

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
August 5, 2025
Final**

Board Members Present: Tony Spakauskas (by phone), Mike Snapp, Bonnie Blades (by phone), Ginny Rice, Susan Rork, John Latham, and Adrian Stanton (virtually – Teams)

Board Members not Present: Jack Andre and Allen Fine

Staff Present: Rhea Webster – Association Manager

Property Owners – Bruce Fall and Curt Larsen – Residents and members of the Southern Calvert Land Trust (SCLT)

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: Adrian Stanton made a motion to approve the minutes from the July 1, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: None offered

Office Update: Rhea Webster reported the following:

- Committee members affirmation: Asha Andreas had agreed to remain on the Welcome Committee but will resign from the Roads Committee. Gina Swartwood has agreed to remain on the Welcome Committee and Finance Committee.
- The request for reimbursement for operating expenses from County-held Special Tax District funds in the amount of \$12,764.79 was made on July 18th and received July 23rd.
- Collections of Covenant fees and Mandatory Assessments fees is at 70% for the current fiscal year, which ends June 30, 2026. 375 mid-year statements will be mailed to property owners whose accounts are in arrears.
- The contract for the Kyocera copier lease is about to expire. The monthly fee for the new five-year lease will be \$188.73, an increase of \$3.99 over the previous amount of \$184.74. A new copier will be delivered in the coming weeks.
- A property owner set off a rather large firework on the community beach during the July 4th celebrations. The beach patrol person on duty that evening explained to the person who had set off the fireworks that this is not allowed, and the resident expressed surprise but gave no argument. He and his family left shortly thereafter. However, given the complaints from nearby residents, the Board should consider making it a policy that fireworks be prohibited on the community beach, regardless of the size and legality of the firework. After discussion regarding safety concerns due to possible fire hazard and/or injury, the Board agreed that this should be added to the policy manual. A community email will be sent prior to New Year's Eve and the 4th of July, both prime days for this kind of activity.
- There is a beaver dam inland from the Bay in the area of Surf Street. DNR will be contacted for information on how this can be dealt with in the Critical Area.

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Office Update continued:

- There was a fish kill in Drum Point Lake, caused by a lack of oxygen, due to the high temperatures and an increase in nutrients. One owner raised the issue of what appears to be the closing of the outlet from Drum Point Lake into the Bay. The outlet is located on Drum Point Club property. Once there is a period of heavy rain, the outlet should open.

Committee Reports and Roundtable:

Operational/Roads Committee:

- Paving 2025 – Steve Rowe reported the following:
 - The bid opening was conducted July 23rd with four proposals received in the following amounts:
 - Rabine Paving Mid-Atlantic - \$217,541.37
 - Sheehi Trucking and Paving LLC. – \$225,713.82
 - Calvert Ready Mix - \$226,015.47
 - Chamberlain Contractors Inc. - \$244,813.47

Given previous experience with Sheehi and after discussion with Jeff MacDonald, the former Project Manager, about the references provided, it was agreed that Sheehi Trucking and Paving should be awarded the contract despite the slightly lower price submitted by Rabine Paving. After discussion, the following motion was made:

Motion: Susan Rork made a motion to award the paving contract for 2025 to Sheehi Trucking and Paving, LLC. The motion was seconded and passed unanimously.

- Traffic Calming Devices – Rhea reported that COA Barrett contacted the office and is ready to meet to discuss the feasibility of installing traffic calming devices on some streets in Drum Point. They will be on the September meeting agenda.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. All expenses are within budget thus far for the fiscal year.

Environmental Committee: The following was noted:

Bonnie Blades stated that photos were sent to Mark Smith of Phragmites Invasive Control, the company that treats invasive weeds on a regular basis. He has not yet provided an analysis of whether treatment will be needed this year. The spotted lantern fly continues to make its way south and has been found in Maryland and Virginia.

Ginny Rice stated that she will try to find someone to take her place as head of the Ivy League (The Ivy League works in the cooler months to remove invasive ivy from trees in Drum Point).

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Safety Committee: John Latham is looking for someone with a HAM radio license who can take over those duties for the Community Emergency Service Center in Drum Point. He is in the process of working with AuxCom (Auxiliary Communication) who may be able to provide information about people in the area with this license.

Welcome Committee: Rhea reported that three buckets have been distributed in the past month. Ginny Rice and Gina Swartwood assemble four buckets, which leaves three on hand.

Planning Committee: No report

Unfinished Business: Southern Calvert Land Trust (SCLT) – Removal of invasive ivy in Drum Point

Mike Snapp introduced Bruce Fall and Curt Larsen who presented an update on the grant received for the removal of invasive ivy. The following was noted:

- There are approximately 500 undeveloped lots in Drum Point, many of which are owned by the Association or the SCLT.
- A grant, in the amount of \$1,800 has been received, and the land trust would like to work together to get the word out about this effort. The hope is that when people are made aware of the need to have this invasive plant removed, they will participate in the removal and maintenance of these areas. The ivy threatens the health of trees and will eventually kill a tree if left to grow unchecked.
- Outreach includes letters or postcards being mailed to the community and signs being placed in areas that have been addressed. A training session on how to remove the ivy will be conducted.
- The Association office can support this effort by printing postcards and overseeing the mailing. The SCLT has a budget of \$800 for this part of the reach out efforts. The newsletter and website can also be used to provide information at no cost.

The next Board meeting is scheduled for Tuesday, September 2, 2025, at 6:30 p.m. With no additional business to discuss, the meeting adjourned to Executive Session at 7:15.