

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**July 6, 2021**  
**Final**

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

**Board Members Not Present:** Alyssa Holiday and Ginny Rice

**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:** Maggie Johnson made a motion to approve the minutes from the June 1<sup>st</sup> meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

**President's Remarks:** Mike Snapp thanked all who had volunteered their time for Drum Point Day, which turned out to be well attended and was a great success.

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

- Membership in good standing (property owners who have paid all fees) reached 85% by June 30, 2021 – the end of the fiscal year. This is the highest percentage of fully paid property owners in recent memory.
- Alta CPA Group has been contacted, and the audit for FY2021 has been requested for August.
- The issue of golf carts on public access streets was addressed with First Sergeant Dean, the Community Action Team Supervisor. He will provide wording that can be placed on the DPPOA website and sent to property owners. While it is not legal to operate a golf cart on a public street and they will ticket repeat offenders, they prefer to educate the community with regard to the restrictions.
- The County Finance office will be transferring State Highway User Revenue (SHUR) in the amount of \$10,163 to the Association. This amount reflects SHUR funds from November 2020 – April 2021.
- Members of the beach patrol have had some issue with people who have moved away from Drum Point trying to access the community beach. After some discussion about having hang tags expire each year, it was decided that the problems at the beach do not warrant this step. If the problems become worse, the Board may revisit the issue.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Rhea reported the following:

- The Bay Drive Causeway pipe was cleared by Grover's Lawnscape in May.
- Southern Maryland Paving completed work on the driveway interface at Lake View Drive and a property where drainage had been adversely affected when the street was repaved last year.
- A property owner on Mill Creek Drive reported that a portion of the street had been "washed out" last week. Chris Franklin affirmed that a repair is in order and will work on a Statement of Work. In the meantime, Karl Bowen has been called in to place a quantity of CR-6 in the hole as a temporary fix, per suggestion by Chris.
- Chris Franklin is drafting the Statement of Work for this year's paving project. He will provide this in the coming days, and a Request for Proposal will be mailed to seven contractors as well as placed in the legal section of the local newspaper.

Bonnie Blades raised the issue of the deterioration of the well rings at Surf Street and Lake Drive. Joe Bateman will be tasked with filling the eroded areas with additional gravel, and a caution sign will be placed warning people to use caution.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. It was noted that the Accounts Receivable for the fiscal year just ended has been combined with AR for prior fiscal years. The funds posted to Deferred Revenue for FY 2022 has been transferred to AR for the current fiscal year.

**Environmental Committee:** Bonnie Blades noted that the inspection conducted by Mark Smith from Phragmites Invasive Control found that there is regrowth of the plant near Drum Point Lake. This is an area adjacent to the Drum Point Club. The Club has opted not to treat, based on concern over the chemical used by Mark Smith and the cost of other "environmentally friendly" options. This finding reinforces the need to treat on a yearly basis, and Mark Smith is scheduled to continue treatments for Association properties.

**Safety Committee:** Maggie reported that a resident with a house at the top of the River View Causeway had guests over the weekend who parked into the street. This can present a hazard, as emergency vehicles may not be able to pass (Rhea became aware of this issue over the weekend and asked Joe Bateman to trim a bush that extends over the asphalt, as the bush scratched a number of cars who had to pull into the right of way because of the way in which cars were parked into the street).

**Welcome Committee:** Rhea reported that Asha and Gina assembled three buckets, leaving five on hand for distribution. All five have been distributed, and there are supplies available to assemble an additional four buckets. Additional welcome folders are also being assembled.

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**Planning Committee:** Mike Snapp reported the following:

- Both he and Scott Hardaway from Coastline Design have been having trouble getting in touch with the grant person at the state.
- Shirley Bean (beach gate patrol) forwarded info about grants, which has been reviewed. Many of those on Shirley's list are ones which he and Scott have been discussing. However, most of the available grants have to do with education, youth projects etc. and are not likely to apply to us. Investigation will continue.

**Unfinished Business:** The property at 400 Lake Drive: Maggie Johnson, in her capacity as a realtor, compiled comps for this property and found the following:

- The current owner purchased the quarter acre lot in 1985 for \$5,700. It is currently assessed at \$4,600. The lot does not perk.
- A three-quarter acre lot in Chesapeake Ranch Estates is on the market for \$40,000 but has passed perk. It has been on the market for 110 days.
- Another lot in Drum Point that is similar in size to the one in question lists for \$25,000 and does not pass perk. It has been on the market for 166 days. The assessed value is \$4,600. It has been listed in the past but has not sold.

After discussion, the issued was tabled for the time being, but the owner may be contacted for more information with regard to her intention to list and at what price.

**New Business:**

The next meeting of the Board is scheduled for 7:00 p.m. on August 3, 2021. With no further business to discuss, the meeting adjourned to Executive Session.