

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
August 11, 2026
Final**

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

Board Members not Present:

Staff Present: Rhea Webster – Association Manager

Property Owners: Steve Rowe – Project Manager

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: Adrian Stanton made a motion to accept the minutes from the July 7, 2026, meeting, distributed previously via email. The motion was seconded and passed unanimously. The minutes were accepted as recorded.

President's Remarks: The President thanked the Board for its continued engagement and thoughtful discussion regarding current community issues. He noted that Quit Claim Deeds and Riparian Rights remain key areas of concern and expressed appreciation to Mike, Bonnie, and Rhea for their work, historical perspective, and guidance.

He emphasized the need to focus first on the immediate matters involving 13000 Surf, 143 Deer, and Beech Drive before addressing broader procedural or policy considerations. Longer-term issues will be discussed under Unfinished Business. He expressed confidence that the Board can work together to address these matters and noted that several positive initiatives are also forthcoming.

Office Update: Rhea Webster reported the following:

- Drum Point Day, held on July 11th, was a success with 116 people in attendance (58 members of the Drum Point Club and 58 members of the Association).
- The fall cleanup day has been scheduled for October 17th from 8:30 – 2:00. Shirley Bean, who organizes the beach gate patrol, would like to organize a community-wide yard sale tentatively the weekend prior to the cleanup day.
- A property owner on Bay Drive who lives adjacent to the vacant lot that includes an easement to the water, has requested that signs be placed to keep people from parking on the vacant lot, beyond the Association right of way. Cars are allowed to park perpendicular to the street off the pavement but should not pull into the lot itself. After discussion, a decision was made to order two signs stating "No Parking Beyond Signs." They will be placed with the words facing the street.
- Development of unpaved rights of way:
 - The Calvert County Department of Public Works has requested clarification on DPPOA policy regarding the construction of a new street.
 - There are many rights of way in Drum Point that were never developed, and there are no plans to develop these areas.

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- **Office Update continued:**

- In the past, the Association policy has been that anyone wishing to extend the pavement into a previously undeveloped right of way must construct a “paved road to County specifications.” The new property owner bears the cost of constructing the road.
- A lot that is located just beyond the pavement has been purchased by someone who would like the pavement to be extended.
- This will be placed on the September agenda for consideration.

- The newsletter is in process as is the annual audit.

Committee Reports and Roundtable:

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Mike Chaconas reported that he reviewed invoices with Rhea and all is in order.

Operational/Roads Committee: Steve Rowe (Project Manager) reported on the recent Requests for Proposals that were sent to 12 contractors for this year’s paving work. The following was noted:

- Five proposals were received as follows:
 - Solid Paving - \$308,151.00
 - CA Bean - \$260,195.50
 - RE Sheehi - \$256,863.00
 - Rabine Paving - \$271,206.00
 - Calvert Ready Mix - \$232,955.06
- The following points were discussed:
 - Calvert Ready Mix submitted the lowest proposal at \$232,955.06; however, their asphalt plant is approximately 1.5 hours away. This distance can adversely affect the temperature of the asphalt, making it more difficult to spread.
 - The proposal from RE Sheehi is higher than Calvert Ready Mix, but they are experienced in the resurfacing of streets. RE Sheehi has worked with the State Department of Transportation, and their asphalt plant is less than one hour from Drum Point.
 - The proposal from CA Bean is slightly higher, and they have no experience with the State Department of Transportation.

Steve will contact CA Bean to ask about the location of their asphalt plant and send that information to the Association office at which time he will make his final recommendation. The Board can approve the contract via email, with the decision affirmed during the next Board meeting. Once the contract has been awarded, Rhea will send letters to the 84 property owners on the streets in question in order to advise them of the upcoming work to be done.

Special Tax District: Steve stated that he continues to work on the five-year plan for the next Special Tax District request as well as any storm water management projects that may be included in the request for the next STD.

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Grading Permit Renewal: Rhea reported that the application to renew the grading permit for work in the right of way (paving, storm water management, removal of trees etc.) has been submitted to the Department of Public Works. It must be renewed every two years and is set to expire in October.

Environmental Committee: Bonnie Blades reported the following:

- Alisa Anania has joined the Environmental Committee and provided several articles she has written about the wildlife in Drum Point (birds, snapping turtles, and red foxes). They will be posted to the website with a link included in the fall newsletter.
- Alisa would like to have speakers attend the Saturday morning membership meetings to talk about items of interest regarding the environment to the community.
- Photos of any Phragmites that may need treatment will be sent to Mark Smith of Phragmites Invasive Control, the company that has been treating the plant since the eradication program began five or more years ago. Phragmites do not need to be treated every year, but they do need to be monitored. Areas that have been treated have remained relatively free of it, with new plant life growing in its place.
 - John Latham, who is newly retired from the Environmental Protection Agency, commented about the harmful effects of glyphosate. Bonnie responded to say that the Maryland Department of the Environment allows its use with certain restrictions, which Mr. Smith, who is licensed by the state of Maryland, adheres to.

Safety Committee: John Latham reported the following:

- Cody Collier, a new property owner, has joined the Safety Committee. He is part of the Calvert Cliffs Nuclear Preparedness Team and asked if we participate in county-wide emergency preparedness exercises (the Safety Committee has participated in the past under Peter Holt). There is an exercise scheduled for September that will be overseen by the Nuclear Regulatory Commission and FEMA, and the Safety Committee may take part in it.
- Andy Byzet, the HAM radio operator, is the third member of the team.

Welcome Committee: Rhea reported that one Welcome Bucket has been distributed in the last month, leaving three available for distribution. The Welcome Committee will schedule a day to assemble additional buckets.

Planning Committee: Mike Snapp stated that the sand at the community beach remains stable and isn't losing or gaining sand at this time. The beach is measured quarterly during a high tide.

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Unfinished Business: Encroachment on Association property at 13000 Surf Street

- A survey of a drainage area adjacent to 13000 Surf Street found that the owner of 13000 Surf Street was encroaching on a portion of Association property.
- Jose Martinez, the owner of 13000 Surf Street, made a request for a fee-simple Quit Claim of a 16' wide swath of Association property (the area of encroachment). This area is not the beach access point which is located to the north of 13000 Surf Street. However, the request became controversial when a nearby property owner protested this transfer of Association property.
- This particular Quit Claim is not typical of others that have been approved by the membership in that it is not for the strip of property along the water that is owned by the Association, (see deeds of transfer on file in the Association office), rather it is a strip that extends from the shoreline inland to a drainage area from Grays Creek.
- This request, as well as two others, was made part of the agenda for the June meeting of the General Membership, but all three had to be postponed due to the controversy.
 - This controversy called into question the need for a fee-simple quit claim to simply repair a pier. It has been the understanding of the Association that "in-kind repairs" can be made without the need for a quit claim.
 - The Association is working with the Calvert County Department of Planning and Zoning to resolve this issue.
- After discussion and given that a number of people in the community are against approval of a fee-simple Quit Claim of this nature, the Board arrived at the decision to instruct the property owner to move his things off of the portion of land that belongs to the Association.
- A meeting will be held with Mr. Martinez on Friday, the 14th, to explain the decision.
- Once this meeting has been held, Ms. Vu will be informed.

New Business: None scheduled

The next Board meeting is scheduled for Tuesday, September 1, 2026, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:42.