

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
July 7, 2026
Final**

Board Members Present: Tony Spakauskas, Mike Snapp, Bonnie Blades, Ginny Rice, Allen Fine, Susan Rork (Teams), John Latham, and Adrian Stanton (Teams)

Board Members not Present: Mike Chaconas

Staff Present: Rhea Webster – Association Manager

Property Owners: 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: Mike Snapp made a motion to accept the minutes from the June 2, 2026, meeting, distributed previously via email. The motion was seconded and passed unanimously. The minutes were accepted as recorded.

President's Remarks: With this meeting the first of the new Board year, Tony announced the need to elect officers (the by-laws prohibit the president from serving more than three consecutive years). After discussion, the following motions were made:

- Mike Snapp made a motion to elect Allen Fine President
- Bonnie Blades made a motion that Mike Snapp continue as Vice President
- Mike Snapp made a motion that Mike Chaconas continue as Treasurer
- Mike Snapp made a motion that Bonnie Blades continue as Secretary

All motions were seconded for purposes of discussion, and the slate of candidates was elected unanimously. Allen Fine stated that, as President, he would like to pursue projects such as traffic control, a community garden, improving the camera system at the community beach, and the trimming of trees, with consideration being given for a new Request for Proposals being requested from local contractors.

Adrian Stanton thanked Tony for his willingness to serve as president, and the meeting continued.

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Office Update: Rhea Webster reported the following:

- Dennis Heflin from Rock Creek Animal control and his associate walked the entire area inland from the footbridge on Surf Street and found no signs of active beavers. There is a dam, but it is not inhabited. Greg Brock will be asked if he is able to remove the dam by hand. Removal by hand was approved by Sebastian Fernandez from the Maryland Department of the Environment (see email dated 5/20/2026).
- Nicholas Bowen removed a tree that had fallen across Beech Drive after last weekend's high winds.
- The audit for FY 2026 is in progress, and documents will continue to be uploaded to the Alta SmartVault.
- An abandoned car was towed from Overlook Drive (the Sheriff's office ran the VIN number to be sure it had not been stolen). The Association does not pay a fee for these removals, as the owner pays the company (Southern Maryland Towing) if they wish to retrieve their vehicle.
- Drum Point Day is Saturday, the 11th, if anyone else wishes to volunteer.
- The video camera failed to record the full June 30th membership meeting due perhaps to the cable that does not have a secure connection to the camera (it falls out easily with a bit of vibration). Online reviews indicate this is not an unusual issue with this camera and new cables do not solve the issue. New cameras will be priced.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported that Steve Rowe (Project Manager) is reviewing the paving schedule for the next five years in expectation of the presentation to the County for the next Special Tax District. He is also drafting the Statement of Work and Request for Proposals that will be advertised and sent to various contractors for this year's repaving of a mile or more of asphalt.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. No additional report.

Environmental Committee: Bonnie Blades reported the following:

- Alisa Anania has expressed an interest in joining the Environmental Committee. Alisa is working on becoming a MD Master Gardener and works with Bruce Fine on the Ivy League (the Ivy League works to eradicate invasive ivy from the trees in Drum Point).
- A meeting of the committee, which includes Ginny Rice, will be scheduled in the coming days.
- Mark Smith of Phragmites Invasive Control Company will be contacted to schedule a treatment of the plant if needed.

Safety Committee: John Latham stated that Daire Hughes of the Calvert County Amateur Radio Association contacted him to ask if this community is participating in this year's National Night Out. This is an event that Drum Point participated in with CRE a number of years ago. It is generally scheduled the first Tuesday in August, and John will request additional details, although it is a little late to consider for this year.

Welcome Committee: Rhea reported that two Welcome Buckets have been distributed in the past month. The committee assembled four last week, leaving four on hand. 196 have been distributed since the program began in 2018 [this number does not include the new property owners who were sent an invitation to come into the office but did not respond].

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Planning Committee: Mike Snapp said that it is time for he and Rhea to measure the beach. This is done quarterly using the Cove Point low tide for that quarter. A walk down to the outflow of the Drum Point Lake indicated that the natural drainage at the lake is blocked, but this does not appear to have been caused by the installation of the jetty further north on the community beach. The likely cause is erosion and lack of rainfall.

Unfinished Business: Encroachment on Association property at 13000 Surf Street

The following was noted:

- A request for a fee-simple Quit Claim of a 16' wide swath of Association property adjacent to 13000 Surf Street has become controversial, with discussion held at the most recent meeting of the General Membership on June 30th (see partial video on the website, the last portion of which did not record).
- Minh Vu, who owns a nearby property, has requested additional information about this request in a letter sent to the Association.
- This particular Quit Claim is not typical of others that have been requested and approved by the membership in that it is not for the strip of property along the water that is owned by the Association (see deeds of transfer on file in the Association office), rather it is a strip that extends from the shoreline inland to a drainage area from Grays Creek.
- A letter will be sent to Ms. Vu to explain that the Board is in the process of reviewing her request and will respond once there has been an opportunity to meet with the owner of the property at 13000 Surf Street, Jose Martinez.
- Mr. Martinez will be contacted to schedule a meeting.

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New Business: Affirmation of Committee Membership: The following committee members were affirmed:

Environmental Committee:

Bonnie Blades - Chair
Ginny Rice
Alisa Anania

Finance Committee*

Mike Chaconas – Chair
Mike Snapp
Bonnie Blades
Gina Swartwood
Susan Rork
Adrian Stanton

Planning Committee*

Mike Snapp
Tony Spakauskas
Susan Rork

Roads Committee*

Steve Rowe
Mike Snapp
Allen Fine

Welcome Committee

Cindy Andre – Chair
Asha Andreas
Gina Swartwood
Ginny Rice
Susan Rork
Rhea Webster

Safety Committee

John Latham – Chair

***Standing Committee**

The next Board meeting is scheduled for Tuesday, August 11, 2026, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:38.