

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
September 3, 2024  
Final**

**Board Members Present:** Tony Spakauskas, Mike Snapp, Jack Andre, Bonnie Blades, Asha Andreas, Allen Fine, Susan Rork, and John Latham

**Board Members Not Present:** Ginny Rice

**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 approve the minutes from the August 6, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** Tony Spakauskas deferred remarks until New Business.

**Office Update:** Rhea Webster reported the following:

- A call was made to the Department of Public Works about their guidance to communities regarding the installation of traffic calming devices, but no response has been received. It was noted that the "resolution" was found to be a recommendation by the Director of Public Works at the time (Rai Sharma) to the Board of Commissioners and may never have been acted upon.
- An additional \$14,377 in past-due HOA fees has been collected since the mid-year statements were mailed on August 2<sup>nd</sup>.
- A letter was sent to Commissioner Hart about the increased cost of the cleanup day due to the delivery fee of \$250 per bin now being charged, in addition to the per ton cost of the trash that is not metal which is recycled. Commissioner Hart offered two options:
  - Option 1 - We pay only the delivery fee of \$250 per bin with no cost per ton for the trash.
  - Option 2 - We pay the delivery fee for the bin used for trash (with no fee for the bin used for metal recycling) along with the \$95 per ton cost for the trash.

After discussion, the following motion was made:

**Motion:** Asha Andreas made a motion that the Board opt for paying the fee for just one bin in addition to the cost of \$95 per ton for the trash only (with the metal recycling bin being delivered at no cost as usual). The motion was seconded and passed unanimously.

Appeal Landfill will be contacted to try to schedule a cleanup day for October 19<sup>th</sup> if that is still possible.

- The list of items needed for the FY2024 audit has been received (approximately 74 documents), and they will be scanned and uploaded this week. The documents consist of invoices, transfers of funds from the County, contracts etc. The audit must be available at the September membership meeting per Association By-laws.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Rhea reported the following on behalf of Steve Rowe:

- Grover's Lawnscape will be finishing work on Mill Creek Drive but has not yet provided Steve with the exact date for completion.
- Sheehi Paving is currently working on Lessin Drive off of Walsh Lane and on Walsh Lane off of the county-maintained portion of Chestnut Drive. Work will be completed in these locations on Wednesday, the 4<sup>th</sup>. Oak Drive, Pilot Way, and Buoy Way are on the schedule for the 5<sup>th</sup> and 6<sup>th</sup>. All other roads are complete, and Sheehi will return the week of the 9<sup>th</sup> to begin the shoulder backup work (laying down and compacting of CR-6).

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. Jack Andre, Treasurer for the Association, noted that all expense lines are within budget thus far for the fiscal year, which began July 1.

**Environmental Committee:** Bonnie Blades stated that Mark Smith (Phragmites Invasive Control) will be in the community to treat Phragmites at the end of Lake Terrace in September or October.

**Safety Committee:** John Latham reported that a property owner who lives on Walsh Lane contacted him to ask about continuing his support of the radio club (he had helped Peter Holt and would like to continue serving). John will be in the office Saturday to check on the equipment and conduct radio checks (John will be given the code to the front door and info on logging into the county emergency management online site).

**Welcome Committee:** Rhea reported that there are two buckets on hand and enough supplies to assemble four additional buckets. An email will be sent to the committee to determine availability.

**Planning Committee:** Mike Snapp reported that the distance between the light pole at the community beach and the water will be measured again around the 19<sup>th</sup> or 27<sup>th</sup>, depending on the tides.

**Unfinished Business:** None scheduled

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**New Business:** Surf Street water access point – the following was noted:

- A property owner, who lives on Surf Street, accused another property owner who lives elsewhere of setting off fireworks late in the evening. The two exchanged words.
- The owner who does not live on Surf Street was later observed chopping down vegetation on a lot owned by a third party. The person who cleared the vegetation is under the impression that he did so on an easement owned by the Association. However, a preliminary measurement, using an existing survey, shows the easement/water access point to be under the footbridge on Surf Street. The vegetation that was removed was on the lot owned by the third party. Regardless of ownership, no permission to remove vegetation was asked for or granted.
- This same owner is now disputing the location of the easement/water access point and has requested a survey be conducted, which the Board will have done.
- Historical documents show a water access point further to the north, off of Lake Drive as it intersects with Surf Street [note that Surf Street was washed out in 2003 with Hurricane Isabel, however the DPPOA right of way still exists]. These documents were forwarded to the owner making the complaint, per his request.
- The preliminary measurement, cited above, leads to the possible conclusion that the area marked on the plat (under the footbridge) was meant for maintenance, while the area marked further to the north was meant for water access by property owners.

**Public Comment:** None offered.

The next Board meeting will be held on Tuesday, October 8, 2024, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:30.