

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
July 25, 2022
Final

Board Members Present: Mike Snapp, Tony Spakauskas, Jack Andre, Bonnie Blades, Maggie Johnson, Ginny Rice, and Susan Rork

Board Members Not Present: Asha Andreas and Mike Chaconas

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: Ted Haynie – Friends of Mill Creek

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.

Approval of Minutes: Susan Rork made a motion to accept the minutes from the July 5, 2022, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Mike Snapp stated he will be out of the country for two and a half weeks, starting Friday, the 29th of July. He then welcomed Ted Haynie to the meeting and invited him to present information about his group, Friends of Mill Creek.

Friends of Mill Creek: Ted Haynie presented the following:

- The Friends of Mill Creek was organized by the American Chestnut Land Trust (ACLT), which has coordinated a variety of "Friends" groups, to include the Friends of Hunting Creek and the Friends of St. Leonard Creek.
- The Friends of Mill Creek, includes areas that are part of the Mill Creek watershed, including St. John's Creek, Solomons Harbor, and Mill Creek.
- The group advocates good practices to keep the area "swimmable and fishable" and sponsors events in order to encourage people to appreciate and care for the waterways in this area. They work with other organizations in a "partnership" capacity in order to spread the word and educate the community about the importance of the watershed.
- The group currently operates without a dues structure, and there is no fee to become a partner.

The Board will discuss the option of becoming a partner with the organization under new business.

Mr. Haynie also spoke about another organization, Bikes for the World. This group works to collect used bicycles which are then repaired as needed and distributed to people in need. There is a drop off location near Christ's Church on Brooms Island Road.

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Office Update: Rhea Webster reported the following:

- Mid-year statements will be sent to anyone who has not yet paid their yearly fees.
- Out of date files are being archived
- There was a report of vandalism on Lake Drive, with recently installed street signs being spray painted. Joe Bateman is in the process of cleaning it.
- An official complaint has now been filed against the property owner at 13000 Surf Street. The official notification had to be made in order to prompt a site visit and inspection by the County Zoning Enforcement office.
- Robin Munnikhuysen will be contacted again regarding problems with the drainage under the footbridge.
 - Soil Conservation conducted a site visit to the bridge a year or more ago and advised that nothing should be done with regard to the removal of vegetation, as that is not the cause of a lack of proper drainage.
- Property owners at 281 Overlook Drive applied for a variance in the Critical Area in order to replace an existing patio with a screened in porch. Ron Marney from County Zoning Enforcement called in order to inform us that the “patio” is on the shoreline in violation of Critical Area restrictions. The Association owns a strip of land on all waterways, including the River and the Bay, which in effect puts the Association in violation. A certified letter was sent to the property owners instructing them to remove the patio. Mr. Marney was copied on the letter. There has not yet been a response from the property owner.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- Paving 2022:
 - The statement of work for this year’s paving was received from Chris Franklin and a legal ad, asking for proposals, placed in the local newspaper.
 - A statement of work package and letter requesting proposals was sent to seven local contractors.
 - The pre-bid meeting has been set for Wednesday, July 27th, with the bid opening set for August 10th at 4:00.
- Chris is also working on the 15 storm water management sites and sent letters to the soil conservation service office for six of those sites. The letters were sent for those properties located in the Critical Area and request additional permitting over and above the grading permit that is in place for work in the Drum Point right of way. Chris is working on estimates for work on the other sites as well.

Mike Snapp related that a resident complimented the cleanout of the flower bed at the Barreda Boulevard entrance, which Joe Bateman performed the previous week.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Jack Andre, DPPOA Treasurer, stated that most accounts are within the expected range. He noted that the Profit and Loss by Class statement will not show a particular line item until an expense has been posted against that line item.

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Environmental Committee: Bonnie Blades reported that she contacted Mark Smith of Phragmites Invasive Control about this year's treatment and forwarded photos of Phragmites to him. Mr. Smith stated that, although prices for material and gas have increased, the cost of this year's treatment will likely be lower than in the past. This is due to the fact that the stands of Phragmites are reduced with ongoing yearly treatment.

Ginny Rice reported that she spotted a small growth of Phragmites at the boat ramp. Rhea will ask Joe to measure the distance from the ramp in order to determine if this stand of the invasive plant is located within the Drum Point right of way or on the adjacent property. The state of Maryland no longer requires a permit for the treatment of the plant, so if this is located within the Association right of way, the area can be added to the current list for treatment.

Ginny reported also that the Ivy League has had considerable success in the girdling and killing of English Ivy that grows up a number of trees in the community. The English Ivy will eventually choke out and kill a tree if left alone.

Safety Committee: Maggie Johnson reported that she is in the process of scheduling a meeting of the members of the committee and is awaiting responses to the dates suggested.

Welcome Committee: Rhea reported that Gina, Ginny, Asha and Susan gathered to assemble seven welcome buckets. Three have been distributed, leaving six on hand, including the two already available.

Planning Committee: Beach Erosion: Mike Snapp reported that word has not yet been received as to whether the request for grant funding for erosion control has been approved. The Army Corp of Engineers has requested additional information on the project, and Scott Hardaway of Coastline Design is responding to those inquiries.

Unfinished Business:

Reaffirmation of Safety Committee: To be rescheduled pending the meeting of the committee

New Business:

Friends of Mill Creek: After discussion of the presentation by Ted Haynie, the following motion was made:

Motion: Susan Rork made a motion for the Drum Point Property Owners' Association to partner with the Friends of Mill Creek to advocate for best practices to encourage swimmable and fishable conditions of the watershed. The motion was seconded and passed unanimously.

Rhea will notify Mr. Haynie, post a link to their website on the Association website, and request brochures that can be included in the Welcome Folders.

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Presentation by John Johnson: Mr. Johnson presented the following ideas in order to help build community identity in Drum Point:

- In other communities where some of these ideas have been instituted, property values increased, and residents became more connected with each other.
- The demographics of Drum Point are changing with younger families moving into the community.
- The following can be instituted at little to no cost:
 - The formation of various “village” areas in order to encourage neighborhood events and a greater sense of community
 - An updated signage at the entrances that would tell residents about the community
 - Create a more walkable community (paths through undeveloped areas) that would promote safe pedestrian areas
 - Farmers’ markets that would invite local growers
 - Dog parks
 - Space for a community garden
 - Guest speakers on native plants
 - Charity walks, donation days, bird houses, water safety classes
 - Greater interaction with the Drum Point Club

Mr. Johnson stated that the above are just ideas, and he is willing to join the Planning Committee to tackle some of the easier items first.

Public Comment:

The next Board meeting will be held on Tuesday, September 6, 2022, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:30.