

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
January 3, 2023
Final

Board Members Present: Mike Snapp, Jack Andre, Bonnie Blades, Asha Andreas, Ginny Rice, Maggie Johnson, Mike Chaconas and Susan Rork

Board Members Not Present: Tony Spakauskas

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 Andrea made a motion to accept the minutes from the December 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 reported the following:

- Mike voiced appreciation for the two residents who voluntarily cleaned up the yard of a property that was damaged during a storm when a tree fell on the house. The volunteers communicated with the property owners prior to clearing out the household debris and gained permission to proceed with the cleanup.
- Bay Drive Causeway and Lake Charming shoreline repair:
 - Mike met with Donnie Burgess of Ches Shores, a company based in North Beach, and requested a proposal for work to repair the Bay Drive Causeway and Lake Charming.
 - The Bay Drive Causeway suffered damage from a storm in November 2021 and has not yet been repaired due in part to the lack of availability of material during the Covid pandemic. Ward's Marine has also provided a proposal for this work. There was no response from Birch Marine.

Office Update: Rhea Webster reported the following:

- The transfer of property owner data from Access to QuickBooks continues and should be ready in time for this year's billing (note that the Balance Sheet will be skewed until the full transfer of data is complete).
- The Covenant fee for the upcoming fiscal year, which begins July 1 will increase to \$125.62 (rounding up to \$126), which is an increase of 7.7%. This fee increases each year according to the Consumer Price Index. After discussion, the following motion was made:
 - **Motion:** Susan Rork made a motion to increase the Covenant fee for Fiscal Year 2024 by 7.7% to \$126.00. The motion was seconded and passed unanimously.
- The cost of this year's annual maintenance on the generator was \$421.00. This is an increase of \$126.00 over last year's expense of \$295.00. The cost has increased nearly every year since the company installed the generator. The generator runs a self-test every Wednesday.
- Jack and Rhea will be attending court to continue the case against a property owner who has refused to pay the fees owed on three undeveloped properties. Mike and Rhea attended the first court date, at which the judge suggested mediation. With mediation having failed, the new court date was set for January 17th.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- **Paving 2022:** Chris Franklin reported that the paving issues have been resolved, although the shoulder backup work has yet to be completed. Sal Icaza will inspect the work prior to payment being issued. Mike Snapp will also inspect.
- **Storm Water Management:** Mike Snapp and Sal Icaza will be meeting to discuss which projects will go forth.
- **Bay Drive Causeway** – See above under President's report.

Asha noted that an area on Bay Drive may have been damaged due to remodeling of the interior of a house and the re-digging of a septic field on that lot. The property owner will be contacted to remind them that any damage that may occur as a result of their contractor will be their responsibility. Note that J. Calvin Wood, the contractor who worked on the re-digging of the septic field, did repair the asphalt when damage was caused by a piece of their equipment in the fall.

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, as the work has not been completed.

Environmental Committee: The following was noted:

- Bonnie Blades reported that the dead cane at the end of Lake Terrace can be removed in February of March.
- Ginny Rice stated that four people helped with the Ivy League in December. A lot on Leason Cove will be done on the 14th of January. A message, asking for volunteers, will be sent to Rhea for dissemination to the community.

Safety Committee: Maggie Johnson stated that she has inspected the emergency go bags and disposed of anything past the expiration date. She will be ordering supplies in order to restock the bags. There is \$500 left in this year's budget for this expense.

Joe Bateman and his son will be changing the chips and batteries in the beach security cameras.

Welcome Committee: Rhea reported one bucket has been distributed in the past month, leaving four on hand. Supplies are available for additional buckets to be assembled.

Planning Committee: Mike Snapp reported that the permitting process for erosion control at the community beach is nearly complete, with one more agency having to approve the request. Once the permitting process is complete, Coastline Design will send a Request for Proposals to various marine contractors.

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Unfinished Business:

13000 Surf Street: The property owner at 13000 Surf Street continues to add various items to his property, some of which may have been placed below the mean-high water mark. This is illegal, and the Calvert County Zoning Enforcement office has been alerted. The water under the footbridge seems to be flowing again, whether by natural means or otherwise.

New Business: Quit Claim request – 12824 Bay Drive: The property owner at this address has requested a Quit Claim for Riparian Rights for possible plans to install a pier and boat lift for his jet ski. He was advised, by this office, of the need to obtain permitting from both Calvert County and the Maryland Department of the Environment before proceeding with any construction on the shoreline. After discussion, the following motion was made:

Motion: Susan Rork made a motion to approve the request made by Robert Thomas, the owner of 12824 Bay Drive, for a Quit Claim for Riparian Rights. The motion was seconded and approved unanimously.

Public Comment: None offered

The next Board meeting will be held on Tuesday, February 7, 2023, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:25.