**Board Members present:** Tony Spakauskas, Gary Heal, Jack Andre, Bonnie Blades, Mike Snapp, Asha Andreas, Gina Swartwood and Ginny Rice (appointed to replace John Manca)

**Board Members not present:** Alyssa Holiday and John Manca (resigned)

**Staff present:** Rhea Webster

Tony Spakauskas, President of the Board of Directors for the Drum Point Property Owners’ Association (DPPOA), called the meeting to order at 10:00 a.m. With 22 Association memberships in good standing represented, a regular quorum was not present. However, per the motion made and approved during the December 8, 2018 General Membership Meeting, the next scheduled meeting would be held in accordance with Maryland Law § 5-206 (“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.]

**President’s Remarks:** Tony reported the following:

1. The next community cleanup is scheduled for May 4th. This year property owners and residents are being encouraged to pick up roadside litter along their street. Separate bins will be provided for disposal.
2. After a year of research, the Board has concluded that due to the administrative requirements and potential liability should there be an injury it is not in the best interest of the community to create a tot lot.
3. In light of the above decision, the Board is investigating options to make the community beach more appealing and will accept suggestions and input from property owners.
4. A recent court decision regarding Covenant fees in another local community was highlighted in a newsletter received by the Association. The trial court ruled that the assessment could be increased based on 80 years of inflation. According to the newsletter, “The court concluded that it would ‘strain logic’ to believe the author of the covenant intended the construction, reconstruction and maintenance of the street could be done for $5 per lot in perpetuity. Rather, a reasonable person in the position of the parties when the road covenant was first adopted would have understood that the cost for necessary road maintenance had to be adequate over time…and allows for increases in the assessment to take into account the effect of inflation.” An item in the spring newsletter reminds everyone that all Covenant fees and assessments are mandatory.

**Public Comments:** Mr. Ballard asked for clarification on the Special Tax District being requested by the Chesapeake Ranch Estates and whether the Drum Point Special Tax District is about to expire. [The current Drum Point Special Tax District was approved in June 2017 for a period of five years.]

**Approval of Minutes:** The September 26, 2018 meeting minutes, distributed at the door, were reviewed. Mike Snapp made a motion to approve the minutes. The motion was seconded, and the minutes were approved as written.

**Committee Reports:**

**Roads Committee:** Gary Heal discussed the five-year plan for the re-paving of roads. Approximately one mile of asphalt is re-paved each year, with the outcome that each road will be re-paved every 15 years. The plan was put together by the Association Project Manager, who has worked on roads projects for the Calvert County Department of Public Works for twenty years. Other areas addressed in the capital expense budget include storm-water management (swale re-grading and culvert rejuvenation).

**Finance Committee:** The Balance Sheet and Profit and Loss Statement were distributed at the door. Jack Andre reviewed the documents and noted the following:

1. Most line items are within budget.
2. The expected collection rate of 75% has been reached for the current fiscal year. This is the amount on which the budget is projected each year.
3. A one-time grant, in the amount of $10,000, was received for State Highway User Revenue.
4. The change to a new bank (Community Bank of the Chesapeake) has brought lower banking fees and higher rates of interest.
5. Expenses:
   1. The cost of Director’s and Officer insurance and liability insurance were higher than expected, and this will be addressed in next year’s budget.
   2. Common lot maintenance was higher than expected due to the recent cleaning and maintenance of the community beach.
   3. The cost of snow removal was only slightly above the amount budgeted.
   4. The cost of street lighting (now being billed to us by the County) will not post to the budget until the end of the fiscal year (Per a suggestion from Richard Ballard, SMECO will be contacted to determine if they can replace older bulbs with newer LED style bulbs, which use less power).
6. The Balance Sheet reflects an amount that is uncollectible (for those undeveloped properties whose owners cannot be contacted, are deceased etc.). This amount, if posted against receivables, provides a more accurate depiction of what we can expect to collect. The amount in this category will continue to grow as each year’s fees are assessed.
7. All undeveloped lots owned by the Association are designated greenspace and are not listed as an asset.

**Environmental Committee:** Bonnie Blades reported the following:

1. The permit, needed for the removal of the dead Phragmites canes, has been approved.
   1. We have a period of two years to allow for the natural regrowth of vegetation. If natural growth does not begin, we can choose to replant and may be able to secure plants through the free-tree program sponsored by the County.
   2. The Phragmites treatment permit will expire in two years and should be renewed prior to its expiration so that any remaining growth can continue to be treated.
   3. Treatment will be done every year in order to keep the invasive plant under control. The cost of continued treatment will decrease as the regrowth will lessen over time.
   4. Treatment of an area at the end of Lake Terrace was missed this year and will be addressed with next year’s treatment.
2. Ginny Rice, who was appointed to replace John Manca, is in the process of taking classes to become a Master Gardener. She will join the Environmental Committee.

**Safety Committee:** Peter Holt asked that anyone concerned about a particular safety issue contact the Association office and reminded all that the office maintains the Community Emergency Services Center (with supplies in place in the event of an emergency). In addition, the security cameras were brought into the office for needed maintenance and will be reinstalled in the coming weeks.

**Old Business:**

**New Business:**

**Nominating Committee Presentation of Candidates:**

Adrian Stanton presented the following Slate of Candidates for the upcoming year:

* Bonnie Blades
* Gina Swartwood
* Asha Andreas
* Ginny Rice

Tony Spakauskas asked for nominations from the floor. Hearing no nominations, Dan Mathias made a motion to close nominations and accept the Slate of Candidates as presented. The motion was seconded. Nominations were closed and the Slate of Candidates accepted. With four open seats and four candidates, Gary Heal made a motion to elect the Slate of Candidates by acclamation. The motion was seconded and passed unanimously.

**Old Business:** None scheduled

**Public Comment:**

Maria Miller suggested that the budget be voted on by mail ballot. It was noted that absentee ballots are available in the Association office, and the budget is published in the newsletter and on the website. The By-laws allow the Board to conduct votes by mail ballot or at a duly called meeting, but this suggestion will be taken under consideration.

David Meechan stated that last night’s wind dropped a tree on Mill Creek Drive. The fire department removed it from the street, but the debris from the tree is in the right of way. The Association will have the debris removed.

Richard Ballard asked about beach erosion and who is responsible for repair and maintenance of the well rings. The Board has formed an Erosion Control Committee to address the issue.

Karen Hansen asked about community policy regarding dogs off of their leashes. While there is no community policy, there are leash laws in Calvert County, and Animal Control should be contacted.

Douglas Donegan introduced himself and his wife as new property owners. He extended his appreciation for the welcome folder and gift from the Association.

Ralph Swartwood reminded those present that the Drum Point Club is a separate organization from the Association. Membership is growing and a number of new activities are being planned.

With no further business to discuss, a motion was made to adjourn the meeting. The motion was seconded and passed unanimously. The meeting adjourned at 11:10 a.m.

The date of June General Membership meeting will be announced.