**Board Members Present:** Tony Spakauskas, Mike Snapp (at 12:18 p.m.) Jack Andre, Bonnie Blades, Gina Swartwood, Asha Andreas and Ginny Rice

**Board Members Not Present:** Alyssa Holiday and Maggie Johnson

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

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

**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 11:00 a.m. The meeting was held at 12835 Bay Drive, which has a space large enough to accommodate social distancing recommendations provided by Governor Hogan as a result of continued concerns over Covid19. All meetings are recorded and held in accordance with Robert’s Rules of Order.

**Appointment of Board Members:** With the inability to hold the March and June General Membership meetings, due to fears about the spread of the virus, candidates for the Board of Directors for fiscal year 2021 could not be presented and thus approved by the membership. Therefore, per DPPOA By-laws Article VIII (7), Tony Spakauskas appointed the following property owners:

1. Mike Snapp
2. Alyssa Holiday
3. Maggie Johnson

**Election of Officers:** In consideration of the need to establish the next Special Tax District and the experience of the current Board, Tony Spakauskas made a motion to elect the following as officers for the upcoming year:

1. Mike Snapp – President
2. Tony Spakauskas – Vice President
3. Jack Andre – Treasurer
4. Bonnie Blades – Secretary

The motion was seconded and approved unanimously.

**Approval of Minutes:** Bonnie Blades made a motion to approve the minutes from the June 2, 2020 meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

**Vice President’s Remarks:** Tony remarked that the past three years as President were somewhat uneventful, however the previous three months have been a bit more hectic. With so many people working from home, there have been a number of neighbor-to-neighbor complaints as well as complaints about parking in areas not designated for parking.

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

1. The collection rate reached 80% earlier in the fiscal year than usual, with 80% being the rate on which the budget is based each year.
2. A property owner called to volunteer his services to help clear the community beach of loose asphalt and tree debris. There is a question as to whether this loose asphalt may be helping to hold the sand in place. After discussion, it was decided that the coastal engineer that the Association has consulted regarding possible options to address erosion at the community beach should be contacted prior to any removal of loose asphalt. The property owner who volunteered will also be contacted and asked for a plan for disposal of the loose asphalt, should the engineer agree that no harm will be done due to its removal.
3. After consultation with Tom Schild, Attorney for the Association, a certified letter was sent to a property owner who has been bringing their “service dog” to the community beach (there is some doubt as to the legitimacy of the need as the owner is often not in control of the dog as required by the American with Disabilities Act). Mr. Schild was consulted as to whether a letter from a medical professional confirming the legitimacy of the certificate presented by the property owner can be requested.
4. New vinyl flooring was installed in the bathroom and new carpet in two offices on July 1st and July 2nd.

**Committee Reports and Roundtable:**

**Action Items:** In the absence of Jeff MacDonald, Gary Heal reported the following:

* This year’s paving will encompass an additional 5,586 square yards over the amount originally proposed. Therefore, prices were higher than in previous years and ranged from $209,265.95 - $323,506.20.
  + Jeff’s percentage will be 12% as usual.
  + The pre-bid conference was held June 24th. The bid opening occurred July 2nd.
  + Jeff recommends that Great Mills Trading Post be awarded the contract despite their proposal being $4,705.80 higher than the lowest bid. Jeff questioned the asphalt mix used by the lower of the two proposals as they mix their own asphalt and have been known to use a mix that is comprised of recycled product.
  + After discussion, and in light of past performance, the following motion was made:

**Motion:** Jack Andre made a motion to accept the proposal from Great Mills Trading Post at $213,971.75. The motion was seconded and passed unanimously. Great Mills will be notified of the award as will the other contractors who submitted proposals.

**Operational/Roads Committee:** Gary Heal reported that some complaints were received due to the wash out caused by heavy rains. In addition, some trees came down and had to be cleared. There are a number of areas that will experience “wash outs” when rains are especially heavy. In addition, a property owner, who has been out of the country for an extended period and owns the lot adjacent to the community beach, had a company trim some trees, some of which are on the community beach. This was done without a permit.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. All accounts are within budget or just slightly over.

