

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
April 13, 2021
Final

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

Board Members Not Present: Alyssa Holiday

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: None present

Call to Order: 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. All meetings are recorded and held in accordance with Robert's Rules of Order of Order.

Approval of Minutes: Tony Spakauskas made a motion to approve the minutes from the March 3, 2021 meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

President's Remarks: Mike Snapp commented on the news that plans are in the works to develop the area adjacent to Buckets (local bar and restaurant). Apparently, tentative approval has been received for the building of a multi-unit apartment complex. While some in the area are displeased with this development, the issue is not one for the Board to comment on as representatives of Drum Point. After discussion, there was agreement that while individual Board members may make comment, they should not do so as a representative of the Board or the Association.

Office Update: Rhea Webster reported as follows:

- Checks continue to be received, and payments for the upcoming fiscal year, which begins July 1st, are at 62%. Payments for the current fiscal year, which ends June 30th, are at 84%. This is ahead of the usual collection rate of 80% received by the end of the fiscal year.
- The beach patrol will be scheduled beginning with Memorial Day weekend. After discussion, it was decided that hours should remain the same as in previous years.
- A request for a Quit Claim for Riparian Rights was received from Timothy and Karen Hansen who wish to apply to Calvert County for a permit to build a pier on Drum Point Lake, behind their home. The documentation, previously distributed to the Board via email, was discussed and approved.
- An abandoned truck on Lake Drive has been reported to the Calvert County Sheriff's office. They ran the VIN and found that it is not a stolen vehicle, and there are no outstanding warrants. The owner of the house was contacted via email but has not responded. The real estate agent who is advertising the property where the vehicle is parked will be contacted to determine if it is the property of the owner. If it is not removed, it will be towed.

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Committee Reports and Roundtable:

Operational/Roads Committee: Sal Icaza, who is replacing Gary Heal as the Road Committee Chair, met briefly with Board members prior to the meeting. Rhea reported as follows:

- With recent heavy rains there are a few drainage issues in Drum Point. Site visits have been conducted for each property, and some areas will be considered for storm water drainage work. Any that require more than simple fixes are pending the arrival of Chris Franklin. Chris Franklin works for the Calvert County Department of Public Works and must gain approval to work with us in the same capacity as Jeff MacDonald, who is retiring as Project Manager.
- Jeff continues to work with us on a volunteer basis and is currently looking at a drainage issue on Lake View Drive. Jeff was contacted as he oversaw the repaving of Lake View Drive, and there is a possibility that the asphalt overlay impacted drainage on that property.
- The replacement in kind of a pipe on Surf Street is complete and awaits inspection by the County. Jeff MacDonald also volunteered his time on this project.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. Jack reviewed the reports and noted the following:

- The amount spent on legal expenses is over budget due to a need for legal opinions on procedures governing Quit Claims and liability on the part of the Association. As required in the By-laws, a motion to authorize the overage was made and approved at the March meeting of the General Membership.
- The budget for the upcoming fiscal year is being reviewed, and funding of any efforts to address beach erosion will be addressed.
- The Finance Committee, consisting of Jack, Mike Snapp, Alyssa Holiday, Gina Swartwood, Bonnie Blades and Mike Chaconas, will be meeting in the coming days to finish crafting the budget.

Environmental Committee: Bonnie Blades reported that the Phragmites at the end of Lake Terrace were treated, are now dead and can be removed. Bonnie and Ginny Rice will meet to discuss which native plants might be best in keeping invasive plants at bay.

Asha Andreas related that a number of people are now picking up trash along the streets. In addition, a red canister was spotted in the water along the Laurel Way Causeway. Given that the nature of the can is unknown, the Solomons Volunteer Rescue Squad and Fire Department (SVRSFD) will be contacted for removal. With the work done to remove trees from streets after storms and in consideration of their recent fundraiser, the following motion was made:

Motion: Tony Spakauskas made a motion to make a donation, in the amount of \$300, to the SVRSFD. The motion was seconded and passed unanimously.

Safety Committee: Maggie Johnson asked about Peter's ability to meet with her to talk about the Community Emergency Services Center.

Jack Andre and Mike Snapp will inspect the security cameras and change the chips.

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Welcome Committee: Rhea reported that Asha and Gina assembled seven buckets in the past few weeks (leaving nine on hand). Six of those have been distributed, and there are supplies on hand to assemble three additional buckets. Cindy Andre has requested additional buckets from Ace Hardware and will continue to gather items for the buckets.

Planning Committee: Mike Snapp reported the following:

- There is a possibility that an interest-free loan can be obtained through the Maryland State Department of Natural Resources for an erosion control project being considered for the community beach. The documentation is ready for review and signature.
- A photo presentation was given by Mike at the meeting of the March General Membership to mixed reaction over effectiveness and cost.
- After discussion about various studies conducted with regard to sea level rise, the effects of climate change, the cyclical nature of the earth's climate etc. there was agreement for the need to educate the community regarding possible solutions to the beach erosion and their associated costs.
- The decision on whether to spend the money needed for the option chosen should be conducted by a mail ballot rather than at a duly called meeting. Property owners must be encouraged to attend meetings, voice their opinions/concerns and return their ballot.

Unfinished Business: None scheduled

New Business: The following was noted:

- Rhea will contact the Appeal Landfill again to see if the restriction on dumpster delivery for the spring cleanup has been lifted.
- The lot across the street, where the dumpsters are placed, may be placed on the market. The current owner has always allowed the Association to use the lot as needed for the yearly community cleanup dumpsters, overflow parking etc. The lot has not passed perk in various attempts over the years (which would decrease the value of the property). If the Board wishes to consider purchase of the lot, they must seek approval from membership as required in the By-laws.

The next meeting of the Board is scheduled for May 4, 2021 at 7:00 p.m. at the Association. With no further business to discuss, the meeting adjourned at 8:02 p.m.