

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
May 19, 2026
Final

Board Members Present: Mike Snapp, Mike Chaconas, Bonnie Blades (Teams), Ginny Rice (Teams), Allen Fine (Teams), John Latham, and Susan Rork

Board Members not Present: Tony Spakauskas and Adrian Stanton

Staff Present: Rhea Webster – Association Manager

Property Owners: 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:

Susan Rork made a motion to accept the minutes of the April 7, 2026, meeting. The motion was seconded and passed unanimously. The minutes were accepted as distributed.

President's Remarks: In the President's absence, Mike Snapp commented on the cleanup day. Two dumpsters were filled to the brim, one with metal for recycling and the other with household items destined for the landfill. He extended appreciation to all who helped organize and work the event.

Office Update: Rhea Webster reported the following:

- A beaver dam inland from the footbridge has caused water to back up and flood the back yards of houses on Cree Drive.
 - A spokesperson from DNR will need to conduct a site visit to determine if a permit is needed (permits are required for dams that are of a certain size and have been in place for an extended period of time). The cost of the permit is \$940.00.
 - An animal removal expert from Battle Creek Animal Control advised that the cost of removal and disposal of beavers along with the dam can cost up to \$1,000, depending on the number of beavers in the dam.
 - Allison Harten, a representative of the organization "Human-Beaver Coexistence" fund, is willing to address the board regarding options for peaceful co-existence with beavers. The device that they would install is a "water leveler" and would need regular maintenance and possibly annual dredging of the area.
- A property owner in Drum Point is interested in purchasing another property for use as what he termed a "sober house."
 - The owner of the property he wishes to purchase owes a considerable amount in overdue HOA fees, and a lien has been placed on that property. The would-be purchaser is aware of this and is willing to see that these fees are paid.
 - A sober house is a residence for recovering alcoholics and would be monitored on a regular basis, with an onsite manager.
 - These houses are considered a success, and some are loosely affiliated with Project Echo in Prince Frederick. Houses of this type exist across the country.
 - The person who is considering this purchase will be invited to address the Board.

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Office Update continued:

- The signatory forms will need to be updated once the new Board year begins in July.
- The picnic tables at the community beach need to be replaced. Options will be investigated. The tables that are on the beach now are made of wood and have been in place for a number of years. Tables made of other materials will be priced as will new wooden tables.

Committee Reports and Roundtable:

Operational/Roads Committee:

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Mike Chaconas reviewed invoices for the preceding month, and all is in order. The following was noted:

- The budget for next fiscal year has been reviewed by the Board but must be approved by members in good standing during the June meeting.
- An absentee ballot will be made available (absentee ballots count toward the needed quorum of 35 memberships in good standing).

Environmental Committee: Bonnie Blades reported that Phragmites are beginning to grow again at the community beach, as well as the area along Surf Street. The Bay Drive Causeway continues to be clear of the invasive plants, and she will conduct a site visit to the area at the end of Lake Terrace to determine if it is also beginning to see growth of the plant. Photos will be sent to Mark Smith (Phragmites Invasive Control Inc.), who has been treating the Phragmites in Drum Point for a number of years, to help him determine if treatment is needed in the coming year.

Safety Committee: John Latham stated he continues to work with Andy Byzet about the transfer of the radio license from Peter Holt to Mr. Byzet.

Welcome Committee: The Welcome Committee assembled four Welcome Buckets, and one has been distributed since, leaving three on hand. Cindy Andre requested additional buckets prior to leaving for vacation, but a response has not been received. According to the Ace employee, the request was never forwarded, and Rhea submitted a new request today.

Planning Committee: Mike Snapp reported that he and Rhea measured the beach again in April, and sand continues to be accreted and is holding well. The Drum Point Lake outlet, which lies on Drum Point Club property to the south, continues to be "clogged," however this is not the result of the spur that the Association installed. The outlet should clear with a substantial rain.

Unfinished Business: Martinez Quit Claim:

Jose Martinez has made a request for a fee-simple Quit Claim for full ownership of property adjacent to his along Surf Street. This type of Quit Claim must be approved by the members of the Association and will be presented at the June 30, 2026, membership meeting.

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New Business: The following requests for Quit Claims for fee-simple ownership have also been made:

- Gregory and Lynda Wanamaker for their property on Deer Drive and Amitav Achara and Sally Dai for their property on Beech Drive.
- These requests will also be presented to the membership for their approval during the June meeting.

A letter of explanation regarding these requests will be included with the documents presented for approval, and the absentee ballot for that meeting will include these requests.

The next Board meeting is scheduled for Tuesday, June 2, 2026, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:15.