

**Drum Point Property Owners' Association
General Membership Meeting
Drum Point Club
September 29, 2020
Final**

Board Members present: Mike Snapp, Tony Spakauskas, Jack Andre, Bonnie Blades, Asha Andreas, Gina Swartwood and Maggie Johnson

Board Members not present: Ginny Rice and Alyssa Holiday

Staff present: Rhea Webster

Mike Snapp, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. With 52 Association memberships in good standing represented (16 in person – 36 by absentee ballot), a quorum was present. Therefore, the business of the Association could be conducted.

Approval of Minutes: A motion to approve the minutes from the December 7, 2019 meeting was requested. Time was allowed for review, and Curt Larsen made a motion to approve. The motion was seconded, and the minutes were accepted as distributed.

President's Remarks: Mike Snapp noted that this is the first meeting of the General Membership held since December 2019, due to restrictions put in place by Governor Hogan regarding Covid-19. He thanked all for attending and stated the following:

- Association By-laws allow for absentee ballots to be counted toward a quorum. With the need to approve a budget for the current fiscal year, people who could not attend the meeting were encouraged to complete and submit an absentee ballot.
- Beginning in early August, Hurricane Isaias (downgraded to tropical storm level) and a follow up Nor'easter approximately two weeks later, brought down a number of trees in Drum Point and up to eight inches of rain to the area. The storms also caused the equalizer pipe under Lake Charming to clog. As a result, the Bay Drive Causeway was closed for a period of time until the pipe could be cleared. Both Gary Heal (past Board President and current Roads Committee Chair) and Peter Holt (Safety Committee Chair) were instrumental in monitoring the damage caused by the storm and coordinating with Rhea Webster to have roads cleared.
- A new day laborer, Robert Oyaski, has been hired to fill in for Joe Bateman while he recovers from open heart surgery. Once Joe is fully recovered, he may continue as in the past, or he and Robert may share the load.
- Appreciation was extended to all community members who take the time to pick up trash along the way during walks. Trash cans were added at the Bay Drive Causeway and at the end of River Terrace. Trash that is picked up by residents can be dropped at either site or at the Association office.
- All were encouraged to continue to follow guidelines regarding Covid19.

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Committee Reports:

Operational/Roads Committee: Gary Heal reported the following:

- This year's paving project is nearly complete, with approximately 1 ½ miles asphalted. The contractor will return to do the shoulder backup work (placing of compacted stone along the shoulders (12" – 16" width, depending on the grade) to create a smooth transition between the pavement and the unpaved shoulder of the road). The total cost was 14% above the proposed estimate but with asphalt prices down, we were able to pave more than the usual 1 mile.
- Trees continue to be trimmed out and taken down as needed.
- The Calvert County Department of Public Works brought to our attention an intrusion trench on Lake Terrace in need of clearing. Karl Bowen has done this work for Calvert County in the past and is doing this work as well.

Environmental Committee: Bonnie Blades reported that Phragmites treatment will take place in early October, including an area at the end of Lake Terrace, which had been missed previously due to a misunderstanding regarding ownership of the property. Maggie Johnson brought attention to the committee of a different method of Phragmites control, which involves the laying of plastic sheeting over the canes and allowing the sheets to stay in place for up to nine months. This allows the Phragmites to be killed without the spraying of chemicals but is significantly more expensive (up to \$9,800 for ½ acre). Since the Association has progressed so far with the current treatment, this being the fourth year, it does not make sense for us to make a change, however the Drum Point Club may wish to pursue this treatment. Autumn Philips of Eco Paving was given Maggie's contact info and will be in touch with her or Mary Ann McGowan, Club President, about using this method at the Club. It may be possible for them to take advantage of a grant program.

Safety Committee: Peter Holt reported the following:

- The office includes a Community Emergency Service Center (CESC). The Center includes first aid supplies, stretchers, and communications equipment, which allows communication with the Calvert County Emergency Operations Center. The office is also equipped with a full-house generator, should there be an extended power outage.
- Calvert County Emergency Services would like to receive damage reports concerning property owners that suffer personal property damage as a result of storms. In addition, they would like reports on any damage to Drum Point with regard to downed trees etc. The info on personal property damage will be used for purposes of FEMA/MEMA disaster relief funding. Damage reports can be brought to the attention of the Association office. The damage with regard to downed trees etc. will be used to ascertain the need for assistance from the County emergency management services.

