**Board Members Present:** Gary Heal, Amy Rispin, Curt Larsen (until 8:27), Fran Borsh, Paula Walker, Jack Andre, Tony Spakauskas and Vince Barazzone

**Board Members Not Present:** Dan Mathias

**Staff Present:** None present

**Property Owners Present:** Stephen Borsh

**Call to Order:** Gary Heal, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. He stated that the meeting is being recorded, and Robert’s Rules of Order govern the proceedings. He reminded all present to not speak until recognized by the Chair.

**President’s Remarks:** Gary said that it’s been quiet this past month; some minor drainage issues have been addressed and a few potholes were patched. The re-paving of the Johnson Drive/Deer Drive/Noni’s Way area is complete. The he office interior water pipes have been replaced and two rooms of flooring installed. Rhea Webster is consulting with a painter who lives in Drum Point (David Jimney) on a proposal for painting several rooms. County Commissioner, Mike Hart stated during a casual conversation that the Board of County Commissioners is willing to simply extend the current Special Tax District (STD). Gary noted that the intention of the DPPOA Board is to apply for a new STD which will include an updated budget.

**Public Comment:** None offered

**Approval of Minutes:** Paula Walker made a motion to accept the minutes from the August 11, 2015 meeting. The motion was seconded and passed unanimously. The minutes were accepted as written.

**Office Report:** In Rhea’s absence, Gary Heal reported that approximately 66% of property owners have paid their fees (Covenant fees billed for current fiscal year $150,822, with $101,526 collected – Mandatory Assessments billed for current fiscal year $64,780, with $46,073 collected).

**Executive Session:** Gary stated that, “without exception” the agenda would be amended in order to adjourn into Executive Session immediately following the Board Round Table. The purpose of the Executive Session is to discuss correspondence from Thomas Schild, Attorney for the Association. No objections were voiced.

**Round Table:**

**Abandoned property – Mohawk Drive:** Vince Barazzone stated that he is working with Joe Hawxhurst, Division Chief with the Calvert County Department of Inspections and Permits, in an effort to have the property at 12953 Mohawk Drive condemned. It has been abandoned for a number of years, and residents who live in the vicinity have seen people going in and out of the house. [The owner of record, Dan Dryman, now lives in North Carolina. He claims he does not own it and no longer responds to inquiries made by the County or by the Association office.]

**Executive Session:** Amy Rispin made a motion to adjourn to Executive Session to discuss the Association attorney’s opinion regarding a tentative agreement between the Drum Point Property Owners’ Association and the Southern Calvert Land Trust (SCLT). The motion was seconded and approved unanimously.

After Executive Session the regular meeting of the Board continued with Committee Reports.

**Committee Reports:**

**Action Items:** No report

**Roads Committee:** No report

**Finance Committee:** The Balance Sheet, Profit and Loss Statement and Profit and Loss Statement by Class were distributed. Amy Rispin reported the following:

1. The Balance Sheet, as printed from QuickBooks, is incomplete as we await the audit report for the previous fiscal year. Once the report has been received, assets and liabilities will be entered into QuickBooks and included in the Balance Sheet.
2. At the recommendation of the accountant, a new Company File has been created with the beginning of the current fiscal year. This was done in order to simplify the Chart of Accounts (listing of all accounts) and to gain a more accurate representation of Accounts Receivable.
3. The Profit and Loss Statement (budget versus actual) shows expenses against the total of all budgeted income. Accrual accounting recognizes all income on the first day of the new fiscal year, whether or not it has been collected.
4. The budget is based on an historical collection rate of 85%.
5. The Profit and Loss Statement by Class lists all expenses against individual income streams but does not show the budgeted amount for that income stream.
6. The check written to C. A. Bean, in the amount of $87,578.45, has not cleared the STD Capital Project checking account. The amount paid to Jeff MacDonald ($10,509.41) for consultation on the work performed by C. A. Bean was paid from the Covenant account and has cleared.

**Environmental Committee:** No report

**Planning Committee:** No report

**Safety Committee:** No report

**Welcoming Committee:** Paula Walker said that welcome letters were sent to four new property owners. She and Fran Borsh have met to discuss the meeting to welcome newcomers, scheduled for Thursday, October 22nd at 7:00 p.m. The fall edition of the newsletter included an invitation to newcomers. It is hoped that Ralph Swartwood, President of the Board for the Drum Point Club, can attend the meeting. Fran will donate a cake for the event.

**Old Business:**

**Southern Calvert Land Trust (SCLT):** Curt Larsen will work with an attorney in order to refine the proposed agreement between the SCLT and the Drum Point Property Owners’ Association.

**Drum Point Project, Inc. (DPPI):** Ralph Swartwood, President of the Drum Point Club Board has presented a proposal regarding the DPPI payment of Covenant fees and the Mandatory Assessment, both current and past due. The proposal involves the opening of the Club to non-members for a specific number of events throughout the year in lieu of payment of the fees. The Club has offered the use of the Club for the four annual meetings, two community events and the continued use of the lot for the main Drum Point sign at Barreda Boulevard. Paula Walker suggested the Club could be opened for additional, less structured events, perhaps on a monthly basis. This would benefit the Club, with added exposure for people who may wish to join. The issue was tabled until further consultation with the Club Board.

**Equipment Purchase:** The following was noted:

1. Gary Heal proposed that a heavy-duty, zero-turn mower (Cub Cadet RZT 50” deck) be purchased from Grand Rental Station (authorized dealer for Cub Cadet), at a cost of $3,391.99.
2. The mower would enable the unpaved portions of the rights of way to be bush hogged, using casual labor, on an as-needed basis.
3. Grand Rental Station estimates that the annual maintenance cost to be $175.00, to include pickup and delivery and routine maintenance). For purposes of this decision, the cost of maintenance will be estimated at $350.00 per year.
4. This purchase would allow for up to four cuts per year while staying within the amount budgeted versus only two cuts per year if done by a lawn-maintenance company.
5. After discussion, Gary Heal made a motion to purchase the mower. The motion was seconded and passed by a margin of six in favor and one abstention (Jack Andre).

**New Business:**

**Beach Access posting:** Several property owners have requested signs be posted at the easements to the beach which are easily accessible. The areas in question include: the beach steps on Bay Drive (at the intersection of Bay Drive and Bay View Drive), Surf Drive at the end of Pine Lane and at the end of River Terrace, off of Overlook Drive). The signs would state, “DPPOA Beach Access.” Total cost of the signs would be approximately $300.00 (including the cost of installation).

The next meeting of the Board is scheduled for October 13, 2015.

Amy Rispin made a motion to adjourn the meeting. The motion was seconded, and the meeting adjourned at 8:50 p.m.