

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
May 7, 2024  
Final**

**Board Members Present:** Jack Andre, Bonnie Blades, Asha Andreas, Allen Fine, and John Latham

**Board Members Not Present:** Tony Spakauskas, Mike Snapp, Ginny Rice, and Susan Rork

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

**Property Owners and Guests Present:** Steven Rowe – Project Manager

**Call to Order:** Jack Andre, Treasurer 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.

**President's Remarks:** With Tony Spakauskas absent, Jack Andre proceeded with the meeting and asked for a motion to approve the agenda. John Latham offered the motion, which was seconded and approved.

**Approval of Minutes and Agenda:** Bonnie Blades made a motion to accept the minutes from the April 2, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

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

- The Reserve draft markup was submitted to Miller Dodson, who questioned the ability of the Board to request so many items be excluded from the final report (items the Board requested be excluded involved paving of streets and other capital expenses, funded primarily through the Special Tax District as well as those items considered as routine maintenance such as street sign replacement or not thought necessary such as remodeling of the bathroom and kitchen). The final draft report is expected in the next few weeks.
- Past due fees, owed by a property owner who defended against the claim filed, have been received in the amount of \$2,552. An updated address was provided for the property owner so that the collection of these fees in the future should not be a problem. Additional claims and liens will be filed in the coming months.
- Another property owner has requested the installation of speed bumps or humps on Lake Drive in particular. This issue has been entertained several times, but there is the question of liability on the part of the Board should there be an accident. Amber Bryant of Pickett Law will be consulted regarding the possibility of liability. Cost of speed bumps/humps and any other traffic calming devices will be investigated.

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**Office Update continued:**

- A property owner, who lives near the Bay Drive/Bay View Drive easement, has suggested that the easement was meant solely for foot traffic. The following was noted:
  - While parking in the unpaved right-of-way is discouraged, it is tolerated throughout the community as long as the person parking in the unpaved right-of-way is not hindering the flow of traffic.
  - All deeds of transfer of Drum Point property from the original owners to the Chesapeake Ranch Estates and eventually to the Drum Point Property Owners Association have been located along with a list of seventeen or eighteen easements and other water access points, with no mention of the restriction to foot traffic access only.
  - According to the owner who voiced concern about people parking in the unpaved right of way along Bay Drive, the increase in the number of Airbnb's has caused problems. A community email can be sent advising owners who use their property as an Airbnb instruct all guests of the need to be considerate with regard to parking off the asphalt and any other rules with regard to access to the water.
- Karl Bowen has informed the office of two trees at Sachem Drive and Vista Lane that are dead and should be removed. After discussion, the Board approved the removal of the trees.
- Karl Bowen, who is in the process of doing the three-year cutback of vegetation encroaching or threatening to encroach on the roads at a cost of \$28,000 advised that the cost can be split between this and next fiscal year (\$14,000/year). After discussion, it was decided that this will be done with \$11,000 of State Highway User Revenue being dedicated to this expense in Fiscal Year 2025.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Steve Rowe presented the following:

- Requests for Proposals for this year's paving work will be sent to various contractors and advertised as usual in the next few weeks. The updated paving schedule for 2024 (FY 2025) includes:
  - Cardinal Drive
  - Tern Court
  - A portion of Laurel Way
  - Eagle Drive
  - Walnut Terrace
  - Deer Lane
  - Pilot Way
  - Buoy Way
  - Lessin Drive, off of Walsh Lane
  - Walsh Lane

Estimates have been received for various areas in need of storm water management work (other areas will be considered for the upcoming fiscal year's budget). Areas under consideration for the current fiscal year include:

- Sheehi Paving
  - 521 Beech Drive at Cree Drive - The installation of a curb to divert storm water (Cost - \$1,000)
- Grover's Lawnscape, LLC
  - Intersection of Bay Drive at Bay View Drive – Extend edge to allow more room for cars turning from Bay Drive to Bay View Drive and , clear swale, clean culvert and install rip rap (Cost - \$714.63)
  - 12695 Mill Creek Drive – Installation of a drain to lowest elevation along with seed and straw to help hold the soil (Cost – 1,895)
  - 12957 Mohawk Drive – Clean out and flush culvert (Cost - \$750)

After discussion the following motion was made:

**Motion:** Asha Andreas made a motion to approve the work at the above cited locations for a total cost of \$4,359.63. The motion was seconded and passed unanimously.

Steve also related that Sheehi Paving will return to do a repair of paving work done last year at Cree Drive. This work is under warranty, and there will be no charge.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. All major line items are within budget. The Board will meet in Executive Session to discuss employee compensation and finalize the budget for FY 2025.

**Environmental Committee:** No report.

**Safety Committee:** No report.

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**Welcome Committee:** Rhea reported that three buckets have been distributed in the past month, leaving just one. The committee will meet Friday, the 10<sup>th</sup> to assemble four additional buckets.

**Planning Committee:** No report

**Unfinished Business:**

**Rocks to restrict access to community beach:** The following was noted:

- Large boulders are being installed at the community beach in order to prevent people from driving their vehicles, including golf carts, onto the loose sand as this tears up the beach. Signs restricting vehicles have been ineffective.
- A proposal for the installation of boulders (700 – 800 lbs.) was requested from both Grover's Lawnscape, LLC and J. Calvin Wood.
- Mike Toro from Grover's contacted the office to say that rocks this size are beyond the capability of their equipment to handle.
- John Wood provided an estimate of \$6,900, which includes the demolition of a cement block porta-potty surround and removal of that material.
- After discussion, the following motion was made:

**Motion:** Allen Fine made a motion to accept the proposal from J. Calvin Wood in the amount of \$6,900. The motion was seconded and approved unanimously.

**New Business:** None scheduled.

**Public Comment:** None offered.

The next Board meeting will be held on Tuesday, June 4, 2024, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:50 to Executive Session.

**Executive Session:** The Board concluded its meeting in Executive Session, without the Association Manager present, to consider the Association Manager's FY 2025 salary and to complete the FY 2025 DPPOA budget. The Board unanimously agreed to increase the Association Manager's salary by 5% in FY 2025, slightly higher than the rate of inflation reported by the Federal Government for the preceding 12 months. This cost will be added to the FY 2025 draft budget for approval by the Membership at the June Association meeting.