

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
September 1, 2026
Final**

Board Members Present: Allen Fine, Mike Chaconas, Bonnie Blades, Tony Spakauskas, and Adrian Stanton (Teams)

Board Members not Present: Mike Snapp, Ginny Rice, Susan Rork, and John Latham

Staff Present: Rhea Webster – Association Manager

Property Owners: None present

Call to Order: Allen Fine, 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.

President's Remarks: The President of the Board made the following remarks:

- There are a number of events coming up in the community to include the following:
 - Habitat for Humanity collecting for Restore – September 12th
 - The Osprey and Nature Festival – Movie Night – September 24th
 - General Membership Meeting – September 26th
 - Oktoberfest – October 3rd
 - Drum Point Community Yard Sale – October 10th
 - Fall Cleanup Day – October 17th
- The issue concerning the encroachment on Association property by a person who owns a lot on Surf Street has been resolved (discussion below).
- Two requests for fee-simple Quit Claims have yet to be resolved (discussion below).
- The Special Tax District petition is in progress (discussion below).

Approval of Minutes: Mike Chaconas made a motion to accept the minutes from the August 11, 2026, meeting, distributed previously via email. The motion was seconded and passed unanimously. The minutes were accepted as recorded.

Office Update: Rhea Webster reported the following:

- Mid-year statements were mailed to approximately 300 property owners, and there has been some response in the past few days.
- Property tax bills have been received although they have not yet been totaled.
- Shore United Bank has an option to allow property owners to pay their HOA fees through our website at a cost of \$30.00 per month to the Association.
 - Venmo will also be investigated. While individuals can use this site at no cost, there is likely to be a fee for use by a business.

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Committee Reports and Roundtable:

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Mike Chaconas reported that he reviewed invoices with Rhea and all continues to be in order.

The security line item was inadvertently left off the reports and will be added.

Rhea noted that \$50.00 was transferred from Association funds to the Reserve Account as required by the bank in order to maintain the Reserve Account without incurring a monthly fee. The account must show activity over a period of two years.

Operational/Roads Committee: Rhea made the following comments:

- Letters have been sent to property owners whose streets are scheduled for paving.
 - See motion made by Adrian Stanton via email 8/13/2026 to award the contract to Sheehi Trucking and Paving, LLC. The motion was seconded and approved unanimously.
- Bowen's Tree Removal Service has conducted a "three-year" cut back for a number of years (this cutback involves cutting and trimming the unpaved right of way back to a distance of six feet from the edge of the asphalt). Some areas grow very quickly, and this method has often resulted in the need for additional trimming. Nicholas Bowen is putting together a proposal to allow him and his crew to trim the rights of way on an as-needed basis with the invoices submitted as the work is completed. This will allow the Association to better track the trimming and spread the cost over the course of each year.

Environmental Committee: Bonnie Blades reported the following:

- Alisa Anania is in the process of scheduling guests to speak about environmental issues prior to the business portion of the Saturday morning membership meetings. The same may be considered in the future for the twice-yearly Tuesday evening meetings.
- Photos of Phragmites have been sent to Mark Smith of Phragmites Invasive Control. The community beach and two other locations need treatment this year, however the area adjacent to the footbridge is clear of the invasive plant. Mr. Edinger's property borders the community beach, and he has given permission for Mr. Smith to come on his property should there be a need to treat any plants that may be close to the property line.

Tony Spakauskas stated that a study was conducted on how to eradicate the Spotted Lantern Fly. The study found that the invasive fly dies almost immediately after ingesting milkweed. However, it should be noted that milkweed can have harmful effects on dogs and cats.

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Safety Committee: In John Latham's absence, Rhea reported the following:

- John visited the Public Safety Building in Prince Frederick and was informed that the Calvert Cliffs Nuclear Power Plant tabletop exercise, scheduled for September 15, is an internal exercise that will be evaluated by FEMA. Therefore, he cannot participate as he had hoped. He does intend to obtain a copy of the evaluation to determine how the county's response to the simulated incident was handled.
- There are reports that the county is working to restart the CERT (Community Emergency Response Team) program. He will continue to research this and report to the Board.

Welcome Committee: Rhea reported that two Welcome Buckets have been distributed in the past month. The committee assembled four additional buckets, leaving six on hand.

Planning Committee: No report

Unfinished Business: Encroachment on Association property at 13000 Surf Street

After discussion conducted during the August Board meeting regarding the encroachment onto Association property by the adjacent property owner at 13000 Surf Street, it was determined that the property owner should be instructed to remove his property from this area. A meeting was held with the owner, and he has removed all items from the drainage easement which is owned by the Association.

New Business:

New Road Construction: The Calvert County Department of Public Works asked for clarification of the policy regarding the building of any new stretches of road. The Association is not a developer and is under no obligation to build or develop new roads, and anyone wishing to do so must bear the cost. Given that the Association will be responsible for maintenance of any new roads, they must be paved to the specifications of the Association. After discussion, it was decided that an updated policy should be created, with input regarding the specifications to be provided by Steve Rowe, the Project Manager.

Quit Claims: The agenda for the September meeting of the General Membership will include two requests for fee simple Quit Claims. This has become a controversial issue, with Calvert County stating that Quit Claims for Riparian Rights cannot convey a deed so therefore, a fee simple Quit Claim is required. A fee simple Quit Claim conveys full ownership and must be approved by a majority of those in attendance at a duly called meeting. The Board will continue to work with Calvert County to resolve these issues.

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Special Tax District VIII: The following was noted:

- Drum Point is approaching the end of the current Special Tax District (ending June 30, 2027).
- A letter to petition the Board of County Commissioners for the next Special Tax District was sent to Pamela Lucas, Acting County Attorney, on August 26th via email.
- A draft agreement was included along with a letter from Amber Bryant of Pickett Law stating that the Drum Point Property Owners' Association remains eligible to make this request.

After discussion, the following motion was made:

Motion: Bonnie Blades made a motion to formally petition the Calvert County Board of Commissioners for the next Special Tax District (STD VIII). The motion was seconded and passed unanimously.

A copy of these minutes will be forwarded to Ms. Lucas with the formal petition and required documents included (Enabling Legislation, Resolution, and Five-year plan for Capital Projects etc.).

The next Board meeting is scheduled for Tuesday, October 6, 2026, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:30.