

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
April 4, 2023
Final

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

Board Members Not Present: Tony Spakauskas and Mike Chaconas

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests 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: Ginny Rice made a motion to accept the minutes from the March 7, 2023, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Mike Snapp reported that the Osprey Festival was fairly well attended, despite the cool, rainy weather.

Office Update: Rhea Webster reported the following:

- Returned mail is being tracked, and claims for those whose accounts are in arrears will begin to be filed once again.
- A property owner on Harbor Drive erected a non-ornamental fence in his front yard, which is a violation of DPPOA fence guidelines. The fence was put there to protect a vegetable garden. After discussion, the following motion was made:

Motion: Bonnie Blades made a motion to allow the fence to be kept on a temporary basis, with the expectation that pickets or rails will be added at some point in order to make it more decorative.

- Reserve Study Update: The Maryland Legislature passed a law requiring property owners' associations (as well as condominium associations and all homeowners' associations) to have a reserve study conducted and/or updated every five years.
 - Miller-Dodson Associates conducted the previous studies and will be contacted for a proposal for an update. There are two studies on file, one specific to Special Tax District funds and one specific to Covenant fees and assessment money.
 - The DPPOA has a reserve account for long-term maintenance of the office building.
 - The previous reserve study suggested money also be set aside for the maintenance of roads. However, property owners complained about Special Tax District money being set aside and that fund was, therefore, spent down at the direction of the Board of County Commissioners. As a result, the DPPOA has a mile of asphalt repaved each year. This schedule allows all roads to be re-asphalted over the course of fifteen years.
 - The document, which outlines the new law, will be forwarded to the Board along with past reserve studies.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- The paving work that was begun in 2022 is finally complete, although the bill has not yet been received from Great Mills Trading Post. A driveway at 12791 Mill Creek Drive was done in accordance with the wishes of the property owner with the hope that it will improve drainage on his property. Once the “trip tickets” for asphalt and fabric delivery have been received, payment can be made both to Great Mills and to Chris Franklin for his oversight of the work.
- The following storm water management work, approved by the Board via email, were raised for discussion and affirmation:
 - J. Calvin Wood:
 - Mills Creek Drive in the amount of \$866.00
 - Pine Lane in the amount of \$2,635.00
 - Grover’s Lawnscape:
 - Parran Drive in the amount of \$2,439.00 (versus a proposal from M & S Trucking that totaled more than \$13,000.00).

After discussion the following motion was made:

Motion: Asha Andreas made a motion to affirm the two proposals as above, previously approved by the Board via email. The motion was seconded and approved unanimously.

- Bay Drive Causeway repair – there has been no response to the request for a date for the work to be done. Future proposals will be required to provide a schedule of work (barring issues with supply chains etc.)
- The Solomons Volunteer Fire Department removed a large tree that had fallen on Deer Drive due to the high winds on Sunday, the 2nd of April. Karl Bowen cleared the remaining debris the following day and removed trees on Raine Road and Eagle Drive. The trees on Raine and Eagle had not yet fallen but would do so imminently. The fire department can only remove trees that have blocked road access.
- Two trees that are damaging the road will be removed.
 - Karl Bowen worked with SMECO to have them remove the tree on Bay Drive at Lake View Drive. Scott Bacon from SMECO called the office today to say that the tree will be removed but the work cannot be done until next month, as the specialty equipment that is needed is currently in Virginia.
 - Karl will remove the tree on Delaware Drive at Huron Drive.

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 voiced concerns about the balance currently held in Special Tax District funds, and the following was noted:

- The paving work in the amount of approximately \$184,321.50 has yet to be paid from the \$253,912.00 currently available.
- Karl Bowen has not billed for his tree removal over the past six months, and an invoice will be requested.
- There are also several storm water management jobs to be done as well as expenses associated with the beach erosion project at the community beach.

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Environmental Committee: Ginny Rice reported that the Ivy League held its last meeting on March 10th with seven volunteers helping to remove ivy from trees on River View Drive. With tick season here, the group will not meet again until cooler weather in the fall.

Safety Committee: No report

Welcome Committee: No report

Planning Committee: Beach Erosion: Mike reported that the signed "Proffered Permit" was submitted to the Army Corp of Engineers, along with a check for the \$10.00 processing fee. The check was not received, so the fee was paid online. If the check is found, it will be shredded per Nicole Nasteff of the U. S. Army Corp of Engineers. Once permits are in place, Coastline Design PC will advertise the job and ask for proposals from contractors.

Unfinished Business:

New Business:

Public Comment:

The next Board meeting will be held on Tuesday, May 2, 2023. With no further business to discuss, Susan Rork made a motion to adjourn to Executive Session. The motion was seconded and approved unanimously. The regular meeting adjourned to Executive Session at 7:45 p.m.