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

* Mark Smith from Phragmites Invasive Control will be conducting a site visit in the coming weeks, with this year’s treatment to be done in September. Lake Terrace, which has been missed the past few years, will be done this year.
* There are currently no plans to plant trees in place of the dead Phragmites canes (we are allowed two years to ascertain whether there will be natural regrowth).
* There is no need for a permit to remove the cockleburs from the community beach (Rhea contacted Robin Munnikhuysen, Critical Area Control Officer, to inquire and was told that these little plants have very shallow roots and do not hold sand in place).

Gary reported that he spoke with Robin Munnikhuysen about the wisdom of planting and/or removing trees from causeways. According to Robin, trees should not be planted on causeways as any root systems that may be left behind if the trees should die can undermine the causeway if tunnels are left behind when the root systems deteriorate.

Ginny Rice related a complaint from a property owner who called her earlier in the month. The property owner is concerned about the following:

1. A property owner who disposes of yard debris in the pond at River View Causeway
2. A property owner who cuts vegetation from the area, which is in the Critical Area - The caller has reported this to the County and to the office, however, the owner who is accused of cutting away vegetation, denies doing so. The caller stated that the Association may be held liable should the County wish to do so. This issue was reported to the office some time ago, however, without proof and with denial from the other property owner, there is little to be done.
3. Properties not kept in accordance with County ordinances governing untagged vehicles and trash - This too has been reported by this caller as well as others in Drum Point. The County is aware of these violations and is the only entity that can do anything [i.e. Issue warnings and citations that carry a fine].
4. The caller suggests the causeway be closed to traffic so as to keep partiers and trash away.

These issues have been reported to the County Zoning Enforcement office many times, and letters have been sent to offending property owners. The frustration is understandable, but the fact remains that the Association has no ability to enforce County ordinances.

**Safety Committee:** Peter Holt voiced concern about the length of time the off-duty police officers sat at the community beach over the 4th of July weekend. Rhea responded that this happened because the request for the off-duty officers was made several weeks ago, prior to the cancellation of fireworks and Drum Point Day. The scheduling officer, Tim Buckmaster, was unsure if he would be able to get anyone to respond to the request. An email was received Thursday, July 2nd from Tim who stated that he was only able to schedule from 5:00 – 8:00 each day. Given the short notice, Rhea did not feel it would be a good idea to cancel or shorten the hours, which are normally scheduled from noon – closing at 8:00. Shorter hours will be requested from now on, but the officers are not likely to respond for just a one-hour shift, as there are many opportunities in the County for these off-duty jobs.

All beach patrol people should have the phone number to the Sheriff’s office available (410-535-2800). The emergency 911 number should not be used unless there is a true emergency.

The question of how to address people whose cars remain on the beach after 8:00 was addressed. Beach patrol has been instructed to not close and lock the gate, despite the sign that states otherwise. Locking cars and people inside the gate could be an issue of liability for the Association, should there be an injury or if the vehicle is damaged. After discussion, it was decided that the sign will not be altered, and the patrol will not lock the gate if someone is still on the beach. The beach patrol can simply leave the gate open and go home. Vehicles will not be towed, as the possibility of the tow truck arriving after the car has left the beach is a possibility. The towing company will want payment for having sent a truck.

In light of some of the issues at the community beach, beach patrol people are encouraged to attend a Board or membership meeting.

Of concern also is the number of people who access the Drum Point Club beach via the community beach. A suggestion was made to place a slip of paper on each car that states the community beach closes at 8:00.

Peter suggested the Association have enough sand brought to the beach to “get us through the summer” while the issue of beach erosion is on hold. After discussion, the following motion was made:

**Motion:** Asha Andreas made a motion to spend up to $1,000 to bring in enough sand to bring the beach up to a more acceptable level for the summer. The motion was seconded and passed unanimously. Rhea will contact a contractor who can supply the sand.

