

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
December 6, 2022
Final**

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

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: Bonnie Blades made a motion to accept the minutes from the November 2, 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:

- The premium for this building and Directors and Officers liability insurance increased for the upcoming year from \$4,854 to \$4,933. The premium for liability decreased from \$480 to \$384.
- Membership for the current fiscal year, which ends June 30, 2023, is at 78% (the budget is based on an 80% rate by the end of the fiscal year, June 30, 2023).
- The winter newsletter was mailed using the new online system put in place by the post office. This involves uploading the mailing list each month. The post office then verifies addresses and provides the mailing label PDF, which includes a barcode.
- The QuickBooks property owner database continues to be created.
- In addition to the designation of Certified Manager of Community Associations (CMCA), I now also hold the designation of Association Management Specialist is (AMS).

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- **Paving 2022:** According to Chris Franklin, Project Manager for the Association, the paving work is complete, with the shoulder back up work to be done in the following weeks, weather permitting [problems have since been found with the asphalt work, and the Board is working with the contractor to resolve the issues].
- **Storm Water Management:** There has been no progress on the list of storm water management jobs, however Mike will be meeting with Chris Franklin in the coming weeks.
- **Equipment Maintenance:** Cost for this year's maintenance of the zero-turn mower and chainsaw was \$480.19.
- **Bay Drive Causeway** – Birch Marine has not responded to a request for them to meet with Mike at the causeway in order to assess damage caused by last year's storm and submit a proposal for repair.

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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 expense for this year's paving has not yet been paid and will not be paid until the job is completed to our satisfaction.

Environmental Committee: Ginny Rice reported that the Ivy League will meet on Saturday, the 10th at the corner of Oak Drive and Barreda Boulevard in order to complete the work to remove the ivy from trees on that lot. An email was sent to the community regarding the meeting of the league this Saturday. Seven people turned out for the last ivy removal day.

Safety Committee: No report

Welcome Committee: Rhea reported that Asha, Ginny, and Ginny assembled an additional four buckets. One bucket has been distributed, leaving six on hand.

Planning Committee: Mike Snapp reported that the Public Comment Period, required by the Maryland Department of the Environment, is now closed, with no comments received. The permitting process continues and should be concluded in the next few weeks.

Unfinished Business:

New Business: Community Improvement Initiative – Mike Chaconas spoke with John Johnson regarding his suggestions for improvement of the Drum Point Community. The following was suggested and discussed:

- Playgrounds - This has been considered by the Board in the past, and Rhea will provide Mike with the information compiled.
- Farmers' Market
- A beautification of entrance signs
- A dog park
- A walking path in areas where it is feasible

USPS Issues: With the recent issues of mail being stolen from mailboxes and at post office facilities, a suggestion was made to have the return envelope for next year's billing be sent with the Association post office box, rather than the street address.

Public Comment: None offered

The next Board meeting will be held on Monday, January 3, 2023, at 6:30 p.m. With no further business to discuss, Tony Spakauskas made a motion to adjourn to Executive Session at 7:00 p.m.