

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
June 2, 2026  
Final**

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

**Board Members not Present:** John Latham

**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 May 19, 2026, meeting. The motion was seconded and passed unanimously. The minutes were accepted as distributed.

**President's Remarks:** No report

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

- Dennis Heflin, of Calvert Exterminators and Battle Creek Animal Control, will conduct a site visit to determine if he can remove beavers from the dam that is inland from the footbridge on Surf Street.
  - Mr. Heflin is fully licensed to do this work, which he has been doing for twenty or more years.
  - An email response from Sebastian Fernandez, a Regulatory Compliance Engineer from the Department of Natural Resources, reviewed photos of the dam and says that since it appears to be quite new, it would not be considered an "existing condition" and therefore will not require a permit.
  - The dam is causing the back yards of houses on Cree Drive to flood.
- The next meeting of the general membership is scheduled for 7:30 p.m. June 30 at the Drum Point Club.
  - There are four ballot questions on the agenda to include a vote on the budget for FY 2027, which begins July 1, 2026 and three requests for Fee Simple Quit Claims for full ownership. Quit Claims of this nature must be approved by a vote of the membership at a duly-called meeting.
  - An absentee ballot and explanation of the requests will be available in the Association office.
- Drum Point Day is scheduled for Saturday, July 11<sup>th</sup> at the Drum Point Club. Volunteers are needed.
- The newsletter will be taken to the Prince Frederick Post Office tomorrow, and a community email, with a link to the newsletter on the website, will be sent to property owners.
- Joe Bateman will install the new picnic tables at the community beach in the coming week. They will be secured to a post that will be buried in the sand up to four feet.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Rhea reported that Steve Rowe was unable to attend tonight's meeting. However, he provided the list of streets and estimates for this year's paving work in the amount of \$255,677.22. He would like the Board's approval for him to draft the Requests for Proposal and set the dates for a pre-bid meeting and bid opening. He is also working on a five-year plan in preparation for the next Special Tax District request. After discussion, the Board agreed that Steve be given the go ahead to proceed.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. Mike Chaconas stated that he will meet with Rhea in the coming weeks, prior to the membership meeting.

**Environmental Committee:** Bonnie Blades reported that there appears to be evidence of Phragmites growth at the community beach near the adjacent lot. She will provide pictures of the area and confer with Mr. Smith from the company who has been treating the Phragmites in Drum Point.

**Safety Committee:** No report

**Welcome Committee:** no report

**Planning Committee:**

**Unfinished Business: Sober House** – The gentleman who contacted the Association regarding the possibility of turning a house into what he called a "sober house" has not responded to follow-up calls. Sober houses are considered a success in Calvert County so the Board would consider this request. These houses are not-for-profit enterprises.

**New Business:** Request for 24/7 access to community beach

A property owner who lives across from the community beach questioned the necessity of closing the community beach at 8:00 p.m. during the summer season (Memorial Day – Labor Day). He stated that he would like to be able to walk his dog on the community beach regardless of the time and/or day of the week.

He had intended to be at this meeting to participate in the public comment period but was apparently unable to attend. The following was noted:

- The community beach is open 24/7 during the off season (after Labor Day until Memorial Day weekend).
  - The gate closes at 8:00 p.m. in the summer months for the following reasons:
    - With school out of session, the incidence of vandalism increases. Security cameras that were installed a few years ago seem to be sufficient for the off season, as there is less use of the community beach.
    - The community beach is quite small, and children play on the beach during the summer months to a much greater degree than in the off season. Dogs on the beach can create a bit of a hazard to anyone who may be digging in the sand as not all dog owners are considerate enough to clean up after their pets.
    - Other public beaches do not permit dogs in the summer.

The next Board meeting is scheduled for Tuesday, July 7, 2026, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:10.