informed her that all treated areas look very good, and we may be able to skip treatment next year. The Phragmites on Lake Terrace are 90% eradicated, and native vegetation is growing on the Bay Drive Causeway at Lake Charming. An inspection will be conducted next summer to determine if treatment is needed.

Ginny Rice stated that she has scheduled the next Ivy League outing for November 12th with the clearing of ivy to be done on a lot at the corner of Oak Drive and Barreda Boulevard. This is an undeveloped lot which is owned by the Southern Calvert Land Trust, and Curt Larsen is aware and has given his approval to the Ivy League. Detailed information will be forwarded to the office so that an email can be sent to the community.

Maggie Johnson reported that the dead tree at the end of Barreda Boulevard has a great deal of ivy climbing the side of it. There is concern that it may fall and could hit the house across the street. This is a street that is maintained by Calvert County, and County Highway will be consulted (Karl Bowen may be asked to give his opinion as to the urgency for removal).

Safety Committee: Maggie Johnson reported that the go bags in the Community Emergency Response Center have not yet been addressed but will be in the coming weeks. With only one response to Maggie's email inquiry about continued membership on the Safety Committee having been received, a motion was made as follows:

Motion: Maggie Johnson made a motion to re-affirm the committee as it stands, with the exception of the person who responded to say they do not wish to remain on the committee. The motion was seconded and approved unanimously.

Welcome Committee: Rhea reported that four buckets were distributed in the past month, leaving three Welcome Buckets ready for distribution. Supplies are on hand to assemble four additional buckets. Brochures will be picked up in the next week, and the committee will be advised so they can schedule a day to come into the office.

Planning Committee: Mike Snapp reported the following:

- The Public Notice, announcing the request for permits to address erosion at the community beach was published by the Maryland Department of the Environment. Mel Throckmorton, Natural Resource Planner for MDE will be contacted as to any comments that may have been received from the public.
- A webinar about the process of securing a loan for work such as has been suggested by the engineering company to address the erosion is scheduled for Friday, the 4th. Mike will attend.

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Unfinished Business: See Safety Committee report above – Reaffirmation of the Safety Committee

New Business:

Quit Claim for Riparian Rights: The owners at 175 Deer Drive have requested a Quit Claim for Riparian Rights for their property located at 175 Deer Drive. After brief discussion of the request and review of the documents (distributed previously via email), the following motion was made:

Motion: Maggie Johnson made a motion to approve the request for a Quit Claim for Riparian Rights at 175 Deer Drive. The motion was seconded and approved unanimously.

Formation of Nominating Committee: The Board will announce the members of the Nominating Committee during the December meeting of the membership, and anyone who wishes to serve on the committee can volunteer that day. Curt Larsen, Chair of last year's committee, will be contacted to ask if he is interested in serving this year.

Public Comment: None offered

The next Board meeting will be held on Tuesday, December 6, 2022, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:30.