

**Drum Point Property Owners' Association**  
**Board of Directors Meeting**  
**401 Lake Drive**  
**November 7, 2024**  
**Final**

**Board Members Present:** Tony Spakauskas, Mike Snapp, Jack Andre, Bonnie Blades, Allen Fine, Asha Andres, and Ginny Rice

**Board Members Not Present:** Susan Rork and John Latham

**Staff Present:** Rhea Webster – Association Manager

**Property Owners and Guests 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 October 8, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** No remarks

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

- The hard copies of historical minutes will be scanned. The Board may want to consider the purchase of Adobe software that would allow the scanned documents to be searched for information that may be needed in the future.
- Robert White from the Calvert County Department of Public Works offered to provide guidance on the possible installation of traffic calming devices on Lake Drive. He will be asked to provide some dates of availability.
- A motion filed by the Community Association Institute for a preliminary injunction regarding whether HOA should have to comply with The Corporate Transparency Act has been rejected by the court (see prior minutes). This means that information for the officers and manager will have to be registered with the Financial Crimes Enforcement Network (FinCEN). The information needed includes full name, residence address, and date of birth. A copy of driver's license will also have to be uploaded to the site.
- The insurance notice for next year's premium was received today. The increase is substantial, with the business premium increasing from \$5,780 to \$15,127 and the commercial umbrella policy increasing from \$396 to \$1,580. The insurance broker for the Association will be contacted and a request made for additional proposals.
- There was a delay in receiving the Special Tax District funds for this year's paving due to the fact that Robin Lynch (Calvert County finance office point of contact) had retired. After speaking with the finance office, an email was sent outlining the procedure for the quarterly billing for the reimbursement of maintenance and operations expenses versus the billing for capital expense projects (on an as needed basis). The email included the need for regular reports on the amount of Special Tax District funds on hold by the County on behalf of Drum Point and the fact that we receive a portion of State Highway User Revenue.
- Permits have been requested for the removal of trees (one at the community beach and one at the end of Leason Cove Drive). Karl Bowen had received permission from Robin Munnikhuisen for the removal as both trees could pose a hazard if not removed. Both trees are dead and lie within the Critical Area. A blanket permit for work on the roads has also been requested.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** In Steve Rowe's absence Rhea reported as follows:

- Grover's Lawnscape completed work at 12695 Mill Creek Drive (additional work approved previously by the Board). The invoice, in the amount of \$1,895 will be paid from the State Highway User Revenue account.
- Sheehi Trucking and Paving sent an updated invoice per a request from Steve Rowe (the first invoice included an amount for labor that Steve felt was too high). The updated invoice was reduced by \$10,063 for a total of \$256,421.15. The paving for this year was funded as follows:
  - \$115,227.00 – Covenant fees
  - \$141,195.15 – Special Tax District
- Proposals have been received from Grover's Lawnscape for additional Storm Water Management work (clearing of driveway pipes and culverts, regrading of swales and installation of rip rap as follows:
  - 12668 Mill Creek Drive - \$895.00
  - 12865 Eagle Drive - \$3,968.45
  - 552 Beech Drive - \$4,763.98
  - 12858 Laurel Way - \$995.00
  - 12854 Laurel Way - \$1,495.00
  - 488 Cardinal Drive - \$1,848.53
  - 490 Cardinal Drive - \$1,395.00

After consideration and discussion, the following motion was made:

**Motion:** Mike Snapp made a motion to approve the proposals from Grover's Lawnscape for drainage work on Mill Creek Drive, Laurel Way and Cardinal Drive for a total cost of \$6,628.53, with an additional request for proposal to be sought from J. Calvert Wood for work on Mill Creek Drive and Eagle Drive. The motion was seconded and passed unanimously.

**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. Jack stated that the amount of the request for the above work is within the budget.

**Environmental Committee:** The following items were noted:

Bonnie Blades stated that the Phragmites treated by Mark Smith (Phragmites Invasive Control) have begun to die off as expected. Ginny Rice reported that the Ivy League will be meeting on a lot on River View Drive on November 16<sup>th</sup> for the first session of the season. Rhea sent a community-wide email last week asking for volunteers.

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**Safety Committee:** John Latham will be on work travel for the next 45 days. Rhea reported on his behalf as follows:

- John met with the Safety Committee on October 26<sup>th</sup> and conducted a radio exercise, which included radio checks with the Calvert County Emergency Operations Center (EOC) to be sure that communications will be available during emergencies. All systems are in working order.
- Daire Hughes, who volunteers with the County EOC was present to help conduct the radio checks. He is a certified HAM radio operator. John is in the process of securing his HAM radio certification.

**Welcome Committee:** Rhea reported that 12 letters have been mailed to the most recent newcomers, with no response to date (this is not unusual). There are four welcome buckets on hand for distribution, with enough supplies to assemble four additional buckets. There has not been a response to the most recent request to Ace for addition buckets for the program, and an additional request will be made.

**Planning Committee:** Mike Snapp reported the following:

- Per the suggestion from Curt Larsen (retired coastal geologist), the distance between the SMECO pole and the shoreline at the community beach is being measured on a regular basis in order to determine if there is any significant erosion taking place.
- The first measurement was done in mid-July and showed a distance of 29 feet.
- The next measurement was done on October 3<sup>rd</sup> and showed a distance of just 16 3/4 feet.
  - There was a period of extreme high tides during the first two weeks of October, which likely explains the decline.
- Measurements are being done at or near the solstice for consistency, with the next measurement to be done on or about December 20<sup>th</sup>, and a log of the data is being kept.

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**Unfinished Business:**

**Water Access Point – Surf Street** Mike Snapp reported the following:

- As reported during the October meeting, a property owner who removed vegetation on Surf Street in order to gain access to the waterfront was under the mistaken impression that the area belonged to the Association. Regardless of ownership of this area, the property owner who cleared the area did so illegally and without permission.
- There is a drainage area (that extends from Grays Creek) adjacent to the lot where the vegetation was removed, however it became necessary to have a survey conducted to establish the lot line.
  - The survey is now complete and shows, as expected, that the area in question where the vegetation was removed belongs to a property owner across Surf Street.
  - The water access point as noted in historical documents is north of this area, as Lake Drive meets Surf Street, north of the well rings.
- It appears from the survey that the owner of a severely eroded lot on Surf Street may be encroaching on Association property (set aside for maintenance of drainage).
  - There is precedent for quit claiming portions of rights-of-way that no longer benefit the community in any recognizable way.
  - Quit claims are required by Calvert County Inspections and Permits for waterfront property owners when a jetty or other structure is to be installed or repaired.
  - There is a need to meet with the owner of this property so that he is aware of this issue.
  - If a quit claim is to be issued, the By-laws require approval by the membership.
- The property owner who illegally cleared the vegetation will be informed that the waterfront access point set aside by the original developer for waterfront access is north of the well rings, and no additional signage is needed, as there is a sign at the top of Surf Street at Lake Drive and Pine Lane. Note that the original letter about this issue, sent via certified return receipt mail, was not picked up by this owner.

**New Business:** Ginny Rice suggested that the Board might form a social committee for the community. She will do some further investigation as to who might volunteer to serve on a committee of this type and what kinds of activities might be considered. For purposes of the budget, the cost of any activity to be considered will also be ascertained.

**Public Comment:** None offered.

The next Board meeting will be held on December 3, 2024.