

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
October 7, 2025
Final**

Board Members Present: Tony Spakauskas, Mike Snapp, Bonnie Blades (by phone), John Latham, and Adrian Stanton

Board Members not Present: Jack Andre, Ginny Rice, Susan Rork, and Allen Fine

Staff Present: Rhea Webster – Association Manager

Property Owners and guests: 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: Mike Snapp made a motion to approve the minutes from the September 2, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: None offered

Office Update: Rhea Webster reported the following:

- The parking of golf carts on the Bay Drive Causeway (on top of the equalizer pipe) has decreased. If it becomes a problem again, options to block access to this area will be investigated. Options include roping the area over the pipe off or blocking it by placing large rocks similar to those placed at the community beach.
- A property owner sent an email to the office to report that she had contacted the Sheriff's office to alert them to the fact that someone continues to park in the bike lane on Rousby Hall Road. This presents a danger to bike riders who must shift from the bike lane to the street to go around the vehicle. The Sheriff's deputy said that they would speak to the owners of the vehicles and ask them to park the car further off the pavement.
- A property owner who lives at the top of Drum Point Lake sent photos showing a large quantity of algae on the lake. This happens on occasion, but the rains and cold weather usually act to kill the algae. The Maryland Department of the Environment was contacted, and their representative responded to say that aerators could be installed in the lake. Aerators would act to increase the flow of oxygen, thereby keeping the algae at bay. He suggested that if algae blooms and/or fish kills become more frequent, we may want to consider installing aerators. The owner who reported the issue would like to install an aerator, at her own expense, near her pier and asked if there are any restrictions by the Association. She was informed that there are no restrictions by the Association even though the lakes are owned by the DPPOA.

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Committee Reports and Roundtable:

Operational/Roads Committee: In Steve Rowe's absence, Rhea reported the following:

- **Paving 2025:** This year's paving was completed by September 24th at a cost of \$230,216.66.
 - The project was funded by both Covenant and Special Tax District (STD) income.
 - A partial payment, in the amount of \$82,022.66, was issued from the Covenant fee account, and a request for authorization for the transfer of STD funds was sent to the Department of Public Works (DPW).
 - DPW has requested photos of the work, which will be provided. Photos are included with requests for funding of storm water management projects, but this is the first time there's been a request for pictures for repaving of asphalt.
- **207 Lessin Drive:** Grover's Lawnscape, LLC completed the drainage repair at 207 Lessin Drive at a cost of \$1,195.00. This work was approved by the Board during the September meeting and was paid from the State Highway User Revenue (SHUR) account.
- **Noni's Way at Johnson Drive:** Requests for proposals for the clearing of a pipe, grading of the ditch line, and the installation of surge stone and curlex at the intersection of Noni's Way and Johnson Drive were sent to Grover's Lawnscape and J. Calvin Wood. The following bids were received:
 - J. Calvin Wood - \$8,200
 - Grover's Lawnscape - \$7,155

After discussion, it was decided that Steve Rowe, Project Manager for the Association, should attend the November Board meeting to provide additional detail as to the reason that the cost of this project is so high.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. All expenses are within budget thus far for the fiscal year. Mike Chaconas, who is advising the Board during Jack's absence, came into the office to review invoices and bank statements. He also reviewed this year's audit for any issues, of which there were none. The final audit has been requested.

Environmental Committee: Bonnie Blades noted that, according to Mark Smith of Phragmites Invasive Control, there is no need to treat the invasive plant this year.

Safety Committee: John Latham reported that he is continuing with his HAM radio classes and has five more classes left to complete.

Welcome Committee: No report

Planning Committee: No report

Unfinished Business:

Surf Street – Encroachment – Tabled

New Business: None scheduled

The next Board meeting is scheduled for Tuesday, November 4, 2025, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:53.