**Board Members Present:** Gary Heal, Amy Rispin, Curt Larsen, Paula Walker, Jack Andre, and Vince Barazzone

**Board Members Not Present:** Dan Mathias (excused), Tony Spakauskas, and Fran Borsh (resigned)

**Staff Present:** Rhea Webster, Association Manager

**Property Owners Present:** Peter Holt

**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 Heal made the following remarks:

1. The beach gate was closed due to safety concerns as a result of damage caused by the recent storm. The high winds caused much of the sand to be swept away, exposing posts used to secure the picnic tables and broken asphalt (from an old road surface). Discussion regarding cleanup and disposal of the asphalt lead to the following motion:

 **Motion:** Amy Rispin made a motion that, “Gary Heal be authorized to spend up to $1,000.00 to clean up the beach, dispose of the hazards and reset the picnic tables (further from the water). Jeff MacDonald, Project Manager for the Association, will be consulted concerning proper disposal of the asphalt and whether the pieces can or should be used as rip rap for storm water management purposes.” Vince Barazzone will send the name of a contractor, who does this type of work, to the office.

1. The power pole at the beach, which fell as a result of the recent storm, was replaced by SMECO. At Vince’s suggestion, the new pole was placed further inland, near the structure which surrounds the porta-toilet. The light is not yet working, and Vince will follow up with SMECO.
2. A draft worksheet was sent to the Planning Committee regarding the next Special Tax District. .
3. Jeff MacDonald submitted his recommendations for the resurfacing of .964 miles of roads. The plan was sent to the Roads Committee for review prior to its next meeting.
4. The riding mower, approved for purchase at the previous meeting, will be delivered tomorrow.
5. Fran Borsch has submitted a letter of resignation due to health reasons.

**Public Comment:** Peter Holt thanked Vince Barazzone for his help in the replacement of the light pole at the beach and asked about the possible need to replace the security camera which may have also been damaged as a result of the storm. Cost to replace a camera is approximately $350.00. Vince Barazzone has worked to dry it out, and will assess any damage once it has been reinstalled.

**Approval of Minutes:** Curt Larsen made a motion to accept the minutes from the September 8, 2015 meeting. The motion was seconded. The motion was amended to allow structural changes by Amy Rispin. The amended motion was seconded and passed unanimously. The minutes were approved, with structural changes to be discussed between Amy Rispin and Rhea Webster

**Office Report:** Rhea Webster reported as follows:

1. The amount requested for reimbursement of operating expenses from County-held Special Tax District funds for the preceding quarter was $12,072.54
2. Gary Heal, Tony Spakauskas and Jack Andre participated with Rhea Webster during the Clean-up day, which took place Saturday the 10th. One dumpster was filled with trash and one with metal for recycling. An invoice for disposal of the trash will be received from the Appeal Landfill. There is no charge for the dumpster used for metal recycling.
3. The number of property owners who have paid their fees in full is 823 out of 1263 or approximately 66%.

**Round Table:**

**Committee Reports:**

**Action Items:** No report

**Roads Committee:** Jeff MacDonald submitted a report which details a repaving schedule covering the next three years. The next phase will include .964 miles and will complete the resurfacing of the Deer Drive area. He estimates the cost of the next phase to be between $119,000.00 and $125,000.00. A copy of the schedule has been sent to the Roads Committee and will be sent to the Board. There are no storm water management projects scheduled at this time. A meeting of the Roads Committee has been set for 8:00 p.m. October 19th.

**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 shows the amount in each checking account and accounts receivable for Covenant fees and the Mandatory Assessment for the current fiscal year and prior years. The total owed in past-due Covenant fees is nearly $68,000.00, while the total owed for past-due Mandatory Assessments is slightly more than $$29,000.00.
2. The Profit and Loss Statement shows a number of new expenses under various categories (see attached), including professional fees, the purchase of the new mower and major road paving.
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 Profit and Loss Statement by Class lists all expenses against individual income streams but does not show the budgeted amount for that income stream.

