**Board Members Present:** Tony Spakauskas, Mike Snapp, Jack Andre, Bonnie Blades, Gary Heal, Gina Swartwood, Asha Andreas, Alyssa Holiday and Ginny Rice

**Board Members Not Present:**

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

**Property Owners and Guests Present:** Peter Holt

**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 1:45 p.m. and stated that this meeting is being held via Zoom, due to the recommendations from Governor Hogan concerning Covid19. 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.

**Approval of Minutes:** Gary Heal made a motion to approve the minutes from the April 7th meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

**President’s Remarks:** Tony remarked on the various complaints that have been received. The following was noted:

* There’s been a report, from an anonymous resident, of a business being operated in Drum Point.
  + While it is true that Drum Point Covenants prohibit the running of a business, there was no provision included for a penalty. Therefore, the Covenant cannot be enforced.
  + The owner of the property in question is aware of the situation involving the tenant and is attempting to address it.
  + Rhea will draft a response to the anonymous resident on behalf of the Board that explains the enforcement issue. The response will also say that the owner of the property is aware of the situation. The Board will have an opportunity to review the message prior to it being sent to the resident.
* Numerous complaints have been received about the use of dirt bikes and ATV’s on the streets and through undeveloped areas of Drum Point.
  + While the Board recognizes the annoyance these noisy vehicles present, the Association has no power to enforce County or State law with regard to these vehicles being used on public streets. An ATV being operated on one’s private property, while annoying, is not against the law, unless the decibels rise to a particular level and are sustained for an extended length of time.
  + A community-wide email was sent asking residents to please be considerate of others, in particular since so many are staying home during the current situation.
  + Mike Snapp suggested another message be sent to residents explaining that they must contact the Sheriff’s office for these violations rather than the Association office, as we do not have the power to enforce County ordinance.
  + A letter has been sent to Sheriff Evans asking him to please speak with his deputies who are telling residents who wish to make a report to the Sheriff’s office that they should contact the Association office. The letter suggested that it might be helpful for the Board to meet with the Sheriff. A response has not yet been received.

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

* Claims prep continues:
  + To date this calendar year, $11,455 in past-due fees has been collected through the filing of claims and letters or email communication to property owners whose accounts are in arrears. A total of $26,865 in past-due fees was collected last calendar year.
  + The office is contacted by the title company prior to closing on a property transfer and for properties that are being refinanced. A statement is provided, and all fees that may be owed are collected.
* The summer edition of the newsletter is being drafted and should be delivered at least 15 days prior to the June membership meeting.
  + The summer newsletter includes a draft budget, which is approved during the meeting.
  + Given the current situation, a request will be made of the Club for the last Tuesday of June as a date for the meeting, with the hope that people will not only be allowed to gather but be willing to do so by the end of June.
  + The budget approval has had to carry through to September in the past when no quorum was present at a June meeting.
* The current permit for maintenance of Drum Point rights-of-way expires on June 30. An application letter for its renewal was received from John Knopp, Project Engineer for the County Department of Public Works. The permit must be renewed every two years, and the application letter serves to begin the renewal process.

**Committee Reports and Roundtable:**

**Action Items:** Gary Heal reported the following:

* 2020 paving work:
  + This year’s work is slated to take place in August.
  + Jeff is in the process of taking measurements so that he can draft the Statement of Work that will be advertised in the Calvert Recorder and mailed to several local contractors.
  + Jeff noted that the price of asphalt has not come down despite a recent dip in oil prices.
  + Special Tax District funds, being held by Calvert County on behalf of Drum Point, are ample enough to fund the full cost of this year’s work.

**Operational/Roads Committee:** Gary Heal noted the following:

* Rights-of-Way ownership:
  + Paperwork that documents the transfer of property from the Chesapeake Ranch Estates to the Drum Point Project, then to the Drum Point Roads Company that later became the Drum Point Property Owners’ Association have been reviewed. The documents state that included in the transfer are all road rights-of-way. The width of the rights-of-way, of which a portion is paved, vary throughout Drum Point, from 40’ – 60’. This documentation and the plats, that show the width of each right-of-way, are available for review in the Association office.

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**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed via email. Jack Andre stated that he asked Mike Chaconas to join the Finance Committee and requested Board approval. After brief discussion, the following motion was made:

**Motion:** Mike Snapp made a motion to approve the inclusion of Mike Chaconas on the Finance Committee. The motion was seconded and approved unanimously.

The draft budget will be sent to the full committee and a meeting will be conducted via Zoom.

**Environmental Committee:** Bonnie Blades sent an email, with photos, to Mark Smith of Phragmites Invasive Control to ask whether erosion is taking place on the lake side of the community beach as a result of the removal of the dead Phragmites canes. Mr. Smith replied there is no erosion, rather residents are seeing a return of the view of the natural shoreline.

Joe Bateman is in the process of cutting down dead canes, although there is an area close to the Bay Drive Causeway that has been too wet.

**Safety Committee:** No report

**Welcome Committee:** No report

**Planning Committee –** No report

**Old Business:**

**Trees on Lot at Overlook:** There is a lot at Overlook Drive and Barreda Boulevard that has a number of invasive trees and other over-grown vegetation. Some of the trees are leaning and will block the road if they fall. Karl Bowen submitted a proposal for the removal of the trees in the amount of $3,750. The following was noted:

* Leaners and scruff trees were cut last fall in an effort to keep them from dropping branches and/or falling into the street.
  + Some of the trees may have been on the lot of an adjacent property.
  + The trees that were removed were thought to be an eventual hazard to the road, but the owner felt their removal left her with less privacy.
  + Robin Munnikhuysen of the Calvert County Critical Area office conducted a site visit and offered to replant with trees from the County free-tree program but only after additional scrub trees could be removed. These scrub trees are invasive and will simply choke out any newly planted vegetation.
* After discussion, a consensus was reached that the Association bears some responsibility for removal of what the owner considered a privacy fence.

**Motion:** Mike Snapp made a motion that the Association contribute $2,000 toward the cost of removal of additional trees from a private lot where trees had previously been removed by an Association contractor. The motion was seconded and passed by a margin of 8 in favor with one abstention (Asha Andreas).

**New Business:** None scheduled

**Public Comment:** None offered

The next Board meeting will be held on Tuesday, June 2, 2020 – time and method to be determined pending current situation. With no further business to discuss, the meeting adjourned at 2:45 p.m.