

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

Board Members Present: Mike Snapp, Jack Andre, Bonnie Blades (by phone), Asha Andreas, and John Latham

Board Members Not Present: Tony Spakauskas, Ginny Rice, Susan Rork, Allen Fine

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: None present.

Call to Order: Mike Snapp, Vice 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 October 3, 2023, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written. Jack Andre made a motion to accept the agenda as distributed. The motion was seconded and approved.

President's Remarks: See below under unfinished business.

Office Update: Rhea Webster reported the following:

- The cleanout of archived files continues with old documents to be disposed of including the following: items regarding the sale of lots in the 1990's, information about the approval of Ship's Point at the end of Rousby Hall Road, documents concerning a proposal to construct an amusement park in Drum Point, outdated correspondence and property tax coupons, old road contracts and other items from the beginning of the development of Drum Point. All minutes and financial statements will be kept in perpetuity, as this is a requirement. For historical purposes, files will be kept for those property owners who were involved with the transition from the original developer (Paul Kerman) to the present-day association. These property owners include John Wagner, Don Randall, Zane Mason and others.
- The Solomons Volunteer Rescue Squad and Fire Department (SVRSFD) is conducting their annual fundraiser, and a request for contributions was received. The SVRSFD has been a reliable organization with regard to the clearing of downed trees that block streets, in particular during adverse weather events, and the Association has donated \$300 - \$400 annually for the past three years. An annual donation of \$400 will continue to be made.
- A claim and subsequent lien for unpaid association fees was filed on a property that is now in foreclosure. Once a property has gone into foreclosure, past fees cannot be collected. The cost to file a lien is \$15.00, which is not significant compared to the need to collect past due fees. Liens will continue to be filed.
- The generator stopped working, and CMB Electric was called. According to the electrician, the problem may be the motherboard, as replacing the starter did not work. The unit needed a new battery, and the motherboard will be tested and replaced if needed in the coming week. We have not yet been billed and will not be billed for the starter.
- The insurance policy for the upcoming year has been received, with an increase in the premium from \$5,138 to \$6176.
 - The insurance company will be informed of the beach restoration and jetty.

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Committee Reports and Roundtable:

Operational/Roads Committee: Mike Snapp introduced Jeff MacDonald and Steven Rowe and stated that this year's oversight of the paving work went according to plan thanks in part to Jeff, who mentored Steve as we transitioned away from Jeff as Project Manager. Mike also noted that the success of this year's paving work was also due to Steve's attention to detail and daily oversight. Jeff was presented with a wine basket in appreciation of his continued support of this Association while we transition away from his management. Steve will receive a percentage of the contract. The following was noted:

- Steve was onsite throughout the two-week project, and the contractor was responsive to any concerns voiced by Steve.
- The work was done in conjunction with the beach restoration, and both contractors worked with the Association to make both projects go as smoothly as possible.
- The final cost of the paving contract was \$247,557.20, which is \$39,000.00 more than the original contract price, due primarily to the additional paving done at the entrance to the community beach.
- Two minor issues were raised:
 - A property owner on Ottawa Drive voiced concern about the tie-in to his driveway, as it slopes more than he expected. It appears that his driveway may be washing out a bit and needs additional gravel. This is due to the topography in this area, with his house sitting below the level of the road.
 - An owner on Cree Drive had some minor damage done to her vehicle, and the contractor is working to have this damage repaired at their expense.
- Payment of this year's paving will be funded from the Special Tax District as well as State Highway User Revenue and Covenant fees.

Rhea reported the following:

- John Wood was asked to place large rocks along the River View Causeway in order to keep people from parking along the right of way, as they often block access for other vehicles. The work was done on November 2nd at a cost of \$2,100.
- Grover's Lawnscape is working to clear the equalizer pipe on the Bay Causeway but will have to bring in additional equipment.

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 Finance committee met with Michael Pellegrino to discuss the draft Reserve Study.
 - Mr. Pellegrino instructed the committee to exclude any item that they feel is not needed.
 - A list with suggestions for items to be removed was sent to the committee for comment.
 - Any comments or questions from the committee should be sent to Jack with a copy to the office. The list can be sent to Mr. Pellegrino once agreement has been reached.

Environmental Committee: Ginny Rice will hold a session of the Ivy League, Saturday, November 11th. A notice will be sent to the office for dissemination to the community.

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Safety Committee: John Latham reported that he sent an email to the safety committee trying to determine the level of interest. The County emergency operations center was also contacted in order to confirm contact information. The list of contacts is being updated.

Welcome Committee: Rhea reported that one bucket has been distributed in the past month, leaving eight on hand. Seven letters will be mailed to newcomers tomorrow.

Planning Committee: Beach Erosion: Mike Snapp reported the following:

- Construction of the spur has been completed and the marsh grasses, as required by the Maryland Department of the Environment, have been planted.
- The invoice from Resource Restoration Group, the contractor for the project, has been received in the amount of \$94,978. The project will be funded from the Special Tax District account (\$55,000) with the balance coming from Covenant fees. We will also receive an additional invoice from Coastline Design (engineers for the project). The estimated amount owed to the engineer is \$14,000 and will come from Association funds.
- Two additional inspections are scheduled, both with Calvert County. The grading inspection is scheduled for November 8th, with the building inspection to be done the following week.
- A call will be made to SMECO to have them erect the pole that fell during construction.

Unfinished Business:

Reserve Study: See above under Treasurer's Report

New Business: None scheduled.

Public Comment: None offered.

The next Board meeting will be held on Tuesday, December 5th at 6:30 p.m. The next meeting of the General Membership is scheduled for 10:00 a.m. Saturday, December 16th at the Drum Point Club. With no further business to discuss, the meeting adjourned at 7:25.