Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
October 13, 2026
Final

Board Members Present: Allen Fine, Mike Snapp, Mike Chaconas, Bonnie Blades, Tony Spakauskas (Teams) Ginny Rice (Teams), John Latham, and Adrian Stanton (Teams)

Board Members not Present: Susan Rork

Staff Present: Rhea Webster – Association Manager

Property Owners: None Present

Call to Order: Allen Fine, 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: Mike Snapp made a motion to accept the minutes from the September 1, 2026, meeting, distributed previously via email. The motion was seconded and passed unanimously. The minutes were accepted as recorded.

President's Remarks: Allen Fine welcomed the group and made the following remarks:

- Fee-simple Quit Claims remain an issue and are likely to remain so in the coming year.
- This year's Oktoberfest celebration, held at the Drum Point Club on October 3rd, was a success.
- The community yard sale will be held Saturday, October 10th, with some vendors setting up tables in the lot across from the office and others having their address included on a map showing locations of each.
- The fall cleanup is scheduled for Saturday, October 17th from 8:30 – 2:00, with dumpsters set up in the vacant lot across from the office.
- The Board is in the process of drafting the next Special Tax District petition, and tonight's agenda will include a discussion on the progress being made on the request.

Office Update: Rhea Webster reported the following:

- Property tax bills have been received and paid as follows:
    - Total tax bill - $3,100.91 (previously $2,907.17)
        - Developed lot - $2,810.21 (previously $2,626.02)
        - Undeveloped lots - $290.70 (previously $281.15)
    - Total bill represents an increase of $193.74 over the previous year

Office Update continued:

- Online payment portal – Venmo Business Account versus Evolv (setup through Shore United Bank)
    - Credit cards are currently accepted via Evolv; however, the property owner cannot access the online portal.
    - The property owner is charged a fee for use of a credit card (Visa or MasterCard only). The fee is collected at the same time payment is made, so we collect it immediately. Venmo for business charges $3.49 per transaction. This fee is charged directly to us as an Association, and we would have to collect it from the property owner after the fact.
    - Shore United Bank can imbed a portal on the DPPOA website, thereby allowing access by property owners. Payment can be made as an ACH at no cost to the property owner or via a credit or debit card for a fee. The fee is collected from the owner at the time of payment. The payment is deposited into the Association account, and the fee goes directly to Evolv and/or the credit card company.
    - There is a monthly fee of $30.00 that replaces the amount we currently pay of $15.00. [per the email from Rick Curry – Shoreline Bank].
    - The service can be cancelled at any time.
    - After discussion, it was decided that the service provided by Evolv is the best option.

Committee Reports and Roundtable:

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. The following was noted:

- Mike Chaconas, Treasurer for the Association, stated that he will be reviewing invoices in the next few days, but he met today with Rhea to discuss the STD options (to be discussed below).
- The invoice for this year's paving work has not yet been received, but a portion of the bill can be paid from State Highway User Revenue. It is important that we use these funds as we can lose them if they are not spent in a timely fashion.

Operational/Roads Committee: Rhea reported the following:

- The paving work is nearly finished, with shoulder backup to be done in the coming week.
- Efforts are being made to address last year's major ice event.
    - Prices are being sought from Collentro Landscaping to treat roads with a salt brine that may lessen the impact of the ice.
    - Grover's Lawnscape, our current snow removal contractor, does not have the equipment needed to put down the brine but may be able to work with Collentro.
- The policy regarding the construction of new roads has been placed in the Policies and Procedures manual, with an addendum added to address the full scope of the policy. The basic policy, which has been sent to the Calvert County Department of Planning and Zoning, is as follows:
    - Under the DPPOA Governing Covenants and Articles of Incorporation, the association's legal mandate is the maintenance, repair, and upkeep of the existing community roads and common drainage areas. It is not an infrastructure developer responsible for expanding the road network at the community's expense.

Environmental Committee: Bonnie Blades reported that this year's Phragmites treatment has been done. The reeds will be left to die, as it is the best option in the effort to irradicate the plant. Bonnie indicated that she and Alisa Anania (new committee member) will be meeting to discuss future plans for the committee.

Safety Committee: John Latham reported the following:

- He is trying to obtain a copy of the report from the joint exercise held between the County safety office and FEMA. This was not open to our participation, but he would like to see the report in order to better understand how the County performed during the exercise.
- The Calvert County safety office is considering re-forming the Community Emergency Response Team (CERT), which the Association had been a part of in years past.
    - The Association left the CERT due to a concern about not only liability but the possibility of our participants being called away to another part of the county during an emergency where we may be in need of these people. John will investigate this possibility.
    - Regardless of the disassociation with CERT, the Association did and does remain a Community Emergency Response office and can interact with the county offices during major weather events or other emergencies.

Welcome Committee: Rhea reported the following:

- Twelve letters were mailed in the past two weeks to new property owners.
- Three welcome buckets have been distributed in the past month.
- The Welcome Committee assembled four additional buckets in the past week.

Planning Committee: Mike Snapp said that he and Rhea will be measuring the beach sands in the coming weeks – during high tide as recorded at Cove Point. The Cove Point high tide is used on a quarterly basis for the sake of consistency.

Unfinished Business:

STD VIII Petition to Calvert County: Rhea noted the following:

- Three options to determine the amount to request for the next tax district have been drafted:
    - Option 1 – Remain at $175.00/lot/year
        - Total amount to collect is a bit less than has been collected in STD VII, due to donation of lots to the Southern Calvert Land Trust as well as the combining of lots by some property owners. Both of these reduce the number of lots paying the yearly tax.
    - Option 2 – Lower the amount to $165.00/lot/year
        - This removes the $10.00 included in STD VII, money that was collected to help pay for the community beach improvements (jetty construction).
    - The above options do not address the issue of inflation, therefore option 3 was drafted:
        - Option 3 – A sliding scale, starting with $175.00/lot/year the first year and an increase of 3.4% each year thereafter for the next four years.

- An email has been sent to Pam Lucas, County Attorney, and Linda Turner, the County Administrator, to ask how the Board of County Commissioners might view the suggestion to include an increase for inflation.

- Bonnie Blades had suggested a fourth option to increase the request to $187 (the midpoint of the five-year duration listed in Option 2 above). After discussion, it was decided a fourth option (Option 4) will be drafted and sent to the Board for review and consideration.
- Option 4 will be submitted if Option 3 above is rejected.
- The names of some line items in the tax district budget request may be changed to better match those used in QuickBooks.
- A meeting will be held with J. R. Cosgrove, Public Works Director, to discuss upcoming capital improvement projects. Mike Snapp, Allen Fine, Steve Rowe (Project Manager), and Rhea will attend the meeting which is being held to seek their guidance.

New Road Construction Policy: See above under office report

Fee-Simple Quit Claim request: 13181 River View Drive

- New owners at 13181 River View Drive have requested a fee-simple quit claim.
- Allen Fine stated that these requests should be presented in writing and the new owners should be present at the meeting where the request is being considered.
- The owners will be informed of this policy.

The Board will continue to address the issue of the County opinion regarding Quit Claims for Riparian Rights. There are 19 of these types of quit claims approved over the past number of years.

New Business: None scheduled

The next Board meeting is scheduled for Tuesday, November 10, 2026, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:38.