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

**Board Members not present:** Dan Mathias (excused), Tony Spakauskas, Vince Barazzone and Fran Borsh (retired)

**Staff present:** Rhea Webster – Association Manager

Gary Heal, President of the Board of Directors for the Drum Point Property Owners’ Association (DPPOA), called the meeting to order at 10:20 a.m. There were 19 Association memberships in good standing represented. Per the motion and subsequent approval during the September 8, 2015 General Membership Meeting, the meeting of December 5, 2015 was held in accordance with Maryland Law § 5-206, which states, “If the number of members present at a meeting does not meet the requirements of a quorum, those present may call another meeting to meet quorum requirements. At the additional meeting, the members present in person constitute a quorum.” This is to be considered that additional meeting. [Per State law, an advertisement, announcing the meeting, was placed in the Calvert Recorder, a locally published newspaper. The announcement was also placed in the winter edition of the community newsletter.]

**President’s Remarks:** Gary Heal reported as follows:

1. New property owners and those long-time owners who had never attended a meeting of the General Membership were welcomed.
2. The members of the Nominating Committee were announced: Marcia Lapham and June McCall. There are three three-year terms to be filled. Anyone wishing to participate in the Nominating Committee or serve on the Board should contact either a Committee member or the Association office.
3. The ability and ways in which the Association communicates with the community is being reviewed. In addition to the website and community-wide e-mails, both Facebook and Twitter are being considered. Anyone who is knowledgeable in the use of Facebook and/or Twitter was encouraged to contact the office.
4. The Roads Committee met in September and recommended to the Board that the strategy to re- pave approximately one mile of road each year be continued. This will allow all roads to be re-paved on a 20-year cycle, as recommended by the Association Project Manager/Inspector, Jeff MacDonald. Accordingly, .94 mile of road will be re-paved on Deer Drive. Deer Drive continues to be the focus because that area is low-lying with a road bed which is in poor condition.
5. The Planning Committee conducted a meeting and recommended to the Board that the amount of the Special Tax District (STD), currently $150.00 per year/ per lot, be reduced to $125.00 per year/per lot for the next phase of the STD (STD V). The next General Membership meeting will include a discussion of the STD V proposal. In addition, the Board will hold a special meeting in order to gather input from the community. Once the Board submits the proposal to the County, a public hearing will be conducted by the Board of County Commissioners.
6. Because of the large number of properties owned by the Southern Calvert Land Trust (SCLT) (45 lots) and the Drum Point Project, Inc. (17 lots), aka the Drum Point Club, those organizations requested that the DPPOA Board consider exempting them from payment of Covenant fees and Mandatory Assessments.
	1. The final agreement between the DPPOA and the Club is a “quid pro quo” agreement (a “this for that” agreement). In exchange for an exemption from the payment of fees, the Drum Point Club will:
		1. Increase the number of DPPOA General Membership meetings from four per year to six per year. There will be no fee for use of the Club for these meetings.
		2. Allow the continued use of the lot where the Drum Point sign is situated (corner of Barreda Boulevard and Rousby Hall Road). As in years’ past, there will be no charge for use of this lot.
		3. Allow the use of the Club for two community events each year to be held in conjunction with the Drum Point Club.
	2. The SCLT Agreement is not yet final; however it too will be a quid pro quo agreement.
7. Storms in early October left large amounts of debris on the community beach, including pieces of asphalt which had broken away from the parking area. Clean-up is now nearly complete and was performed by a contractor with ties to Drum Point. Thanks to those ties, the price of clean-up was reasonable. The beach gate, which had been closed over safety concerns due to the debris, reopened last week. There is a small amount of tree debris which the contractor was unable to remove. This debris is below the mean high water mark and will be removed by day labor.
8. The amount of sand on the beach was reduced as a result of the October storm and wind and wave action. In years’ past, sand is replaced throughout the winter months as storms come from the south.
9. With the winter season approaching, it is important to keep in mind that, although the Association treats and clears the roads, there is no money to clear individual driveways. Any snow deposited across driveway entrances during the clearing of roads, cannot generally be avoided. If a driveway is blocked, as sometimes happens in cul-de-sacs, contact the office.
10. All Board meeting and General Membership meeting minutes are posted to the DPPOA website (www.dppoa.org).
11. A long-time community member, Thurland Wilkinson, passed away. He was a dedicated volunteer at the local food bank, SMILE Ecumenical Services.
12. Fran Borsh, a long-time volunteer on this Board and on the Drum Point Club Board resigned from her duties on the Association Board due to health reasons.

**Public Comment:** The following property owners commented:

1. Craig Sellers and Peter Holt commented on the positive impact of the rejuvenation process and asked if it would be continued [Gary Heal said that the process will be continued, and funds have been earmarked in the next STD budget].

**Approval of Minutes:** Dennis Baker made a motion to approve the minutes from the June 24, 2015 General Membership meeting. The motion was seconded, and the minutes were approved unanimously as distributed.

**Committee Reports:**

**Roads Committee:** No report (See President’s remarks)

**Planning Committee:** No report (See President’s remarks)

**Environmental Committee:** No report

**Welcoming Committee:** Paula Walker, Chair of the Committee, said that the first meeting of new neighbors was held with several new owners attending. The plan is to hold a meeting of this nature on a regular basis, perhaps quarterly. The meeting was announced in the newsletter, on the website and by personal invitation.

**Treasurer:** Amy Rispin summarized the Balance Sheet, Profit and Loss Statement and Profit and Loss Statement by Class reports. Budgets are based on a collection rate of 85%, using zero-based budgeting. $6,000.00 was transferred from the DPPOA Reserve account to the DPPOA general fund account for planned spending for office repairs and maintenance (replacement of flooring in two rooms, upgrade of plumbing and painting).

Gary Heal stated that the upgrades to the office are important, in part, due to the fact that the office is also a “shelter in place” facility and includes emergency supplies and communications equipment.

Old Business – None scheduled

New Business – None scheduled

**Public Comment:**

Curt Larsen described efforts by the Board and the Southern Calvert Land Trust to address issues with the runoff of sediment into Leasons Cove (storm water drains across Rousby Hall Road, carrying sediment into the Cove). He and Bob Boxwell placed bio logs on a vacant lot, owned by the DPPOA) across Rousby Hall Road from Leason’s Cove. The bio logs function to slow runoff by spreading the flow of water across the lot.

Peter Holt reminded the group about the Community Emergency Service Center, which serves the community during and after emergency events such as winter storms. Anyone wishing to volunteer should contact the office.

With no further business to discuss, a motion was made to adjourn. The motion was seconded and passed unanimously. The meeting adjourned at 11:00 a.m.

The next General Membership meeting is scheduled for March 2016, with time and date to be announced.