

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
September 2, 2021
Final

Board Members Present: Mike Snapp, Tony Spakauskas (by phone), Jack Andre, Bonnie Blades, Asha Andreas, Maggie Johnson, and Ginny Rice (by phone)

Board Members Not Present: Gina Swartwood and Mike Chaconas

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests 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: Asha Andreas made a motion to approve the minutes from the August 3, 2021, meeting, previously distributed via email. The motion was seconded, and the minutes were approved as written.

President's Remarks: Mike Snapp stated that his remarks will be included in the Planning Committee report and under Unfinished Business.

Office Update: Rhea Webster reported as follows:

- Property Taxes
 - 2021 – 401 Lake Drive - \$2,096.91 (an increase of \$33.59 over 2020)
 - 2021 – 46 vacant lots - \$189.33 (an increase of \$14.17 over 2020)
- The audit for FY2020 is being conducted, with nearly 100 documents uploaded to the CPA.
- The recertification for CMCA has been completed.
- A Quit Claim was requested and prepared for Michael Motamedi for his property on Calvert Terrace. The document was forwarded to the Board for review and approved.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported as follows:

- **Paving 2021-** Great Mills Trading Post cannot schedule this year's paving work until the end of September. Chris Franklin (Project Manager) will place signs prior to the commencement of work.
- **Damage to street** - Damage was reported to a section of asphalt on Lake Place at Lake Drive. The contractor, who recently paved a driveway at a new build on Bay Drive, apparently caused the damage when their truck dropped a quantity of blacktop onto the street. The primary contractor was contacted and will resolve the issue.
- **Bay Drive Causeway Pipe** - Grover's Lawnscape was called in on September 1st to clear the Bay Drive Causeway pipe.
- **Tree Trimming** - Karl Bowen proposed a list of trees that are in need of trimming at a cost of \$5,775.00. These are trees that tend to grow quickly and will begin to encroach on streets. After discussion, it was decided that Karl should be contacted to ask when he might be able to schedule the work. The work will be approved pending his schedule.
- **Ground Trimming of Rights-of-Way** - Sal Icaza will provide a list of unpaved rights-of-way in need of additional trimming.
- **Well Ring repair** – Four contractors were contacted for a proposal and estimate on the repair of the well rings at Surf Street. One response was received: Grover's Lawnscape provided an estimate, in the amount of \$6,248.00. After discussion, the following motion was made:

Motion: Tony Spakauskas made a motion to accept the proposal from Grover's Lawnscape in the amount of \$6,248.00. The motion was seconded and approved unanimously.

Asha reported that a large pine tree on Lake Drive, across from Surf, seems to be leaning over the street. SMECO will be contacted to ask if power lines would be endangered. If SMECO is not concerned or responsible, Karl Bowen will be contacted and asked to conduct a site visit.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed via email and made available at the meeting. It is early in the fiscal year, and all accounts are well within budget. Collection levels are ahead of last year for the same time period.

Environmental Committee: The following was noted:

Bonnie Blades will be touching base with Mark Smith of Phragmites Invasive Control regarding this year's treatment, due to be done in October. She'll provide pictures of any areas of concern. Phragmites must be treated annually as new growth appears, or it will not be eradicated. The other method of treatment, which involves the covering of the plant is not cost effective (Solarization).

Ginny Rice suggested we have a company that treats via solarization make a presentation to the Board and will contact Autumn Phillips at the American Chestnut Land Trust. Ms. Phillips has a company that utilizes solarization to treat and rid areas of Phragmites.

Ginny stated also that she's had two people step forward to volunteer for the Ivy League, a group that will work to rid trees of invasive English Ivy, which can choke out native vegetation and kill the trees on which it is found. This was in response to the item in the newsletter.

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Safety Committee: The following was noted:

- Maggie Johnson reported that Peter Holt expressed doubts as to whether there is still a need to maintain the Safety Committee. The committee was formed to address the needs of the community during and after weather events and other emergencies. It also functions to gather and disseminate information to FEMA during and after emergencies, for purposes of funding.
- The Community Emergency Service Center (CESC) includes members who do not live in Drum Point. Dave Hardy, who lives in the Chesapeake Ranch Estates is willing to continue as HAM radio contact. Chris Moody, who lives in Drum Point, can also be asked if he is willing to continue as a member of the committee. His contact info will be sent to Maggie, who will touch base with him regarding the CESC.
- Peter Holt purchased most of the radio equipment in the CESC and is willing to donate all of it should the Board wish to maintain the committee.
- The Safety Committee also oversees the security cameras at the Drum Point community beach.
- There was consensus that the committee should continue.

Welcome Committee: Rhea reported that Gina and Ginny had assembled three buckets, leaving five on hand, all of which have been distributed. A letter, requesting additional buckets, has been delivered to Ace Hardware.

Planning Committee: Mike Snapp noted the following:

- An alternate proposal, to address erosion at the community beach, was received from Coastline Design.
 - The second proposal includes only the spur at the edge of Drum Point property, adjacent to the Edinger property (similar to a spur installed at Gloucester Point in Virginia). Additional sand would also be needed.
 - This option would be less expensive than the first proposal. The cost of the second proposal is estimated at approximately \$120,000.
 - The government contact has not responded regarding the likelihood of our receiving a grant. Mike continues to follow up on this.

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Unfinished Business: None Scheduled

New Business: Special Tax District Proposal: Mike noted that the proposed budget will include partial funding of the erosion control. Mike, Jack and Rhea are scheduled to meet with the Calvert County Department of Public Works tomorrow to discuss Capital Expenses. The quarterly newsletter and community meetings will be used to keep property owners informed of the proposal the Board is considering submitting to the Board of Commissioners.

Tree House: Mike related that a treehouse was erected in the woods behind a property on the County portion of Chestnut Drive. The residents near the structure are concerned and have been confronted by young people crossing their property to gain access to the treehouse. After a site visit, it was determined that, while the structure is not on Association property, it could present a hazard and possibly a liability for the Association, should someone get injured trying to climb up and into the treehouse. While it is not on Association property, it does appear to be on a lot that has long been abandoned. It will, therefore, be removed.

Absentee Ballot: The absentee ballot for the purchase of the property across from the Association office has been drafted and will be available for anyone who cannot attend the September 28, 2021, meeting of the General Membership. Absentee ballots count toward quorum at the meeting.

The next meeting of the Board is scheduled for October 5, 2021, but is subject to change. With no further business to discuss, the meeting adjourned.