Gary Heal said that a statement he made during the September General Membership meeting regarding the amount posted to income on the Profit and Loss Statement was incorrect. The amount posted is right because we are now using Accrual Accounting, which requires that all income for the year be posted on the first day of the new fiscal year. The amount posted is not the amount collected; rather it is the amount we billed for the current fiscal year. One must look at the Balance Sheet to see how much is still owed (Accounts Receivable) and do a calculation to determine how much has been collected. The amount posted under budgeted income is a percentage of the amount billed or what we expect to collect.

**Environmental Committee:** No report

**Planning Committee:** No report

**Safety Committee:** Peter Holt commented on the $500.00 donation which was made to the Calvert Amateur Radio Association (CARA). The upgrade, cited in the Treasurer’s report, involves the installation of a new “repeater” which will enhance the ability of Drum Point to communicate with County emergency services. The County Operations Center is in the process of moving from the Court House in Prince Frederick to the Barstow area. The 911 Center will remain in Prince Frederick. The Drum Point Radio Club donated $150.00 and several individuals made private donations to this effort.

**Welcoming Committee:** Paula Walker stated that hand-written invitations were sent to five new property owners for a meeting which has been scheduled to welcome them and answer any questions they may have about Drum Point. An invitation also appeared in the fall newsletter, and Rhea Webster will be asked to post the invitation on the website. The meeting is scheduled for Thursday, October 22nd at 7:00 p.m. Ralph Swartwood, President of the Drum Point Club, has also been asked to attend. A brief meeting to discuss the agenda for that meeting will be scheduled.

**Motion:** Paula Walker made a motion to add Dennis Baker to the Welcoming Committee. The motion was seconded and passed unanimously.

**Old Business:**

**Southern Calvert Land Trust (SCLT) and Drum Point Project, Inc. (DPPI) Agreements:** The following was noted:

1. Thomas Schild, Attorney for the Association, is of the opinion that the Board cannot waive any fees. Any agreement must be a quid-pro-quo arrangement.
2. We are waiting for the Drum Point Club to respond to this Board’s request to reconsider the options presented in the agreement proposed by the Club.
3. Curt Larsen, a member of the Southern Calvert Land Trust, stated that he contacted Greg Bowen, Executive Director of the American Chestnut Land Trust (ACLT), for information on who might provide legal advice on a pro-bono basis. Mr. Bowen provided contact information for a liaison group of attorneys who have done pro-bono work for the ACLT. He also recommended that Curt Larsen speak to Pam Lucas, Associate Attorney for Calvert County, regarding Covenant issues as they relate to the SCLT.

**New Business:**

**Beach Condition:** The following was noted:

1. After the initial storm, it appeared that the Drum Point Lake had created a new channel, across our parking lot. That channel has now closed, and the lake is no longer encroaching on the parking lot. The Drum Point Club has also lost a great deal of sand and property.
2. Curt Larsen, who is a retired coastal geologist, stated that due to the amount of coastal engineering north of Drum Point and adjacent rip rap structures, wave patterns have changed, making it unlikely that the beaches in Drum Point will make a full recovery to historic levels. Any attempt on the part of the DPPOA to install coastal engineering is expensive and would have an adverse effect on Club beaches which lie south of the Drum Point community beach. Sand can be trucked in; however, permitting alone is nearly $1,000.00.
3. Peter Holt suggested, during public comment, that any decision with regard to the beach be postponed until the spring time, after the full impact of the winter and spring storms.

The next meeting of the Board is scheduled for November 3, 2015 at 7:00 p.m.

**Public Comment:** Peter Holt offered comments on the number of residents and owners who use the beach and how best to proceed with the reopening of the gate.

Curt Larsen made a motion to adjourn the meeting. The motion was seconded, and the meeting adjourned at 8:20 p.m.