

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
September 12, 2023
Final**

Board Members Present: Tony Spakauskas, Jack Andre, Bonnie Blades, Asha Andreas, Susan Rork, Allen Fine

Board Members Not Present: Mike Snapp, Ginny Rice, and John Latham

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: Gary Heal – Resident and former Board President

Call to Order: Tony Spakauskas, 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 and Agenda: Bonnie Blades made a motion to accept the minutes from the August 3, 2023, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Tony introduced Gary Heal, former DPPOA Board President to speak about the update to the Reserve Study, currently being conducted. Gary was President when the previous study was done. The following was noted:

- The study conducted in 2012 was done in two parts – Special Tax District (STD) funds and Association funds.
 - Most of the Capital Expenses in the 2012 study fell under the STD. Most capital expenses continue to be paid from STD funds.
 - The Board of County Commissioners received complaints from some property owners in Drum Point regarding the amount of funds being set aside in the reserve account in 2012.
 - Given the complaints received, the BOCC restricted the ability of the Association to have a reserve fund and forced the Association to “spend down” what had thus far been set aside (a total of \$247,500). In addition, the request for the next STD was reduced from \$192.00 to \$50.00 per month/per lot.
 - The Finance Committee will meet to discuss options going forward, and a request will be sent to Miller Dodson Associates, the company who conducted the study, for an extension on the deadline for input.
 - Among other items of concern is the amount being suggested to fund the reserve.
 - The way in which funds held by the County on behalf of the Association in the Special Tax District should impact the amount suggested to fund a reserve.
 - The fact that the study includes the remodeling of the office kitchen and bath, something that is not needed.

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Office Update: Rhea Webster reported the following:

- Mark Perry from Alta CPA Group will be in the office tomorrow, September 13th, to conduct the audit for FY 2023. A number of documents were uploaded to an online vault, for review by Mr. Perry and his associate prior to tomorrow's site visit. This year's audit is being done in part online as well as in person so that the setup of the database of property owners that was created in QuickBooks can be reviewed.
- Property tax bills have been received in the following amounts:
 - 401 Lake Drive – Association office – \$2,181.97 - an increase of \$42.49 over last year
 - 400 Lake Drive – Undeveloped lot across from office – \$47.79 – unchanged
 - 47 Undeveloped lots - \$274.35 – an increase of \$17.07 over previous year
 - Total amount - \$2,482.17 - an increase of \$59.56 for all properties
- Mid-year statements were mailed in August. A claim document (Affidavit in Support of Judgment, as yet unfiled) was sent with several statements. The letter of explanation stating that the claim had not yet been filed was included with the statement.
- A deposit of \$15,980.79, representing State Highway User Revenue dating from September 2022 through May 2023, was received on August 10th. These funds should be posted to FY 2023, which ended June 30, 2023, and the accountant will be advised.
- Accounts are being transitioned from the Community Bank of the Chesapeake to Shore United. The two banks have merged, and the name going forward will be Shore United.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- There are four years left on the five-year schedule for future paving. This is the schedule that Jeff MacDonald created for the current Special Tax District.
- Letters were sent to all owners whose lots are on the streets where this year's paving will take place (Beech Drive, Surf Street, Iris Lane etc.).
- The repair of the Bay Drive Causeway was completed on August 10th. Money was requested and received from County-held STD funds on August 24th. Payment has been made to Ward's Marine, the contractor who completed the repair.
- A suggestion was made that rumble strips be installed on various streets in Drum Point. A 96' section of the strip can be purchased for \$1,055. More investigation is needed as to how these strips are used, and the membership will be informed of the cost etc. during the next meeting.
- The reflective striping near stop signs can be done with the cost being between \$50 and \$90 per gallon. Joe Bateman can apply the paint. After discussion, the following motion was made:

Motion: Asha Andreas made a motion to approve the painting of a reflective strip at the intersection of Lake Place and Lake Drive. The motion was seconded and approved unanimously.

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. A meeting of the Finance Committee will be held per the discussion above regarding the Reserve Study.

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Environmental Committee: Bonnie Blades stated that an article in the Chesapeake Bay Magazine reported that the Maryland Blue Crab has been found in waters off of Italy and is considered an invasive species there. The fishing industry there is concerned as the crabs may kill out native species.

Safety Committee: John Latham will stop by to look at the Community Emergency Service Center and to pick up the latest roster of committee membership. It was suggested that he ask for volunteers at this month's membership meeting.

Welcome Committee: Rhea stated that there are three buckets on hand for distribution and supplies on hand for the assembly of eight additional buckets.

Planning Committee: Beach Erosion: In Mike Snapp's absence, Rhea reported that she attended the meeting held by Ron Babcock from the Calvert County Soil Conservation Service. Justin Hutzell and Curtis Barnard of Resource Restoration Group, the contractor doing the restoration, and Glenn Gass of Coastline Design PC, were also present. The following was noted:

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- According to Mr. Babcock, all permits are in place, and the contractor is adhering to County and State rules and regulations.
- While a large amount of material has been delivered, additional rocks will be brought in.
- The contractor will work a Monday through Thursday schedule, with Friday reserved for additional work should it be needed due to weather conditions. The gate will be closed at the end of each workday, with Shirley Bean checking on a daily basis to assure it has been closed (Shirley Bean oversees the summer beach patrol and lives near the beach gate).

Unfinished Business:

Reserve Study: See above.

New Business:

Christmas Box: A request was made by a resident to have a Christmas Box placed at the office, but no additional information has been received. The property owner will be contacted.

Quit Claim for Riparian Rights:

Christopher and Terra Cooke, property owners at 13112 River Terrace, have requested a Quit Claim for Riparian Rights in order to have their pier extended. This is required in order for them to receive a permit from Calvert County. After discussion, the following motion was made:

Motion: Asha Andreas made a motion to approve the Quit Claim for Riparian Rights, as requested by Christopher and Terra Cooke for their property at 13112 River Terrace. The motion was seconded and approved unanimously.

Public Comment: None offered.

The next Board meeting will be held on Tuesday, October 3rd at 6:30. With no further business to discuss, the meeting adjourned at 7:18.