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Planning Committee: Erosion at the Community Beach

Mike reported the following:

- Jack Andre, Ginny Rice, Tony Spakauskas and Gary Heal worked with the Planning Committee to address control of erosion at the community beach.
- The beach (on Beech Drive) is a community asset (valued at more than \$90,000) that provides access to all property owners and residents, including access for the disabled. There is no cost to use the beach, other than the yearly HOA fees a property owner pays.
- We currently cut grasses at the beach, maintain a porta-potty in the summer and employ a “beach patrol” on a random basis that checks to be sure those people who use it are owners and/or residents.
- In July, two tons of sand were brought to the beach to see if this would delay the issue of loss of beach, at least on a temporary basis. The sand remained through Isaias but was swept out with the nor-easter that came through two weeks later.
- The Board met with Scott Hardaway from Coastline Design in January of 2020 to discuss options to address the erosion (Covid-19 has delayed progress).
 - Options include the installation of a breakwater, jetty and the addition of sand.
 - An initial site survey and assessment will cost \$10,000 and is included this year’s proposed budget. The study will tell us which option, if any, might be best and provide a cost-benefit analysis.
 - A number of things impact the beach, including currents, tide action and rising sea level. Data, going back to the 1800’s, shows a substantial amount of loss (slide presentation). Coastline Designs will be asked to take all of this, as well as impact to adjacent property owners, into consideration if we go forth with an initial study.
 - Approval of the budget will give approval for the study, which will be reviewed, and a decision made as to whether to go forward. The community will be kept informed of the progress and cost and will make the decision in conjunction with the Board of Directors.
- Questions and comments were made, including from Curt Larsen, retired coastal geologist who reminded all of the complexity of the problem and that this is not a panacea. Suggestions were made with regard to the erosion issue (grant funding, studies conducted by other communities etc.). Research conducted by Mike Snapp found no cohesive plan within the southern Maryland area.

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Finance Committee: The Balance Sheet, Profit and Loss Statement and proposed FY21 budget were distributed at the door (the budget was also published on the website in June). Jack Andre, Treasurer for the Association, thanked the members of the Finance Committee for their work on this year's budget: Mike Snapp, Bonnie Blades, Alyssa Holiday, Gina Swartwood and Mike Chaconas. The following was noted:

- The Finance Committee reviewed all line items to determine any updates that might be needed to the budget.
- Today's vote will be to approve the Association portions of the budget only (the Special Tax District and State Highway User Revenue budgets are included for information purposes only).
- Money from "carry-over" funds are included in the budgeting process in order to make use of all available funds.
- The overall budget is similar to that of last year, with the money set aside to address the beach erosion study the primary change. Money for the study is taken from both Mandatory Assessment and Covenant funds (\$5,000 each). Other capital improvement line items deal primarily with road maintenance including paving.
- After a brief discussion, the vote was conducted with the following results:
 - 16 yes votes from those present
 - 35 yes votes from absentee ballots (1 incomplete)
 - The budget for FY 2021 was approved by a margin of 51 in favor, 1 incomplete and 0 against.

Welcoming Committee: Rhea Webster reported that 65+ buckets have been distributed over the past three years. Cindy Andre works to secure supplies for the buckets that Ace contributes. Asha Andreas, Gina Swartwood and Ginny Rice have all worked to assemble the buckets. It's a way to welcome newcomers but also to enable the office to secure contact information, including phone numbers and email addresses.

Old Business: See above under Planning Committee – Community Beach Erosion Options

New Business: See above under Finance Committee – Budget Approval

Public Comment and Response:

A question and answer session and discussion took place while the ballots were being counted and included the following:

- Information about the Special Tax District, which is collected from each property owner via property taxes (currently \$115.00 per lot/per year) - Other funds come from the fees billed each year in the amount of \$109 Covenant fee, \$55 per developed lot and \$20 per undeveloped lot each year.
- The community is managed by a volunteer Board, the property manager and a part-time Project Manager.

With no further business to discuss, the meeting adjourned at 8:20 p.m. The date of the December General Membership meeting will be announced and published on the website.