

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
June 3, 2025
Final**

Board Members Present: Tony Spakauskas, Mike Snapp, Jack Andre, Bonnie Blades, Asha Andreas, Ginny Rice, and Susan Rork

Board Members not Present: Allen Fine and John Latham

Staff Present: Rhea Webster – Association Manager

Property Owners – 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 May 6, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Tony Spakauskas remarked that warm weather is with us once again, and he has noticed that people who walk their dogs on the beach do not clean up after their dog. With children playing on the beach, it is very important to do this. He stated that he will include this issue in his President's page for the summer edition of the newsletter. He'll also urge everyone to abide by the speed limit at all times but in particular with school out for the summer months.

After a discussion by the Board, it was decided that another email will be sent to the community urging people to be considerate of their neighbors by cleaning up after their dogs, slowing down, leashing their dogs, not blocking traffic, and taking in trash cans as soon as possible once trash has been collected etc.

Tony noted also that this is Asha's last Board meeting as she will not be serving after the current term, which ends June 30, 2025. He thanked Asha for her eight years of service on the Board as well as her dedication to the community. Asha will continue to serve on the Welcoming Committee.

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Office Update: Rhea Webster reported the following:

- The roof of the lending library sprang a leak and had to be replaced. All the books were brought into the office (some were thrown away due to dampness and/or infestation with ants). Joe Bateman replaced the shingles and underlying boards at a cost of \$140.00. It was also treated with an ant repellent and will be painted.
- The invoice from Amber Bryant (Pickett Law), in the amount of \$240.00, for her review of the ThinkBig Network fiber optic agreement, was received and has been paid.
- Mark Warner of ThinkBig Networks contacted the office to inquire about approval of the agreement and stated that his company will start work as soon as the agreement is approved. With this in mind, the following motion was made:
Motion: Mike Snapp made a motion to sign the agreement for approval for ThinkBig Networks to proceed with the installation of fiber optic lines in Drum Point. The motion was seconded and approved unanimously.
- A property owner has made a request for a trash bin to be placed at the Laurel Way Causeway as people who fish in that area tend to leave trash on the ground. After discussion, the Board agreed that this should be done.
- Shirley Bean, who oversees the beach patrol, reported that evidence was found of a fire having been made the previous night. While there was no actual damage done, an email was sent to the community advising that fires are not allowed on the community beach, as the area is quite small and there are a number of houses adjacent to the beach. Video showed three young men entering the beach and gathering what appeared to be kindling.
- The COA Barrett evaluation of whether speed reduction devices can be installed is in progress, and they will be scheduling a meeting with us in the coming weeks.
- Audit preparations are in progress for fiscal year 2025.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- Steve Rowe drafted the Statement of Work for this year's paving, and letters have been sent to 11 contractors. Per the requirement of the Special Tax District agreement, an advertisement will be published in the local newspaper. The pre-bid meeting is scheduled for July 16th, with the bid opening set for July 23rd.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Jack Andre, DPPOA Board Treasurer, stated that he reviewed invoices and bank statements for the past month and found no issues. All expenses, other than snow removal, are within expected limits.

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Environmental Committee: The following was noted:

Bonnie Blades reported that she will be taking pictures in mid-June of any Phragmites that may need treatment. These pictures will be sent to Mark Smith of Phragmites Invasive Control Company. Mr. Smith oversees the treatment of the Phragmites each year as needed. The boat ramp will be included in this year's treatment.

Ginny Rice reported that the Ivy League has paused their efforts until November when cooler weather returns and ticks are no longer an issue.

Safety Committee: No report

Welcome Committee: The committee assembled four buckets this month, leaving six on hand. Two have since been distributed.

Planning Committee: No report

Old Business: None Scheduled

New Business: Covenant Update – Rand Thomas

Rand Thomas, a Drum Point property owner and resident, stated that he would be interested in spearheading an effort to update Drum Point Covenants. The following was noted:

- There is concern about the condition in which some people maintain their property, although this would not be an effort to create an architectural committee that would dictate the color one could paint their front door etc.
- Overgrown grass can be an issue, and while there are guidelines which were set by the County, enforcement is spotty and can be difficult as the County Zoning Enforcement office does not have a large staff.
- Other issues, such as short-term rentals (Airbnbs) are also becoming a concern.
- The Covenants have always been interpreted to mean that it takes 50% plus 1 of all eligible voters to approve an amendment, and if a ballot is not returned, it is considered a no vote. Past attempts to amend the document have seen less than 50% ballots returned. Amending the document to require a simple majority of those ballots returned to determine the outcome of the vote could be the best option for future updates.
- The primary concern, other than getting the community to approve a change to the Covenants, is the way in which any rules that are approved can be enforced.
 - An inquiry will be sent to Amber Bryant of Pickett Law asking how this issue can be addressed. Ms. Bryant specializes in HOA issues.
- Rand will attend the next General Membership meeting and will bring this issue up during the Public Comment period at the end of the meeting (as it is too late to change the agenda). Property owners will be encouraged to participate in a committee to explore options to amend the Covenants.

The next Board meeting is scheduled for Tuesday, July 1, 2025, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:31 p.m.