

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
December 3, 2025
Final**

Board Members Present: Tony Spakauskas, Bonnie Blades (Teams), Ginny Rice, Susan Rork, and Allen Fine (Teams)

Board Members not Present: Jack Andre, John Latham, and Adrian Stanton

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: Ginny Rice made a motion to accept the minutes from the November 4, 2025, meeting, distributed previously via email. The motion was seconded and passed unanimously. The minutes were accepted as distributed.

President's Remarks: Tony Spakauskas introduced Anthony Olekson of COA Barrett, a local civil engineering company. Mr. Olekson had been asked, at a previous Board meeting, to prepare an estimate and preliminary plan for the installation of traffic-calming devices, such as speed mesas or humps, on some streets in Drum Point. The following was noted:

- Mr. Olekson consulted with a traffic engineer from Lenart Traffic Consulting. The consultant stated that he would meet with Calvert County Department of Public Works in order to ascertain whether any measures being considered would align with county guidelines governing traffic-calming devices.
- The plan could be implemented in phases according to a map of locations where residents have voiced concerns about people speeding. The map was provided at the prior meeting with Mr. Olekson. Breaking the work into phases could help reduce cost.
- Site distance at intersections, traffic counts, stopping distance, and volume of traffic would be taken into consideration. These numbers would be compared to numbers in the Calvert County Traffic Management Plan in order to determine if the measures being considered would align with county criteria. Based on the criteria listed above, not all areas of concern would qualify for a traffic calming device.
- The fee charged by Lenart Traffic is estimated to be \$13,750.00. The amount charged for services by COA Barrett is estimated to be \$13,190.00 for a total cost of the study at \$26,940.00. These fees address only the cost of the study and presentation of that study to the County for their input and approval. If approved by the County and the Board makes the decision to proceed, the cost of installation and maintenance of any devices would be determined.
- Implementation of the study in phases would distribute the cost through more than one fiscal year, however it is an overall expensive study to undertake and may not be feasible within the constraints of the DPPOA budget.
- While this is an important issue, the DPPOA Board of Directors also has a fiduciary responsibility and must consider all aspects including available funds.

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
December 3, 2025
Final**

Surf Street Encroachment: A recent survey revealed that a property owner on Surf Street is apparently encroaching on a small portion of a drainage area on Surf Street that is owned by the Drum Point Property Owners' Association. The following was noted:

- The area in question is a drainage area of "Gray's Creek" above Surf Street.
- Allen Fine remarked that the property owner should be informed that he is encroaching as it is the responsibility of the Board to do so. He should then be asked to remove his property from the area owned by the Association.
 - The primary concern, according to Allen, is that the property owner could take adverse possession of the area in another 18 years (20 years required for this to happen).
 - Property owners who live near this property have complained about the way in which this owner maintains his lot, although it is his right to do as he pleases on his own property (the area is too small for development, and the owner has placed a grill, a picnic table, a mailbox, a small fence, and other items on this small tract of land, which has been diminished by erosion over past years).
- Tony Spakauskas stated that there are people who encroach on the right of way throughout the community, with paving stones for parking, bushes that have been planted by property owners etc. He stated also that with the washing out of Surf Street; it is difficult to know exactly where the right-of-way lies. The question is how it serves the community by insisting that the property owner refrain from encroaching.
- The beach access easement to the waterfront lies to the north on Surf Street as it meets Lake Drive at Pine Lane as shown on plats of the area.
- There is precedent for the community to grant a "Quit Claim" when requested for portions of the right-of-way in other areas of Drum Point. Any Quit Claim of this type must be approved at a duly called meeting of the Association.
- Given the number of absent Board members, the issue was tabled until the March meeting (Tony Spakauskas and Mike Snapp are out of town in January and February timeframe).

Office Update: Rhea Webster reported the following:

- Three additional claims are ready to be filed.
 - Claims filed in the past six months have garnered \$4,518.00.
- The 2025 Marsh Maintenance Report regarding the condition of the grasses on the community beach has been filed and accepted by the Maryland Department of the Environment. The permit for the installation of the jetty at the community beach required that the grasses be monitored for five years. The 2025 report was the third such report.
- The Solomons Volunteer Fire Department/Rescue Squad is conducting their fund raiser. The Association donates annually in order to support the work done to clear streets of downed trees during major weather-related events. The amount of the donation is \$400.00.

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
December 3, 2025
Final**

Committee Reports and Roundtable:

Operational/Roads Committee: No report

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. All expenses are within budget thus far for the fiscal year. The Finance Committee will be meeting in the coming weeks to discuss the draft budget for FY 2027.

Environmental Committee: No report

Safety Committee: No report

Welcome Committee: No report

Planning Committee: No report

Unfinished Business:

Surf Street – See above

Traffic Calming Device options: See above

New Business: None scheduled

The next Board meeting is scheduled for Tuesday, January 13, 2025, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:25.