

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
July 2, 2024
Final**

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

Board Members Not Present: Susan Rork, and Allen Fine

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: None present

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: Mike Snapp made a motion to accept the minutes from the June 11, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Tony Spakauskas remarked that it had been a good year for the Association and the community, with the completion of the beach restoration project. This year's Drum Point Day is scheduled for July 6th. He voiced appreciation to John Latham for volunteering to help with the grilling.

Election of Officers: A request for nominations of officers was made. Hearing none, the following motion was made:

Motion: Asha Andreas made a motion to maintain the current slate of officers in their respective positions for FY 2025 as follows: Tony Spakauskas – President, Mike Snapp – Vice President, Jack Andre – Treasurer, and Bonnie Blades – Secretary. The motion was seconded and approved unanimously.

Office Update: Rhea Webster reported the following:

- An email was sent to the property owner who voiced an interest in the crafting of an amendment to the Covenants that would reflect the need for property owners to maintain their lots to a basic standard. He was asked for suggestions on how an amendment might be worded. He has not yet responded to that request.
- A contract was signed with Southern Maryland Towing, and signs will be placed at the boat ramp notifying people that any vehicle parked illegally will be towed at their own expense.
- The Board of Trustees for the Community Association Institute (CAI) approved the filing of a lawsuit that would make community associations exempt from requirements of the Corporate Transparency Act. According to the CAI, the act places an excessive burden on community associations, which operate differently than other corporations and businesses. The stated goal of the legislation is the tracking of possible money laundering.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea noted the following:

- Grover's Lawnscape has finished their work on Mohawk Drive at a cost of \$750.00.
- The Request for Proposals has been published in the legal section of the local newspaper, and a package of the Statement of Work was mailed to seven contractors. Calvert County Department of Public Works will be contacted for the name of the company that recently paved Dogwood Drive.
- The dry hydrant on Laurel Way was flushed (an annual event) and was found to be flowing well. The hydrant on River View Drive was not flowing as well as it should. The vegetation around the hydrant on Anchor Drive was overgrown and needed to be trimmed before it could be flushed. This has now been done and the fire department notified. Once the fire department has tested and flushed the hydrant on Anchor Drive, John Wood (J. Calvin Wood) will be contacted to clear the pipe on the River View Drive hydrant as well as the one on Anchor Drive if needed.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. The following was noted:

- Major categories for all but capital expense items, such as paving, are within the budget for the fiscal year just ended (FY2024). It is not unusual for the paving expense to be more than budgeted.
- It was noted that the Profit and Loss final report for FY 2024 shows a negative balance under Net Ordinary Income. This is due to the fact that the paving expense was over budget (as often is the case) and that we use carryover funds, which our accountant advises we not show in the budget entered into QuickBooks each year. The accountant prefers we show the carryover funds in the annual budget worksheets and final draft for approval by the membership.
- The budget for the new fiscal year was approved during the recent meeting of the general membership on June 25th.

Environmental Committee: Bonnie Blades stated that Phragmites on the beach and at the end of Lake Terrace will likely need treatment this year. A message will be sent to the new owners at the end of Lake Terrace so that they are aware that someone will be spraying for this invasive weed. The Association owns the right of way to the water at this location.

Safety Committee: John Latham, head of the Safety Committee, reported he has had some feedback from those who wish to stay on the committee, and Eric Andreas has voiced interest in joining. John will conduct drive arounds after major storms to ascertain whether any damage may have been caused by downed trees. He will touch base with Rhea and/or Karl Bowen (contact information for both will be sent to John).

Welcome Committee: No report.

Planning Committee: The beach restoration project, four years in the making, is complete. There are no plans at this time for future projects, although some will be discussed.

Per Curt Larsen's suggestion during the June Board meeting, Mike will schedule days to measure the distance from the utility pole at the community beach to the shoreline in order to monitor any erosion that may be occurring as a result of the beach restoration.

Unfinished Business: None scheduled

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New Business:

Beach Patrol: Manager Compensation: Mike Snapp raised for discussion the fact that the person who manages and schedules the beach patrol spends time scheduling the members of the patrol, holding meetings, and monitoring the gate. He suggested that her hourly wage should, therefore, be increased. After discussion, the following motion was made:

Motion: Ginny Rice made a motion to increase the hourly wage for the manager of the beach patrol from \$15.00 to \$18.00, given that in addition to monitoring the gate, she does the scheduling and oversight of the beach patrol members. The motion was seconded and passed unanimously.

Signatory Power: Mike Snapp suggested the manager be allowed to sign checks up to a particular amount. Rhea Webster, as Manager, has full access to online bill pay but has never been added to the list of signatories. If approved, the bank will need a copy of these minutes once approved [they will also need a formal letter from the Board]. After discussion the following motion was made:

Motion: Mike Snapp made a motion that Rhea Webster, as Association Manager, be given signatory power for checks under \$1,000 (with approval by email from the Treasurer of the Board, currently John (Jack) Andre). The motion was seconded and approved unanimously.

Reaffirmation of Committees: The following committees were reaffirmed as follows:

A motion was made by Mike Snapp to reaffirm the Environmental Committee and its members. The motion was seconded and approved as follows:

- **Environmental Committee:**
 - Bonnie Blades – Chair
 - Ginny Rice
 - Asha Andreas

A motion was made by Mike Snapp to reaffirm the Finance Committee and its members. The motion was seconded and approved as follows:

- **Finance Committee***
 - Jack Andre – Chair
 - Mike Snapp
 - Bonnie Blades
 - Gina Swartwood
 - Mike Chaconas
 - Susan Rork

A motion was made by Jack Andre to affirm the Planning Committee and its members. The motion was seconded and approved as follows:

- **Planning Committee***
 - Mike Snapp – Chair
 - Tony Spakauskas
 - Susan Rork

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The reaffirmation of the Roads Committee was tabled pending contact with Sal Icaza (Chair of the Committee) to determine his level of interest.

- **Roads Committee***
 - Tabled

A motion was made by Asha Andreas to reaffirm the Welcoming Committee and its members. The motion was seconded and approved as follows:

- **Welcoming Committee**
 - Cindy Andre – Chair
 - Asha Andreas
 - Gina Swartwood
 - Ginny Rice
 - Susan Rork
 - Rhea Webster – ex officio

A motion was made by Mike Snapp to reaffirm the Safety Committee and its members. The motion was seconded and approved as follows:

- **Safety Committee**
 - John Latham
 - Richard Sheridan
 - Nancy Sheridan
 - Eric Andreas

* Denotes Standing Committee

Public Comment: None offered.

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