

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
September 6, 2022
Final**

Board Members Present: Mike Snapp, Tony Spakauskas, Jack Andre, Asha Andreas, Ginny Rice, Mike Chaconas, and Susan Rork

Board Members Not Present: Bonnie Blades and Maggie Johnson

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

Approval of Minutes: Asha Andreas made a motion to accept the minutes from the July 25, 2022, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Mike Snapp deferred his remarks until the Planning Committee report.

Office Update: Rhea Webster reported the following:

- Mid-year statements were mailed to 273 property owners. The response has been good, with a number of accounts being brought up to date.
- Geoff Westbrook, from the Calvert County Soil Conservation office, was to have conducted a site visit to inspect the drainage under the footbridge on Surf Street. He has not yet reported his findings and will be contacted again.
- County and State regulations in the Critical Area restrict the development of the property at 13000 Surf Street (the owner had requested a permit for the building of a gazebo and/or shed). He was given permission by the County Permit Office to place a picnic table and grill on the property, which he has done.
- The property owner at 281 Overlook Drive was contacted about pavers they had placed at the shoreline. This was done without permission from the Association (the owner of the strip of property along all waterways according to deeds of transfer) or the County permit office. They were unaware of the need for permitting and will remove the pavers upon their return from Europe in mid-September. Rick Stotler from the Zoning Enforcement office is aware and has approved the delay.
- Property taxes have been paid as follows:
 - Vacant lots - \$257.28 (46 lots designated open space)
 - 400 Lake Drive - \$47.79 (lot has not and will not be placed into open space at this time)
 - 401 Lake Drive - \$2,139.38 (Association office)
 - Total Tax Bill 2022 - \$2,396.66
- Winter Newsletter – to be mailed September 7
- Oktoberfest – Drum Point Club from October 9th from 3:00 – 7:00 (volunteers needed)
- Posted office hours will change to Tuesday – 10:00 – 6:00 and Wednesday through Friday, from 8:00 – 4:00. When a Board meeting is scheduled, the office will open at 11:30, with the Board meeting beginning at 6:30.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- **Paving 2022**
 - Bid Opening 8/10/2022
 - Bids received:
 - Great Mills Trading Post - \$184,321.50
 - Sheehi Paving - \$210,123.44
 - Motion to approve conducted by email 8/12/2022

Motion to Affirm: Susan Rork made a motion to affirm the awarding of this year's paving contract to Great Mills Trading Post in the amount of \$184,321.50. The motion was seconded and approved unanimously.

- Letters were sent to 87 property owners along Anchor Drive, Mill Creek Drive, Park Lane, Hilltop Road, Calvert Court, and Calvert Drive.
- Work should begin near the end of September, weather permitting.
- **Storm Water Management:** Chris Franklin reported that he expects estimates in the coming days, perhaps by Thursday, the 8th of September.
- **Damage Bay Drive:** Damage done to asphalt with the installation of a septic field at a property on Bay Drive was repaired by the contractor, J. Calvin Wood, with a sawcut and replacement of the asphalt. This was done at no cost to the Association.
- **No Parking on Pavement:** A property owner requested a "No Parking on Pavement" sign be installed on River Terrace to allow better access by emergency response vehicles (a sign will be ordered and installed).
- **Laurel Way Dry Hydrant repair:** With only one proposal received, the contract was awarded to J. Calvert Wood at a cost of \$2,200. The Fire Department noted a crack in the pipe during their inspection and flushing of the hydrant.
- **Speed Bumps:** A property owner requested elongated speed bumps be installed along Lake Drive in particular. After discussion, the Board decided once again to reject the request.
- **Laurel Way Causeway Trim:** A request was made of Karl Bowen to trim back overgrowth on the Laurel Way Causeway. The overgrowth consisted of vegetation too big for the day laborer to address. The work was done at a cost of \$300, and Mr. Bowen will be asked to do the same along the Bay View Drive Causeway.

Mike Snapp reported that he met with Jamie Ward to discuss the repairs needed at the Bay Drive Causeway. With increasing cost of materials, Jamie will provide an updated proposal.

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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 State Highway User Revenue balance is increasing and should be expended as much as possible. We must use these funds, or we are at risk of losing that source of income.
- The audit for FY 2022 is complete.
- The Balance Sheet does not show accrued wages for the current fiscal year, as all wages were paid as of the end of FY 2022.
- Deferred revenue for the current fiscal year was posted to accounts receivable now that the new fiscal year has begun (July 1 – June 30).
- The expense posted to the security line item includes Memorial Day weekend through July. It is in line with past years.

Environmental Committee: Ginny Rice reported the following:

- Mark Smith (Phragmites Invasive Control) will be in the community near the end of September or early October. Treatment will include the recently discovered Phragmites at the boat ramp.
- The Ivy League will begin its work to remove ivy from trees in November, once the tick season has passed. An area will be chosen in the next month. Ivy is not native to this area, and if left alone, can kill a tree.

Safety Committee: In Maggie's absence Rhea reported that Maggie sent an email to the Safety Committee members in order to ask if they intend to continue volunteering for the committee. She has had little response but will pursue the issue. Affirmation of the committee is tabled.

Welcome Committee: Five Welcome Buckets have been distributed since last month, leaving two on hand for assembly. Brochures will be picked up, and the committee will meet in the coming week to assemble the additional buckets.

Planning Committee: Mike Snapp reported the following:

- Joint Permitting Process: Coastline Design reported that they have been given a “nod of the head” from the Maryland Department of the Environment (MDE) for likely approval of the permit for erosion control at the community beach.
- The application for a grant through the Department of Natural Resources (DNR) was rejected, and a conference call was conducted between Mike and Rhea with Nicole Carlozo, the DNR Section Chief for Waterfront and Resource Planning. Ms. Carlozo commented as follows:
 - There were 21 requests for funding, totaling \$14 million. Available funds were \$2 million for construction and \$100,000 for design.
 - Five grants were issued for construction and two for design.
 - Our application did not include the preservation of infrastructure such as roads, houses or other buildings.
 - A future request might include mention of habitat enhancement and a letter of approval from the Board of County Commissioners. While the BOCC approved our STD budget request for funding, a letter would have highlighted that fact.
 - The availability of matching funds and the cost efficiency of the plan were positive points.
 - We might want to apply for a zero-interest loan through DNR, rather than a grant (contact information for the person in charge of that department was provided).

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Unfinished Business:

New Business: Doug Donegan, a property owner in Drum Point with experience using Microsoft Access reviewed the current database and recommended we pursue an update of the database. The fact that it was created in 2014, with an older version of Access, may be causing conflicts. He will contact an acquaintance who builds databases. He may be interested in helping to bring this one up to date.

General Membership meeting – September 27 – Ted Haynie will be invited to speak about his group, The Friends of Mill Creek. If he is available, an email will be sent to the community and his visit will be posted on the website.

Public Comment: None offered

The next Board meeting will be held on Monday, October 4, 2022, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:30.