

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

Board Members Present: Tony Spakauskas, Mike Snapp, Jack Andre, Bonnie Blades (by phone), Asha Andreas, Ginny Rice, Susan Rork, and Allen Fine

Board Members Not Present: John Latham

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: None present.

Call to Order: Tony Spakauskas, 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 September 12, 2023, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Tony reported that the community cleanup, held on the 30th of September, was successful, with two dumpsters filled nearly to the top, with one bin reserved for metal recycling and the other with trash such as old lawn furniture and other items no longer deemed useful.

Office Update: Rhea Webster reported the following:

- A request for reimbursement of funds for last quarter's Special Tax District expenses was submitted to the County finance office in the amount of \$13,860.41.
- A property owner has asked that signs prohibiting golf carts and similar vehicles be placed throughout the community. The owner is concerned about the possibility of liability on the part of the Association should there be an accident. The Association has made efforts to educate the community with regard to the fact that these vehicles are generally not legal for street use. If they are street legal, they must be tagged, and appropriate insurance carried. In addition, they are not to be driven by anyone without a valid driver's license. This has been discussed at membership meetings, with a deputy in attendance, and the information has been published in the quarterly newsletter, sent to property owners via email, and is posted on the website. Given the above, and the fact that we do not have enforcement power, the Board will not place any signs.
- Oktoberfest will be held this Saturday, October 7th from 3:00 – 7:00. Setup begins at 2:00 and anyone who is able to volunteer is welcome.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- This year's paving will take place in the coming weeks, pending weather and the ongoing restoration work at the community beach (the area to be paved is adjacent to the community beach). Steve Rowe, Project Manager for the Association, has kept the lines of communication open with regard to scheduling.
- The installation of rumble strips is not recommended by the State Highway Administration for communities with a speed limit of less than 40 mph unless there are extreme circumstances. These circumstances were not defined.
- A property owner who lives near Walsh Drive and Lessin Drive reported a tree was in danger of coming down. Karl Bowen inspected the tree and agreed. The tree was removed within a few hours of being reported.

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. A few items of note:

- The line item for employer portion of social security and Medicare seems high. This is likely a mistake in "splitting" the amount between employer and employee.
- Bush hogging (trimming of rights of way) is over the annual budget. This is likely correct but will be checked. Once this line item meets the budgeted amount, these fees are posted to labor in the right of way. A portion of this expense is budgeted from the Special Tax District, which cannot be changed.

Environmental Committee: Ginny Rice said the Ivy League will resume activities on November 11th, and she'll send Rhea an announcement that can be sent to the community.

Safety Committee: No report.

Welcome Committee: Rhea reported that the committee will be in the office tomorrow to assemble up to eight additional buckets. Property sales have slowed, and there are still two buckets on hand.

Planning Committee: Beach Erosion: Mike Snapp reported that work on the beach restoration slowed due to three days of higher than usual tides. This limits their ability to do the work. Material continues to be delivered with the hope that the heavy equipment use will be finished prior to the beginning of paving in that area. He'll meet with the contractor tomorrow.

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Unfinished Business:

Reserve Study: Jack Andre met with the Finance Committee to discuss the Phase II Reserve Study. The following was noted:

- It is the opinion of the committee that the Association has adequate funds for unexpected expenses, but there are concerns about some of the items included in the study. There are a number of items in the study that do not need to be funded (remodeling of the bathroom and kitchen and replacement of office furniture in the office).
- The “carryover” money (unused and unbudgeted cash on deposit at the end of each fiscal year) can fund most of the Reserve.
- The Road Bond account is posted as a bank account against a liability account. The accountant will be contacted and asked if this is the correct way to show that fund (this is money that is restricted as it cannot be used by the Association, rather it is refunded to the bond holder once construction is complete and there has been no damage to the asphalt).
- Michael Pellegrino, the analyst from Miller Dodson who conducted the study, will meet with the committee in order to discuss any concerns. This meeting can be in person at a cost of \$550.00 or virtually at no cost. Jack will provide some possible meeting dates that will be forwarded to Miller Dodson, and a virtual meeting will be requested.

New Business: None scheduled.

Public Comment: None offered.

The next Board meeting will be held on Tuesday, November 7th at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:20.