

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
October 8, 2024
Final**

Board Members Present: Tony Spakauskas, Jack Andre, Bonnie Blades, Allen Fine, Susan Rork, Ginny Rice, and John Latham

Board Members Not Present: Mike Snapp and Asha Andreas

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: Steve Rowe - Project Manager

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: Susan Rork made a motion to approve the minutes from the September 3, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Tony Spakauskas remarked as follows:

- The Oktoberfest event, held Saturday, the 5th, was successful but attendance was less than expected, given the beautiful weather.
- The work being done by COA Barrett LLC to determine boundary lines on property owned by the Association on Surf Street is approximately 40% completed.

Office Update: Rhea Webster reported the following:

- Approximately 110 people attended Oktoberfest, which is held at the Drum Point Club and is an event sponsored by both the Club and the DPPOA. Appreciation was extended to all who volunteered, including Board members, Susan Rork, Asha Andreas, and Bonnie Blades.
- A webinar on traffic calming devices offered little assistance on how to slow traffic down in a community such as Drum Point. Suggestions included the purchase of speed cameras and calling the Sheriff's office.
- Three claims for past due HOA fees have been filed in the past few weeks, with an additional three ready to be uploaded to the District Court site. Four liens have been filed.
- The office will be closed Thursday and Friday, October 10th and 11th as well as from Monday November 11th – Friday, November 15th.

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
October 8, 2024
Final**

Committee Reports and Roundtable:

Operational/Roads Committee: Steve Rowe reported the following:

- Sheehi Trucking and Paving LLC, who did this year's asphalt work, used more CR6 material for the shoulder backup than expected. They submitted an invoice that includes a double billing amount of \$24,406.37 for the CR6 (total \$48,812.74). He is of the opinion that, while we should pay for the excess material, we should not pay the full amount billed for labor. He will speak with his contact at Sheehi to come to a resolution.
- **Cost increase for additional Rip Rap at two locations:** Mike Snapp made a motion, via email, on September 13th to approve a different cost increase from Sheehi for additional Rip Rap (larger stones) to be placed in two locations. The motion was seconded and approved unanimously. With that in mind, the following motion was made:

Motion: Susan Rork made a motion to affirm the decision, made via email on September 13th, to approve the use of additional Rip Rap. The motion was seconded and approved unanimously.

- Allen Fine brought up an issue on Beech Drive where CR6 placed last year as part of the paving work, is washing across the street. The area on Beech, where Rip Rap was used previously, can be extended. There are also places on Eagle Drive and Cardinal Drive where Rip Rap may work better than CR6. Steve will secure estimates for this work.

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 this fiscal year, which began July 1. He stated also that he had met with Rhea to review the past month's transactions and reports, as suggested in the policy manual. This will be a monthly occurrence.

Environmental Committee: The following items were noted:

Bonnie Blades said that she will touch base with Mark Smith from Phragmites Invasive Control about the areas in need of further treatment and ask when this work will be scheduled.

Ginny Rice related that the Ivy League will start its seasonal work to remove the invasive ivy from trees on Saturday, November 9th. She will provide Rhea with the details so that a message can be sent to the community asking for volunteers.

A list of properties owned by the DPPOA and those owned by the Southern Calvert Land Trust (SCLT) will be provided to Ginny for future areas to be considered for the removal of invasive ivy.

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
October 8, 2024
Final**

Safety Committee: John Latham reported the following:

- A representative from the Calvert County office of emergency management met with John to discuss how to get our emergency operations center reconnected with the County office. He will provide John with a link to the County website (the previous link is no longer valid). The representative also checked the Ham Radios in the emergency operations center and found all to be in working order. There are some shrubs surrounding the tower which should be trimmed.
- The representative shared information about training sessions held by the County for anyone interested in learning how to help in an emergency situation. A community email can be sent to alert property owners and residents about the training schedule, once it has been determined. This information can also be added to the DPPOA website.
- Efforts are being made to get the Ham Radio Club up and running as well. A group by the name of AuxComm USA helps communities, such as Drum Point, in setting up radio communications. Ham Radios can be used when other forms of communication are not working due to an emergency, such as a storm that causes a power outage.
- The combination for the front door can be provided should there be a need for a Radio Club member to enter during an emergency. A separate User ID can be set up for the desktop computer so that other users cannot access QuickBooks or any other sensitive information.

Welcome Committee: No report

Planning Committee: No report

Unfinished Business:

Water Access Point – Surf Street

As stated above, the efforts to determine property lines for an area on Surf Street that is owned by the Association is approximately 40% complete. There may be a need for additional work to complete a survey, at which point the cost will increase from the \$1,250 spent thus far.

New Business: None scheduled

Public Comment: None offered.

The next Board meeting will be held on Thursday November 7, 2024, at 6:30 p.m. With no further business to discuss, the meeting adjourned at 7:25.