

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
January 2, 2024  
Final**

**Board Members Present:** Tony Spakauskas, Mike Snapp, Jack Andre, Bonnie Blades, Asha Andreas, Ginny Rice (by phone), 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:** Mike Snapp made a motion to accept the minutes from the December 5, 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:

- The billing will be processed and mailed at the end of January or the first week of February. The Covenant fee will adjust to \$130.00 (\$129.56 rounded up) according to the Consumer Price Index calculator found online. After discussion, the following motion was made:

**Motion:** Bonnie Blades made a motion to increase the Covenant fee per the rate of inflation (CPI Calculator). The motion was seconded and approved unanimously. The Covenant fee will increase to \$130.00 per property.

- Property assessment statements have been received but not yet fully reviewed. Thus far, the assessment has remained unchanged, with only one showing a minor increase.
- A request for reimbursement of Special Tax District operating expenses for the last calendar quarter of 2023 has been submitted to the Calvert County Finance Department, in the amount of \$4,652.20.
- The Association office will be closed from January 8<sup>th</sup> – January 12<sup>th</sup> for vacation.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:**

Rhea reported the following:

- Steve Rowe has been working with J. Calvin Wood (John Wood) and Grover's Lawnscape on several areas in need of attention to address storm water runoff. The following was noted:
  - Steve could not attend this meeting due to illness, however he provided an updated list which is sorted according to those areas most in need - "Must Have" projects.
  - Prices provided by John Wood are substantially higher than those submitted by Grover's Lawnscape. The total price proposed by John Wood for eight areas was \$30,155.00 versus the amount proposed by Grover's Lawnscape of \$7,615.25.
  - The issue on Ottawa Drive will not be addressed, as the property owner has not maintained his driveway over the years, which has caused it to sit below the level of the road. The contractor placed additional CR-6 material in this area in an effort to address the issue, and that material remains in place. A letter will be composed and sent from the Board as this has been an ongoing issue with the property owner.
  - After discussion, it was decided that given the discrepancy in pricing, additional information as well as a final price from Grover's Lawnscape be provided prior to a decision being made.
  - Other areas in need of attention are less urgent so will be considered for next year's budget.

**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.

**Environmental Committee:** Ginny Rice stated that the Ivy League will meet on Johnson Drive from 10:00 to 12:00 on Saturday, January 13<sup>th</sup>. She will send Rhea additional information that can be sent to the community.

**Safety Committee:** No report

**Welcome Committee:** Rhea reported that four welcome buckets have been handed out to new property owners in the past month, leaving five on hand for distribution.

**Planning Committee: Beach Erosion:** Mike Snapp noted the following:

- The beach restoration is complete, including the installation of "goose exclusion" fencing to protect the marsh grasses.
- The marsh grasses must be monitored for the next five years, with annual reports submitted to the Maryland Department of the Environment. The first report was submitted the first week of December 2023.
- An additional fence was installed to keep anyone from driving onto the loose sand. This fence is not attractive but will serve the purpose of keeping vehicles off the sand. After discussion, it was decided that the issue will be revisited in the spring. Large rocks would be more aesthetically pleasing but may not allow access by large vehicles if the need should arise i.e. SMECO trucks. There are funds left in the beach restoration project budget.

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- A sign warning people to not drive on the loose sand will be added along with signs warning people that caution should be used on and around the jetty.

**Unfinished Business:**

**Reserve Study:**

- The list of items to be excluded per the December Board meeting were incorporated into the draft Reserve Study as directed by Miller Dodson and sent to Jack.
- After discussion, it was decided that the marked-up draft should be sent to the full Board for comment.

**Security Cameras:** Allen Fine presented the following:

- An Arlo camera, that is motion activated, would provide desktop views of any activity at the community beach. An app can also be downloaded to a phone. This camera is battery operated and does not require a Wi-Fi connection. A solar recharger can also be connected.
- The cost is \$250.00/camera. Solar panel cost is \$35.00/camera.
- Each camera has a one-year warranty.
- The cost of cell service is approximately \$30.00/month (Verizon or AT&T). Comcast service will also be investigated.
- Two cameras will likely serve the needs for security.
- Other options are prohibitively expensive, ranging in cost from \$500.00 per month to \$7,000.00 for a self-contained system.
- Once the final cost of cell service is finalized, a decision can be made on how to proceed.

**New Business:** None scheduled.

**Public Comment:** None offered.

The next Board meeting will be held on Thursday, February 15<sup>th</sup> at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:31.