**Board Members Present:** Tony Spakauskas, Jack Andre, Bonnie Blades, Gary Heal, John Rovero, Mike Snapp and Jerry Budnick

**Board Members Not Present:** Vince Barazzone and Libby Fall (Resigned)

**Staff Present:** Rhea Webster – Association Manager and Jeff MacDonald – Project Manager

**Property Owners and Guests Present:** 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 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:** Tony stated that the Board will adjourn to Executive Session after the regular meeting in order to discuss membership on the Board. He reported also that Mark Smith, who is certified by the Maryland Department of the Environment to treat Phragmites [invasive plant species], administered the first treatment on Thursday, August 31st.

**Public Comment –** None present

**Approval of Minutes:** Gary Healmade a motion to approve the minutes from the August 8, 2017 meeting of the Board, previously distributed via e-mail. The motion was seconded, and the minutes were approved as written.

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

1. The road-paving equipment which was being staged in the unpaved portion of the Deer Drive right of way was removed after a call to State Highway. The equipment was being staged there by the contractor in preparation for the re-paving of Rousby Hall Road, a state highway.
2. Several property owners contacted the office to report that Anchor Pond had more than the usual growth of algae. The Maryland Department of the Environment was called in to test the water. The pond was found to have an invasive species called Hydrilla. Hydrilla is harmless other than for the fact that it encourages the growth of algae. The MDE representative suggested it is best to simply allow the water to clear itself with rainfall.
3. As stated above, the initial spraying of Phragmites has taken place. Mr. Smith will return in two or three weeks to inspect and retreat as needed.
4. Oktoberfest has been scheduled for October 14th, from 1:00 – 5:00 at the Drum Point Club. The Club will provide a DJ, and the Association will provide food, sodas and water. This is an adult-oriented event.
5. Absentee ballots, for the approval of the FY 2018 budget, are available for anyone who cannot attend the September 27th meeting of the General Membership (Note: Per the vote conducted at the June meeting of the Membership, the September meeting will be held in accordance with Maryland State law governing meeting quorums.

**Round Table:**

**Mike Snapp** reminded the group that there will be a performance by Cindy Kallet and Grey Larsen, nephew of Curt Larsen. The Board is invited, and a flyer has been placed on the bulletin board in the DPPOA office.

**Jerry Budnick** suggested that the Phragmites expert be asked if there will be a need for removal of the dead Phragmites, as suggested by a property owner.

**John Rovero** informed the Board that he will be re-stationed in Sembach, Germany and will be leaving in the next six weeks.

**Gary Heal** stated that, according to Zillow, a number of properties in Drum Point are in foreclosure. Some of these properties are vacant lots, rather than developed properties. Gary reported also that he attended the August 21st meeting between community groups and the Calvert County Department of Planning and Zoning. The meeting was chaired by the Maryland Smart Group Coalition and was held to allow input from community groups about the Calvert County Comprehensive Plan. Mark Willis, Director of Planning and Zoning was present to answer questions. Of possible interest to the Drum Point community is the re-designation of some areas, including Drum Point. These areas would be designated as Residential, rather than Suburban Residential. The County considers Residential properties as areas where public water and sewer are preferable. According to Jenny Welker, who works for Mark Willis, while Drum Point is shown as Residential, a change in the ordinance would have to occur before an actual change could take place. In addition, anyone wishing to develop vacant lots would have to pay for the infrastructure which would be needed for public utilities.

**Committee Reports:**

**Action Items:** Jeff MacDonald reported that the bid opening for the 2017 Re-paving project was held August 18th. The proposal submitted by Great Mills Trading Post was the lowest at $128,053.00. After discussion the following motion was made:

**Motion:** Gary Heal made a motion to approve the proposal submitted by Great Mills Trading Post, in the amount of $128,053.00. The motion was seconded and approved unanimously.

**Operations:** John Rovero raised for discussion the issue of who is responsible for the repair or possible replacement of an under driveway culvert, when that culvert is in the Association right of way. In particular, a property owner on Raine Road has suggested that the culvert under his driveway is in need of being replaced. After discussion, it was determined that at this point, the culvert is not failing, as storm water does drain through the pipe. Gary Heal will inform the property owner that, in consideration of the fact that the pipe is not failing at this time, the Board is not prepared to replace or repair the culvert.

**Treasurer:** The Balance Sheet, Profit and Loss by Class and Profit and Loss Budget to Actual reports were distributed. Jack Andre reported that a meeting was held with a representative from the Community Bank of the Chesapeake (CBTC). She will present a proposal for the transfer of some or all Association funds to CBTC. The proposal should be ready in time for the next Board meeting. A request was made for a similar proposal from PNC Bank, where some funds are currently on account.

**Environmental Committee:** Bonnie Blades stated that the Association has made good progress with regard to the condition of Anchor Pond and the eradication of the Phragmites. She also suggested that a link be placed on the website which would provide residents with information on and images of the Kudzu Beetle. There is a link for information regarding Phragmites.

**Safety Committee:** No report

**Welcoming Committee:**

**Motion:** Mike Snapp made a motion to add Cindy Andre to the Welcoming Committee. The motion was seconded and passed unanimously.

**Old Business:**

**Foot Bridge: Bollard Installation:**

The plans for the installation of bollards at the foot bridge were drafted by Gary Heal. Rhea submitted the permit application on August 15th, via e-mail. A follow up message will be sent. Signs, stating “No Motorized Vehicles” will be posted on both sides of the foot bridge.

**New Business:**

**Confidentiality Agreements for New Members:** Mike Snapp, Bonnie Blades and Jerry Budnick were presented with the Confidentiality Agreement required of all Board members. The documents were signed and returned to Rhea for the record.

**Bollards – Unpaved Rights of Way:** John Rovero identified three areas of unpaved rights of way that should be considered for the placement of bollards. The bollards would be placed in these areas in order to discourage people on dirt bikes and other off-road vehicles from accessing these areas: McMichael’s Drive at River View Drive, Walsh Lane at Lessin Drive and Pilot Way, near Buoy Way. These will be priced along with the pricing of the bollards to be placed at the foot bridge.

**Drum Point Club request for permission to place “gooseneck” stands for new gate:** The Drum Point Project, Inc. (DPPI), aka the Drum Point Club is in the process of replacing their gate. The new gate will require stands for a card entry system. The Club has made a request to place these stands on the Drum Point right of way. After discussion, the following motion was made:

**Motion:** Gary Heal made a motion to approve the request made by the Drum Point Project, Inc. (DPPI), aka The Drum Point Club to place stands in the Drum Point right of way. The stands will be placed there in support of the new gate, which will have a card entry system. The motion was seconded and passed unanimously.

**Public Comment –** None present

The next Board meeting is scheduled for Tuesday, October 10, 2017 at 7:00 p.m. With no further business to discuss, Bonnie Blades made a motion to adjourn into Executive Session in order to discuss Board Membership. The motion was seconded and passed unanimously. The meeting adjourned to Executive Session at 8:05 p.m.