

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
May 2, 2023
Final

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

Board Members Not Present: Tony Spakauskas, Susan Rork, and Mike Chaconas - Resigned

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 and Agenda: Asha Andreas made a motion to accept the minutes from the April 4, 2023, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written. Bonnie Blades made a motion to accept the agenda. The motion was seconded, and the agenda accepted.

President's Remarks: See below under Planning Committee

Office Update: Rhea Webster reported the following:

- A property owner voiced concern about the laying of bags of stones along the shoreline on a property at Surf Street. The laying of the stones was apparently an attempt by the owner of that property to guard against erosion. The incident was reported to the Calvert County Zoning Enforcement office.
- The property owner at the corner of Lake Drive and Lake Place reiterated her concern about people who drive too fast along Lake Drive (she has small children). The owner would like a three-way stop placed at the intersection. After discussion, a suggestion was made to consult with Calvert County to ascertain if a three-way stop would be allowed or if the County can dictate the placement of stop signs.
- A property on Pilot Way, which was abandoned by the owner, transferred to a new owner on a non-arms-length basis. The new owner has been billed for the fees that have accrued.
- There are twelve property owners with accounts in arrears to the degree that consideration should be given to adding them to the list of uncollectible accounts (shown on the balance sheet as Allowance for Doubtful Accounts). These are properties that are not developed, are at least three years in arrears, and are shown on the County website as having a property tax lien against them or are listed for tax sale. After discussion, a decision was made to have these accounts added to the uncollectible column, although efforts to collect back fees will continue. The accounts will not be removed from receivables. This is simply a way to show what the Association can reasonably expect to collect over the year.
- A property owner on Lake Place asked what might be done regarding the golf carts that are regularly seen on Drum Point Streets (this is not generally legal). It was explained to the property owner that the Association has attempted to address this issue many times (through consultation with the Calvert County Sheriff's Office who sent a deputy to speak during a membership meeting, community-wide emails advising people of the need to abide by State restrictions and newsletter/website notices). The owner, however, insisted that there must be something the Board/Association can do to restrict these vehicles. After discussion, the Board reiterated the fact that the Association cannot enforce County rules and regulations.
- Older files from past Board members during the formation of the Association are being sorted and duplicates etc. being disposed of. The Board will have an opportunity to review any documents that are slated for disposal. The hardcopy can be scanned and stored in digital form, per IRS regulations. Board members may help with this task. Significant historical documents will be kept.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- Chris Franklin advised the office that Great Mills Trading Post would be in Drum Point this week to lay additional asphalt in areas where the fabric beneath was showing. Chris insisted that the center seams, that appear uneven, will not be a problem as they will even out with the coming hot weather as traffic drives over these spots. A bill has not yet been received.
- Storm water management work has been conducted on Leason Cove Drive and Parran Drive. The decision to accept the proposal from Grover's Lawnscape for work on Leason Cove was approved via email. Formal approval is needed.

Motion: Maggie Johnson made a motion to affirm the decision made by the Board via email to accept the proposal received from Grover's Lawnscape for work on Leason Cove. The motion was seconded and approved unanimously.

- Michele Ward informed the office that work to repair damage to the Bay Drive Causeway that occurred during the November 2021 storm should be scheduled in the next four to six weeks once they can get the equipment to the job site. The equipment is currently at another job site and should be available soon, as that work is nearly complete.

Mike Snapp also reported the following:

- Some of the jobs listed for storm water management work have been removed from the list once it was determined that the storm water does not sit in the area for an extended period.
- Grover's Lawnscape will be asked to provide an estimate for work at 13009 Mills Creek Drive.
- M and S Trucking will be asked to meet with Mike to consult on jobs (River View Causeway and Surf Street at Beech Drive). They provided proposals last year. Chris Franklin consulted with M and S Trucking last year and worked with Soil Conservation Service on the approval for work at these sites. After discussion the following motion was made:

Motion: Maggie Johnson made a motion to approve work on the River View Causeway and at the intersection of Surf Street and Beech Drive, provided the price has not increased significantly. The motion was seconded and approved unanimously.

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 following was noted:

- The bill for paving done in 2022 and 2023 has not yet been received from Great Mills Trading Post – the estimate was approximately \$185,000.
- The draft budget for the upcoming fiscal year was raised for discussion:
 - Tony Spakauskas (not present here) had suggested including \$150,000 for erosion control at the community beach (versus the estimated amount of \$139,541) as a precaution against cost increases.
 - The amount estimated for the reserve study was high at \$5,000, with the actual cost of the Level II study just \$3,890 (Miller Dodson) and \$4,000 (Property Diagnostics).

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After discussion of price and prior experience with Miller Dodson, the proposal from Miller Dodson was accepted in the amount of \$3,890.

- The manager's wage will be discussed in the executive session.
- The draft budget will be published in the summer newsletter and presented for approval at the June meeting of the General Membership, with absentee ballots made available for those who cannot attend. The full budget will also be posted on the website.
- After further discussion, the following motion was made:

Motion: Bonnie Blades made a motion to accept the draft budget with an increase to the budget for erosion control and a decreased amount for the reserve study. The motion was seconded, and the motion passed unanimously.

Environmental Committee: Ginny Rice stated that a tree on Overlook Drive is infested with ivy (as reported by Karl Bowen). She may take care of this one, despite the Ivy League having been disbanded for the summer season due to ticks that come out in warmer weather, as it is particularly overrun with the invasive plant.

Safety Committee: Maggie Johnson will provide a short article for the newsletter about the Community Emergency Service Center.

Welcome Committee: Rhea reported that with some slowdown in real estate sales, only one Welcome Bucket has been distributed in the past month. This leaves seven available and supplies for others to be assembled. There are only four empty buckets left to be assembled, and a letter will be sent to Ace Hardware asking for a re-supply. Cindy Andre will purchase a gift card as a way to thank Carolyn Hart for her continued support.

Planning Committee: Beach Erosion: Mike Snapp reported that permitting for the beach erosion project is now at the County level. All state and federal agencies have approved the work. The draft budget approved by the Board (above) includes funding of the project.

Unfinished Business: Reserve Study (see above under Finance Committee budget discussion)

New Business: A Quit Claim for Riparian Rights was requested by Mike and Robin Schrader on Vista Lane. They will be requesting permits from the County for repair of a rock revetment on Lake Vista. After discussion, the following motion was made:

Motion: Jack Andre made a motion to approve the request by Mr. and Mrs. Schrader for repair of a rock revetment on Vista Lane. The motion was seconded, and the motion was approved unanimously.

Miscellaneous: The cleanup day is scheduled for Saturday, May 13th. The next meeting of the General Membership is scheduled for 7:00 p.m. Thursday, June 29th.

Public Comment:

The next Board meeting will be held on Tuesday, June 6, 2023. With no further business to discuss, a motion was made by Ginny Rice to adjourn to Executive Session. The motion was seconded and approved unanimously. The meeting adjourned to Executive Session at 7:35 p.m.