

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
April 5, 2022  
Final**

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

**Board Members Not Present:** Mike Chaconas

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

**Property Owners and Guests Present:** Amber Bryant – Pickett Law Firm (via Zoom)

**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 6:30 p.m. All meetings of the DPPOA are recorded, and Robert's Rules of Order govern the proceedings.

**Guest Speaker:** Mike Snapp introduced Amber Bryant of the Pickett Law firm, who attended via Zoom. Pickett Law has offices in Prince Frederick. The Board is considering whether to sign a no-cost retainer with the firm. The following was noted:

- Ms. Bryant provided a summary of services that can be provided and stated that she has been with the firm since 2008.
  - Pickett Law concentrates on HOA and Condo law as well as the updating of corporate documents and enforcement of the documents if need be. They are also familiar with the need to grant Quit Claims for Riparian Rights in waterfront communities.
  - Recent changes in Maryland law allows a community to update covenants with only 60% of those accounts in good standing.
  - A question-and-answer session followed regarding the local Sheriff's office lack of willingness to enforce traffic law in Drum Point, accounts in arrears and the review of corporate documents and applicable fees.

After discussion about the preceding presentation, the following motion was made:

**Motion:** Tony Spakauskas made a motion to authorize Mike Snapp to sign the retainer with Pickett Law Group. The motion was seconded and approved unanimously.

**Approval of Minutes:** Maggie Johnson made a motion to accept the minutes from the March 8, 2022, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** See below under Planning Committee

**Office Update:** Rhea Webster reported the following:

- Credit Card use for payment of Association fees: A comparison between Square and WorldPay (through the Community Bank of the Chesapeake) found the following: Fees charged by Square are higher than that charged by WorldPay. For \$6,535 in credit card payments made, the fee charged by WorldPay was \$100.81 versus \$231.28 that would have been charged by Square.
- The request to have the recently purchased lot at 400 Lake Drive designated as Open Space has been rescinded, pending today's discussion (see below).
- Collections for the current fiscal year, which ends June 30 are at 85% by amount owed and 80% by property owned. Payments received from owners whose account was in arrears three or more years stands at \$18,328. Payments for the upcoming fiscal year, which begins July 1, are at 64%.

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**April 5, 2022**  
**Final**

**Committee Reports and Roundtable:**

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

- Chris Franklin conducted site visits over the weekend and will be meeting with Sal Icaza in the coming week to finalize a list of areas in need of storm water repairs.
- The well rings on Surf Street have not yet been done, but Mike Toro of Grover's Lawnscape reported that the work has been scheduled for the week of April 11.
- Ward's Marine will be contacted regarding progress on permitting for the erosion repair and control to be done on the Bay Drive causeway.

Gina Swartwood reported that additional trimming may be need on the evergreens on the curve on Bay Drive. Penn Line did a significant cutback but left overhanging branches. Karl Bowen will be contacted.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. Jack Andre, DPPOA Treasurer, stated that all accounts are within the expected range. The following was also noted:

- Credit card "income" is high due to the fact that fees charged by the bank have not yet been posted. The fees charged by the bank offset the "income" posted to that line item.
- Miscellaneous administrative expenses are over budget due to the cost of the public hearing held by the Board of County Commissioners. The cost was billed to the Association in the amount of \$1,443.42, with \$800.00 posted to miscellaneous administrative expenses for the ad placed in the Recorder as required by the legislative agreement. The balance of the cost was for postage to mail the public hearing notice, sent to all property owners.
- The Finance Committee will be meeting in the coming weeks to review the draft budget for next fiscal year.

**Environmental Committee:** The following was noted:

Bonnie Blades inquired about the dead Phragmites canes that remain in the water on Lake Terrace. They have not been removed since they are in the water and can be left to fall over of their own accord.

Ginny Rice reported on the Ivy League:

- One \$10.00 gift card was awarded to a volunteer who helped out three times.
- Patuxent High School has placed the group on the list for students who need community service hours. There have been no student volunteers, but the school will be contacted again in the fall.
- Efforts have been halted for the warmer season, which brings ticks.
- Ivy has been removed from a couple of hundred trees since the league's inception.

**Safety Committee:** Maggie Johnson reported that she is in the process of updating the "go bags," and a meeting will be held with the members of the committee now that people are back from vacation.

**Welcome Committee:** Rhea reported that five Welcome Buckets have been distributed in the last month, leaving two on hand. The committee will meet in the next week to assemble additional buckets.

**Planning Committee - Beach Erosion:** Mike Snapp stated that, with the approval of the next Special Tax District by the Board of County Commissioners, he will contact Coastal Design Engineers and ask about progress on options to address erosion at the community beach.

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
April 5, 2022  
Final**

**Unfinished Business:**

**400 Lake Drive – option to have designated Open Space**

The following was noted:

- Properties in Open Space do not pay County taxes.
- John Norris, Attorney for Calvert County, was contacted with regard to what can and cannot be done with a property that is designated Open Space. He responded that a property placed on the list of Open Space lots can be used for community purposes, such as a playground or shed.
- Regardless of the fact that the property could be used for some purposes and given that the needs of the community may change in future years, there was agreement that there should be no request to have the property designated as Open Space.
- Any changes with the intended use of the lot would have to be approved by the membership.

**New Business: Quit Claim Request – 12990 Holly Way**

Robert and Emily Hajjar requested a Quit Claim for Riparian Rights for property at 12994 Holly Way. It is their intent to replace a floating dock already in place. After discussion, the following motion was made:

**Motion:** Tony Spakauskas made a motion to approve the Quit Claim for Riparian Rights requested by Robert and Emily Hajjar. The motion was seconded and approved unanimously

**Public Comment:**

The next Board meeting will be held on Tuesday, May 3, 2022, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 6:55 p.m.