**Welcome Committee:** The Marine Museum, where the Visitor’s Center is located, has been closed. Therefore, brochures cannot be obtained. Properties are being transferred, and welcome letters are being sent to new owners, so there is a need to assemble more welcome buckets. Brochures will be picked up as soon as the museum reopens.

**Planning Committee –** No report

**Old Business:** None scheduled

**New Business:**

**Affirmation of Committees:** The following committees and members were raised for affirmation:

**Environmental Committee:**

Bonnie Blades – Chair

Tony Spakauskas

Ginny Rice

**Finance Committee\*:**

Jack Andre – Chair

Mike Snapp

Bonnie Blades

Alyssa Holiday

Gina Swartwood

Mike Chaconas

**Planning Committee\*:**

Mike Snapp

Tony Spakauskas

**Roads Committee\*:**

Gary Heal – Chair

Jeff MacDonald - ex officio

Jack Andre

Mike Snapp

**Safety Committee:**

Peter Holt – Chair

Alejandro Velazquez

Chris Moody

Gary Heal

Joe Frost

Larry Reich

Rhea Webster

Roark Shallow

John Latham

**Welcoming Committee:**

Cindy Andre – Chair

Asha Andreas

Gina Swartwood

Rhea Webster

**\*Standing Committee**

**Motion:** Mike Snapp made a motion to accept the above for committee membership. The motion was seconded and passed unanimously.

Peter Holt raised the issue of whether the Safety Committee remains pertinent in light of the fact that it has not been utilized in recent years. After discussion, the decision was made to maintain the committee.

**Parking in the Right-of-Way**

With a number of people working from home due to the Covid19 situation, there have been a number of complaints about people parking in the unpaved portion of the rights-of-way. The written policy, drafted a number of years ago, prohibited people from parking in this area, however, there are a number of property owners who cannot park elsewhere, so it has been allowed. Several areas in particular are an issue, and signage is in the process of being placed so that driveways are not blocked. After discussion, it was decided to change the policy to allow parking in the unpaved rights-of-way.

**Motion:** Tony Spakauskas made a motion to amend the written policy to remove reference to parking in the unpaved portion of the rights-of way. The motion was seconded and passed unanimously.

**Beach Gate:** Addressed above under Safety Committee report

**Directional Signage to the Community Beach:** A resident suggested we place signs along the street directing people to the beach. GPS will often take one to Surf Street, which is no longer a through street

to Beech Drive, which is where the community beach is located. Several streets would need signage (Lake Drive, Lessin Drive, Chestnut Drive, Huron Drive, Mohawk Drive). A suggestion was made to include information on the location of the beach and boat ramp in the Welcome folder. While signs may be considered, no more than two or three to direct people away from Surf Street will be added.

**2003 Study from U of MD – Development of Drum Point:** It was noted that these studies are available in the Association office. The primary focus of the study was community infrastructure, including the feasibility of bringing public utilities to Drum Point. Rhea will scan the executive summary and email to the Board.

**Public Comment:**

**Drum Point Project Inc. – Agreement –** Drum Point Day was cancelled this year due to Covid19. However, the Club would like to address the holding of Drum Point Day in conjunction with the 4th of July. There have been issues with trash left behind, getting people to leave immediately after the fireworks display, the number of people on the pier etc. The holding of Drum Point Day on the 4th is part of the quid-pro-quo agreement reached between the Club and the Association. The agreement was reached in order to exempt the Club from having to pay fees (approximately $2,000 per year) once the purchase price for the community beach was paid in full. Various suggestions were made, including the hiring of off-duty Sheriff’s deputies and a cleaning crew. Mary Ann McGowan, President of the Club, will be asked to address the issue in writing and attend a Board meeting so that a decision can be made with regard to the agreement.

The newsletter and various community emails have addressed the issue of trash on the causeways. A trash can will be placed on the Bay Causeway. If the trash issue is alleviated, additional trash cans may be placed on other causeways.

The next Board meeting will be held on Tuesday, August 4th – Time and place to be determined. With no further business to discuss, the meeting adjourned at 1:10 p.m.