

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
March 11, 2025
Final**

Board Members Present: Tony Spakauskas, Jack Andre, Bonnie Blades, Asha Andres, and John Latham

Board Members no Present: Mike Snapp, Allen Fine, Ginny Rice, and Susan Rork

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: Bruce Fall – Cove Point National Heritage Trust

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: Bonnie Blades made a motion to approve the minutes from the February 4, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Tony introduced Bruce Fall appearing on behalf of the Cove Point National Heritage Trust. The following points were made:

- The Cove Point National Heritage Trust has grant money available for small projects such as foot paths, natural gardening projects, ivy removal, Phragmites treatment, etc.
- The Trust supports the following programs (among other things):
 - The testing for water pollution on a yearly basis in order to understand what contaminants may be running into waterways that feed into the Bay.
 - Studies of the horseshoe crab to monitor the health, which can be suggestive as to the health of the Bay.
 - The erection of Osprey nests and providing of educational material.
- The amount currently available for the grant program totals \$30,000, and they hope to approve up to fifteen grant requests.
- Applications were made available, and this year's deadline to submit an application for the grant is May 15th, but grants will be available next year as well.

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Office Update: Rhea Webster reported the following:

- Payments for FY 2026 fees are being received, with one notable payment from an owner whose property had been placed into the uncollectible column. The amount collected was \$1,469.
- A property owner on Holly Way requested that a lockbox system (similar to that in the Chesapeake Ranch Estates) be erected near his property as he suspects mail has been removed from his mailbox. After discussion, it was decided that this is an issue for the post office as they oversee the placement of mailboxes. If he feels mail is being stolen from his mailbox, he should inform the post office and the sheriff's office.
- Joe Bateman (day laborer) has been monitoring the beach grasses and says they are doing well. He asked if the fence could now be removed. After discussion, it was decided that the fence should remain (The Maryland Department of the Environment did not provide clear guidance regarding how the long fence had to remain in place, just that the health of the grasses will be monitored for five years).
- The Community Association Institute (CAI) sent a notice that the U. S. Treasury Department will not enforce the Corporate Transparency Act (put in place more than a year ago to monitor possible money laundering).
- Office repairs are in progress per the inspection required by State Farm Insurance Company. The following was noted:
 - CMB Electric will be in the office on March 12th to repair and address all electrical issues.
 - Joe Stephenson has inspected the siding and will provide an estimate for replacement of panels as needed.
 - Joe Bateman is in the process of clearing vegetation from around the foundation. He will install a new dead bolt on the back door, and a new combo smoke/carbon monoxide detector as well as perform other minor repairs.
 - Mo Lankford will be called to look at the missing sediment trap on the generator.
 - A spreadsheet listing the repairs is being maintained and will be sent to the insurance agent so that she is aware of the progress being made.
- Microsoft will no longer support Publisher as of March 2026. This is a subscription, rather than installed on the desktop computer, so may not be available for use. MS suggested using MS Word, Powerpoint, or Designer to create the newsletter.
- The quarterly membership meeting is March 22nd. Absentee ballots were distributed to Board members for dissemination to those not able to attend the meeting.
- The April 1st Board meeting will include a presentation by Mike Wagner of Think Big Networks (a new wireless internet service). Calvert County government is aware of Think Big Networks and encourages communities such as Drum Point to take part in the service.

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Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- The cost of the latest winter storm was \$17,879 for salting of all streets. One complaint was received from an owner on Hill Top Road, who said their street had not been treated. Rhea will meet with the contractor to be sure he is aware of this portion of Hill Top Road.
- A complaint was also received about some damage done to a driveway on Lake View Drive during the January snow removal and treatment. The property owners are part time residents so just now noting the damage. Steve Rowe has been informed and will inspect the area.
- A Request for Proposals for next year's snow removal was sent to three contractors (Grover's Lawnscape, J. Calvin Wood, and Rupert Landscaping). The deadline is March 18th.

Asha Andreas reported that the Bay Drive Causeway asphalt seems to be deteriorating. Steve Rowe, Project Manager, will be advised of this issue. She stated also that the stop sign at Bay View Drive and Lake View Drive is loose (Joe Bateman will be advised).

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Jack noted the following:

- The amount spent for treatment and removal of snow (\$93,837) was more than double the amount budgeted (\$45,000).
- Jack and Rhea will meet this week to discuss the draft FY 2026 budget. After discussion, it was decided that the Finance Committee will meet from 2:00 – 4:00 on March 28th to discuss and finalize the draft budget.

Environmental Committee: Bonnie Blades reported that the Phragmites that has been treated is dead. Another inspection will be conducted in the coming weeks to determine if treatment is needed this year. It may be possible to skip this year's treatment (photos are taken and sent to Mark Smith of Phragmites Invasive Control each year). A stand of the invasive weed is in the water at the end of Lake Terrace, which makes it much more difficult to treat.

The last meeting of the Ivy League took place on March 8th. The group does not operate in warmer weather due to the danger of ticks, which cause Lyme Disease.

Safety Committee: John Latham continues to work on securing his Ham Radio operator's certification and has assured that the radio equipment is in working order.

Welcome Committee: Rhea reported that two welcome buckets have been distributed in the past month, and there are three on hand.

Planning Committee: No report

Old Business: None Scheduled

New Business: Cove Point National Heritage Trust

See Bruce Fall's presentation above

The next Board meeting is scheduled for Tuesday, April 1, 2025, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:21 p.m.