

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
January 2, 2025
Final**

Board Members Present: Tony Spakauskas, Mike Snapp, Bonnie Blades, Allen Fine, Asha Andres, Ginny Rice, and John Latham

Board Members not Present: Jack Andre and Susan Rork

Staff Present: Rhea Webster – Association Manager, Steve Rowe – Property Manager

Property Owners and Guests 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 approve the minutes from the December 3, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were accepted as written.

President's Remarks: No report

Office Update: Rhea Webster reported the following:

- **Corporate Transparency Act Filing:** On December 23, 2024, the Fifth Circuit Court of Appeals granted a stay over the injunction issued by the U.S. District Court for the Eastern District of Texas earlier in December. A court order was issued, reinstating January 1, 2025, as the beneficial ownership information filing deadline for all community associations. This information was filed in November for the officers of the DPPOA Board of Directors.
- The Calvert County Finance Office has reorganized after Robin Lynch's retirement, and reports on available Special Tax District (STD) and State Highway User Revenue (SHUR) funds are once again being received on a regular basis. A transfer of funds in the amount of \$3,293.48 was received in the SHUR account on December 4, 2024.
- The premium for Workers' Compensation insurance will increase from \$295 to \$466. Hanover Insurance Company has carried the policy for several years, but the State Farm agent will be contacted to see if a lower premium is available.
- The Consumer Price Index online calculator shows an increase of \$3.12 in the Covenant fee for the upcoming fiscal year, which begins July 1, 2025. The Covenant fee will increase from \$130.00 to \$133.00 per year for FY 2026.
- A property owner on Beech Drive will be out of the country for a period of six months and would like approval to have a storage POD placed on the lot. After brief discussion, the Board approved the request. The owner will be notified.
- A property owner on Bay Drive reported that a neighbor across the street has been parking on a regular basis in an area of the right of way in front of their house. This area is one of a number of "cut outs" on Bay Drive and a few other streets used exclusively by these owners despite the areas being part of the unpaved portion of the Drum Point right of way. They are maintained by the owners who use them, and this has not been a problem in the past. Unfortunately, there is little that the Association can do to keep others from parking in these areas. The aggrieved owners will be notified that this is an issue between them and the offending party.

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Committee Reports and Roundtable:

Operational/Roads Committee: Steve Rowe reported the following:

- Grover's Lawnscape completed previously approved storm water management work just prior to the new year. These jobs have been inspected and approved for payment. These jobs will be funded from the State Highway User Revenue account.
- Estimates were received from Grover's Lawnscape and John Wood for work on two additional areas. John Wood's price of \$8,570.00 was just slightly higher than the proposal from Grover's Lawnscape of \$8,367.95. However, given the desire to maintain a relationship with J. Calvin Wood, Steve suggested that this work be awarded to that company. After brief discussion, Mike Snapp made the following motion:

Motion: Mike Snapp made a motion that J. Calvin Wood be awarded the contract for storm water management repairs at 552 Beech Drive and 12865 Eagle Drive in the amount of \$8,570.00. The motion was seconded and approved unanimously.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. In Jack Andre's absence, Rhea reported that invoices will continue to be reviewed and approved upon his return. The budget draft spreadsheet will be forwarded to Jack, and a meeting of the Finance Committee to discuss the FY 2026 budget will be held in the coming weeks.

Environmental Committee: Ginny Rice reported that the next session of the Ivy League will be held on January 11th, weather permitting. Once a lot has been chosen, Rhea can send an email to the community.

Safety Committee: The following was noted:

- John Latham reported that his committee held an exercise with the Calvert County Emergency Operations Center (EOC) to simulate the rescue of a boat in distress on the water. All went well with communication between the Drum Point Community Emergency Services Center and Calvert and St. Mary's as well as the Eastern Shore emergency offices. John will be attending a training class in the coming week to secure his HAM radio license.
- Allen Fine reported that he repositioned one of the beach cameras in hopes of securing better video evidence of license plates.

Welcome Committee: Rhea reported that just two welcome buckets have been distributed in the past month, and there are supplies on hand to assemble four additional buckets.

Planning Committee: Mike Snapp reported that, based on a report by a property owner during the December meeting of the General Membership meeting about the buildup of sand at the outlet of the Drum Point Lake, he attempted to inspect the outlet. He was unable to gain access to the outlet via the community beach but will try again from the Drum Point Club property side. It is his opinion that high tides and storms are causing erosion that may be impacting the outlet.

Old Business: None Scheduled

New Business: None Scheduled

The next Board meeting is scheduled for Tuesday, February 4th at 6:30 p.m.

With no additional business to discuss, the meeting adjourned at 7:05