

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
March 7, 2023  
Final**

**Board Members Present:** Mike Snapp, Tony Spakauskas, Jack Andre, Bonnie Blades, Asha Andreas, Ginny Rice, Mike Chaconas, and Susan Rork

**Board Members Not Present:** Maggie Johnson

**Staff Present:** Rhea Webster – Association Manager

**Property Owners and Guests Present:** John Johnson

**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 February 7, 2023, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** No report

**Office Update:** Rhea Webster reported the following:

- A reimbursement, in the amount of \$8,145.76, was received in January for administrative and operating expenses for the 4<sup>th</sup> quarter of 2022. Of that amount, \$4,500.00 was for the required annual audit.
- A property line dispute between owners, with lots on River View Drive, was reported to the office. A letter was sent to the owners of a vacant lot on River View, asking them to be sure they do not encroach on Drum Point unpaved right of way, adjacent to the pavement. The letter also reminded them of the need to verify the location of property lines between lots. The owners making the complaint were advised to have a survey conducted in order to determine property lines and that the Association does not get involved with disputes between property owners.
- The beach patrol is organizing for the upcoming year. After discussion about how much to pay those who work on the beach patrol, the following motion was made:

**Motion:** Tony Spakauskas made a motion to pay the beach patrol, the current minimum wage of \$13.25. The motion was seconded and approved unanimously.

- A call was received from a person asking about a lot on the unpaved portion of McMichael's Drive. He inquired as to whether a road would be built, if he made the decision to purchase. After discussion, it was affirmed that the road agreement between Calvert County and the Association requires a road be built at the expense of the Association.
- The monthly fee for Comcast (internet, phone and television) increased from \$274.80 to \$304.81. A call made to Comcast found that the monthly fee could be reduced to \$289 if all current services are maintained. If the television service is dropped, the monthly fee will be reduced to \$211. After discussion, it was decided the television portion of the service will be dropped, as there is no longer a need for it, given the online access to weather and emergency situations.

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- A letter was received from the Maryland Department of Transportation advising that they will be conducting some inspections of Rousby Hall Road which may require them to enter a vacant lot owned by the Association.
- A property owner of a lot on Dove Court, as it intersects with Blue Jay Drive, would like to purchase the adjoining road right-of-way. He wishes to combine that right-of-way with his lot in order to erect a fence that would block the “junk” being kept behind a property located on Dogwood Drive. The owner of the lot on Dove Court will have to present his request at a meeting of the general membership for a vote to be conducted as required in the Association by-laws. In the meantime, a letter will be sent to the owner on Dogwood Drive, asking him to remove his property from Association right-of-way at the end of Blue Jay Drive.

**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Rhea reported the following:

- There has been no response to the letter sent to Bob Trautman of Great Mills Trading post. The letter outlined concerns about the most recent paving work, and some additional work has been done (the shoulder back up is finished). A bill has not been received, and Mike Snapp and Sal Icaza will reinspect.
- The list of storm water management issues will be inspected by Mike and Sal.
- The Bay Drive Causeway repair has not yet been scheduled by Ward's Marine, although permits have been received. Another call will be made to Ward's to ask about scheduling.
- Karl Bowen will provide a price for the removal of two trees that are beginning to damage the asphalt (Bay View Drive at Lake View Drive and Huron Drive at Delaware Drive)
- Karl Bowen will be clearing the Laurel Way Causeway of vegetation that is too large for Joe Bateman to take care of with a chainsaw.
- Joe Bateman has been watching the Bay Drive Causeway and noted that the equalizer pipe was clogged. He was able to clear it, using the reaming tool.
- Trees on the property at Overlook Drive and Barreda Boulevard are in danger of falling into the street per a conversation with Karl Bowen. Karl wishes to meet with a Board member to discuss the situation. Mike Snapp offered to meet with Karl.

Tony Spakauskas asked about the intersection at Bay View Drive and Bay Drive. School buses are having a difficult time making the turn without driving into the unpaved right-of-way. There is a rather deep swale in this area, and bus transportation will be contacted to ask if there may be an alternative route. There is a slight danger of the bus driving into the swale, possibly causing injury.

**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. He reminded the group of the need for a meeting of the Finance Committee to discuss the budget for FY2024, which begins July 1, 2023. Susan Rork volunteered to served on the committee (committee members also include Jack Andre, Mike Snapp, Bonnie Blades, Mike Chaconas, and Gina Swartwood).

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**Environmental Committee:** The following was noted:

Bonnie Blades reported that, given the remoteness of the area at the end of Lake Terrace and the boat ramp, there is no need to remove the dead Phragmites. Mark Smith, of Invasive Species Control, recommends leaving the dead canes when possible.

Ginny Rice reported that work to remove ivy from trees on a lot owned by the Southern Calvert Land Trust was conducted in February. The number of volunteers was few, and another session of the Ivy League will be held on the 11<sup>th</sup> of March after the membership meeting. An announcement about this latest session was sent from the office to the community.

**Safety Committee:** No report

**Welcome Committee:** Rhea reported that five buckets have been distributed in the past two months, leaving two buckets on hand. The committee will meet on the 10<sup>th</sup> to assemble buckets. Cindy Andre asked if a thank you gift and/or letter can be sent to Carolyn Hart for her continued contributions on behalf of the committee. All agreed that this should be done.

**Planning Committee: Beach Erosion:** Mike Snapp reported that nearly all permits are in place for the erosion control work at the community beach. The "proffered permit" form will be submitted along with the \$10.00 processing fee. Calvert County permits will now be requested.

**Unfinished Business: Community Improvement**

John Johnson, who previously offered to help with ideas on how to improve the community and relationships between property owners/residents, spoke about his proposal. The following was noted:

- A charette (meeting of all interested parties), which he is willing to oversee, should be held to help determine the needs and wants of the community. Ideas include making Drum Point a "walkable" community, playgrounds, farmers' markets etc.
- Communities that John has been involved with in the past benefited immensely from these types of efforts and offered to lead these efforts in Drum Point.
- Susan Rork offered to serve on any committee that may be formed so that ideas may be narrowed down. A presentation can be made at a general membership meeting.
- Mike Chaconas offered the following:
  - He has spoken with several neighbors and friends to determine their interest and did not find many people who saw a need.
  - Playgrounds have been investigated in the past and found to be impractical due to the possibility of injury and the cost of liability insurance.
  - Venders who might come in for a farmers' market voiced concern about their ability to be able to make a profit.

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**New Business:** Quit Claim for Riparian Rights

**Quit Claim 589 Beech Drive:**

Amitav Acharya and Sally Dai, property owners at 589 Beech Drive, wish to have their stone revetment repaired and reinforced and have requested a Quit Claim for Riparian Rights in order to submit a permit request to Calvert County. After discussion, the following motion was made:

**Motion:** Susan Rork made a motion to approve the Request for Riparian Rights for their property at 589 Beech Drive. The motion was seconded and approved unanimously.

**Public Comment:**

The next Board meeting will be held on Tuesday, April 4, 2023. With no further business to discuss, the meeting adjourned to Executive Session at 7:44 p.m.