

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
September 2, 2025  
Final**

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

**Board Members not Present:** Jack Andre and John Latham

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

**Property Owners –** Anthony Olekson – COA Barrett

**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:** Susan Rork made a motion to approve the minutes from the August 5, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** Tony introduced Anthony Olekson, a civil engineer, from COA Barrett. Mr. Olekson presented the following information on options for traffic calming devices:

- The 2016 Neighborhood Traffic Management Program, approved by the Board of Commissioners under Resolution 05-16, was reviewed by Mr. Olekson. Items to be considered with regard to whether traffic calming devices can or should be installed include, but are not limited to, the following:
  - Traffic counts
  - Speed studies
  - Destination studies
  - Pedestrian activity
  - Crash studies
  - Site distance studies
- COA Barrett works with Mike Lenhart of Lenhart Traffic Consulting, Inc. to determine which of the above data should be considered.
- Options for traffic calming devices include the perceived “narrowing” of a given street through the usage of lines painted on the sides of a road, speed bumps or tables, traffic circles, signage, and rumble strips.
- COA Barrett will draft a proposal for a study and submit the proposal to the DPPOA Board for approval. Once the study has been concluded, it will be submitted to the Calvert County Department of Public Works for review. Public Works will submit a memorandum for approval to the Board of Commissioners. Approval may or may not be granted.
- Other areas of consideration are public safety, design, and storm water drainage.
- A map of Drum Point was reviewed and streets that may be eligible for the installation of a device were discussed.

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

- The documents requested by the accountants thus far for the fiscal year 2025 audit have been uploaded. The audit will be finished in time for the September 23<sup>rd</sup> general membership meeting [postponed until September 30], as required in the by-laws.
- The Maryland Department of Natural Resources (DNR) will send someone to inspect the beaver dam inland from the footbridge on Surf Street to determine if it should be removed. There may be state grant funds to help defray the cost should its removal be approved.
- Comcast contacted the office to say that they will be installing cables over top of those being installed by ThinkBig Networks. It was explained that they will need to submit a proposal to the DPPOA Board and will need approval for any digging in the right of way.
- Property tax bills have been received but not yet reviewed.

**Committee Reports and Roundtable:**

**Operational/Roads Committee:** In Steve Rowe's absence, Rhea reported the following:

- Paving 2025 – Sheehi Paving will begin work by mid-September, pending the delivery of the fabric that is laid under the new asphalt. Letters were mailed to all effected property owners, and a follow-up email will be sent to the entire community, once the date of work has been confirmed.
- Two storm water management projects are under consideration:
  - 207 Lessin Drive – regrading of swale and laying of some rocks for drainage – Grover's Lawnscape was consulted and submitted a proposal of \$1,200.
  - Johnson Drive at Noni's Way – J. Calvin Wood submitted a proposal, in the amount of \$8,200, to clean out the culvert under the street, grade the ditch line for better drainage, and install surge stone and curlex. The proposal from Grover's Lawnscape has not yet been received.

After discussion the following motion was made:

**Motion:** Mike Snapp made a motion to accept the proposal from Grover's Lawnscape in the amount of \$1,200 for work at 207 Lessin Drive. The motion was seconded and approved unanimously.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. All expenses are within budget thus far for the fiscal year. Mike Chaconas, who is advising the Board during Jack's absence, came into the office to review invoices and bank statements.

**Environmental Committee:** The following was noted:

- Bonnie Blades will be contacting Mark Smith of Phragmites Invasive Control, to discuss this year's treatment of the invasive plant.
- Ginny Rice reported that Bruce Fall and the Southern Calvert Land Trust will be spearheading the work being done by the Ivy League to remove invasive ivy from trees. If left to grow, it will eventually choke out and kill a tree. Sessions will be conducted weekly, rather than monthly.

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**Safety Committee:** In John Latham's absence, Rhea reported the following:

- John will begin HAM radio classes next month in order to receive his certification (paused due to return to office requirements).
- Andy Byzet has agreed to transfer the radio license to his name so that the emergency services center in the Association office will remain in compliance.

**Welcome Committee:** Rhea reported that three welcome buckets were distributed in the past month. The committee assembled an additional four buckets.

**Planning Committee:** Mike Snapp reported that he and Rhea will conduct the quarterly measurement of the community beach (from the power line pole to the mean-high water mark).

**Unfinished Business:**

Traffic Calming Devices – COA Barrett – See above

Surf Street – Encroachment – The following was noted:

- A property owner on Surf Street is apparently encroaching a few feet into the drainage area on Surf Street that is owned by the Association. This area is not an easement for access to the beach, rather it was set aside for drainage purposes. The easement for access in this area is further to the north, just off the intersection at Pine Lane and Lake Drive.
- The owner was to be contacted to see if a resolution could be reached, but this has not yet happened.
- The property owner can request a Quit Claim, which would allow him to use the property. If a Quit Claim is requested, it would have to be approved by the membership at a duly called meeting. Quit Claims that can be approved by the Board are those for riparian rights for installation and/or maintenance of a pier, revetment, or other waterfront structure.

**New Business:** A group of mailboxes were hit by a vehicle causing significant damage to several of the boxes. ThinkBig Networks was contacted, and they are conducting an investigation. In addition, there may have been a witness. He will be contacted and invited into the office to offer any comments.

**Bay Drive Causeway:** Golf carts continue to park behind the posts, despite numerous reminders in the newsletter and via emails. Signs have been ordered asking people not to park behind these posts.

The next Board meeting is scheduled for Tuesday, October 7, 2025, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:45.