

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
June 11, 2024  
Final**

**Board Members Present:** Mike Snapp, Jack Andre, Bonnie Blades (by phone), Asha Andreas, Ginny Rice, and John Latham

**Board Members Not Present:** Tony Spakauskas, Susan Rork, and Allen Fine

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

**Property Owners and Guests Present:** Curt Larsen – Property owner and retired coastal geologist

**Call to Order:** Mike Snapp, Vice 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:** Ginny Rice made a motion to accept the minutes from the May 7, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** With Tony Spakauskas not in attendance, Mike Snapp commented that the beach gate had not been open at 9:28 a.m. the 10<sup>th</sup> of June. The beach schedule will be reviewed, and a reminder will be sent to the two groups who monitor the gate (volunteers who open and close the gate and the beach patrol). The beach patrol monitors beach goers on a random basis to be certain that they are Drum Point owners and/or residents.

Mike introduced Curt Larsen (a retired coastal geologist and Drum Point property owner). Curt spoke about the possible impact of the recent beach restoration project. The following was noted:

- Photos from Google Earth were distributed – the photos covered the progression of erosion and accretion of sand through the years from 2013 – present.
- The jetty, recently installed at an angle from the shoreline, may cause a deeper than anticipated curvature of sand. This could result in erosion further south at the boundary line between the DPPOA community beach and the Drum Point Club beach.
- Curt suggested that this should be monitored on a regular basis. A power pole on the beach could be used as a starting point to measure the distance to the shoreline to help determine if that distance is undergoing any major changes.
- After discussion, the Board agreed that the distance from the utility pole to the shoreline should be monitored and a record kept (perhaps on a seasonal basis and after major storm activity). The measuring should always occur at high tide for the sake of consistency.
- The photos provided by Curt will be compared to those on file and maintained for the record.
- It should be noted that the project was completed under guidance from coastal shore engineers and the Maryland Department of the Environment.

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

- A property owner, unhappy with the condition of a neighbor's property, inquired about the possibility of amending the Covenants to include a requirement for reasonable maintenance of one's property. The property owner is willing to spearhead the effort, and he will be asked to draft a proposal for the wording of a new covenant.
- A truck and trailer, parked illegally at the boat ramp, were towed at the request of the office. The Sheriff's office was contacted and conducted a site visit. The deputy provided the name of the owner of the vehicle, who does not live in Drum Point and advised that the truck and trailer could be towed as there are "no parking" signs at the boat ramp. The towing company, Southern Maryland Towing, can provide signage advising people that illegally parked vehicles will be towed at the owner's expense. They will be contacted, and signs will be requested.
- A credit, in the amount of \$1,640, was issued on a property in foreclosure. A lien had been filed, but the amount collected was not enough to satisfy all debts, and a bank holding a mortgage receives priority over smaller debts. We will collect \$271, which includes the amount due for the upcoming fiscal year, which begins July 1 and for a prorated amount of four months for FY 2024, as allowed by Maryland state law.
- The cameras at the beach are up and running, with access now possible for the office. Others can be added to the access, but it may make sense to restrict the access to the office alone. There will be a monthly fee for the Arlo account (camera company) of \$17.99/month for both cameras. The cameras may still need some adjustment and/or a third camera installed.
- A beach patrol person, Pat Hatcherson, suggested a sign be erected on the lake side of the community beach to set aside an area for easier access by kayaks. After discussion, it was decided that this is not necessary and may simply serve to reduce the number of parking spaces. A simple sign saying "kayak launching" could be erected.
- Absentee ballots were distributed to each Board member for dissemination to neighbors and/or friends who cannot attend the membership meeting, scheduled for June 25<sup>th</sup> at 7:00 p.m.
- Rhea has been called for jury duty the last week of June and first week of July and may not be in the office on any given day during that period.

**Committee Reports and Roundtable:**

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

- Steve Rowe prepared the Request for Proposals (RFP) for this year's paving work, although the dates of the pre-bid and bid opening have not yet been determined. The RFP will be mailed to the usual contractors and advertised in the local paper, as required in the Special Tax District agreement.
- Request for Speed Bumps (traffic calming devices)
  - The cost to install a proper speed bump or hump is between \$2,800 and \$3,000 (per an estimate from Sheehi Paving).
  - Calvert County has instituted a program by which the Department of Public Works will work with communities to address speeding. According to the online documentation, 75% of property owners on a given street must agree to the installation of a speed bump/hump. Further information is needed, and DPW will be contacted. The issue can be raised at the next membership meeting.
  - According to Amber Bryant (Pickett Law), the Association cannot be held liable if speed bumps are not installed and an accident occurs.
- The rocks installed at the beach to restrict golf carts and other small vehicles from driving onto the loose sand are apparently not close enough to the lakeside to block access. John Wood will be asked for an estimate of the cost of having the last rock moved closer to the water. This will mean that the other rocks will need to be repositioned in order to maintain a distance that will restrict access.

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**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. All major line items are within budget. The Capital Expense STD budget is over budget, due to the paving – this is not unusual and happens nearly every year. Documents for the FY2024 audit are being prepared.

**Environmental Committee:** Bonnie Blades stated that she will be inspecting the areas where Phragmites have been treated for the past several years. There may be no need to treat this year. If treatment is needed, Wally Boles and Mark Smith will both be asked for proposals.

**Safety Committee:** John Latham reported that one person did mention helping with the radios but has not yet been in touch. A gentleman that worked with Peter Holt in the Community Emergency Services Center requested a letter be sent to him stating that he had indeed worked with Peter. This letter was sent via email.

**Welcome Committee:** Rhea stated that sales have apparently slowed and just one welcome bucket was distributed in the past month, leaving four available.

**Planning Committee:** No report

**Unfinished Business:**

**Reserve Study – Final Approval**

The final draft of the 2024 Reserve Study was received from Miller Dodson and sent to the Board via email for review. After brief discussion about the need to preserve email communications concerning the way in which the Board made the decisions about what to exclude from the original study draft, the following motion was made:

**Motion:** Bonnie Blades made a motion to accept the final report. The motion was seconded and approved unanimously.

**New Business:** None Scheduled

**Public Comment:** None offered.

The next Board meeting will be held on Tuesday, July 2, 2024, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:45.