Drum Point Property Owners' Association
General Membership Meeting
Drum Point Club
June 30, 2026
Final

Board Members present: Tony Spakauskas, Mike Snapp, Mike Chaconas, Bonnie Blades, Ginny Rice, John Latham, and Adrian Stanton (Teams)

Board Members not present: Susan Rork and Allen Fine

Staff present: Rhea Webster – Association Manager

Tony Spakauskas, President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. All meetings of the Association are conducted according to Robert's Rules of Order. With 60 memberships in good standing [numbers revised as one attendee was found not to be in good standing] represented (26 by a mail in ballot, 34 in person), a quorum was present allowing business of the Association to be conducted.

President's Remarks: Tony Spakauskas opened the meeting at 7:00 p.m. and remarked on the agenda, saying that there would be a vote to approve the budget for the upcoming fiscal year and discussion about Quit Claims. He asked that all remarks be held to five minutes or less.

Approval of Minutes: Time was allowed for those present to review the minutes from the previous meeting (distributed at the door and posted on the website). Don Burger made a motion to accept the minutes from the March meeting as written. The motion was seconded and passed unanimously.

Office Update: No report

Committee Reports

Operational/Roads Committee: No Report

Finance Committee: The Balance Sheet and Profit and Loss Statement were distributed along with the rollup version of the budget for the upcoming fiscal year, which begins July 1, 2026. The full budget was posted to the website in April and made available in the Association office. After discussion, the following motion was made:

Motion: Don Burger made a motion to accept the FY 2027 budget as presented. The motion was seconded and passed as follows: 56 in favor – 4 against.

Safety Committee: No report

Environmental Committee: No report

Welcoming Committee: No report

Planning Committee: No report

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Unfinished Business: Quit Claim Discussion

The following points were raised:

- Three requests have been made for fee simple Quit Claims (143 Deer Drive, 589 Beech Drive, and 13000 Surf Street). A fee-simple Quit Claims allows a property owner to combine the adjacent strip of property with their own.
- Two of the Quit Claim requests were for a strip of property along the beach front, what might be called "waterfront" property.
- The Quit Claim on Surf Street was for a portion of a drainage area from Gray's Creek and is owned by the Association (16-foot-wide swath) adjacent to the lot at 13000 Surf Street.
    - This Quit Claim request prompted considerable discussion within the community. In addition, questions regarding ownership of these areas, including uncertainty at the County offices responsible for issuing permits, led the Board to temporarily defer consideration of all Quit Claim requests while these matters could be reviewed and clarified.
    - The area in question is not the access to the beach as set aside by the original developer (Paul Kerman). The beach access lies to the north of 13000 Surf Street off of Lake Drive at Pine Place.
    - While some in the group felt the area has value as a gathering place for families, the Board has expressed concerns that the area may be unsuitable for this purpose and could present a potential liability to the Association.
    - The importance of maintaining the spot as a natural waterfront area that should not be disturbed was also discussed.
- The issue of ownership of this area is in the process of being confirmed with Calvert County with all deeds of transfer having been sent to the Department of Public Works and the tech GIS office (who oversees the updating of maps available on the Calvert County website). The final deeds of transfer from the Drum Point Project Inc. (Drum Point Club) to the Drum Point Road and Community Services (DPRCS), which evolved into the Drum Point Property Owners' Association (DPPOA) had never been recorded. These deeds show ownership by the DPPOA of all areas along waterways in Drum Point.
- The Quit Claim issue will be revisited at a future meeting.

New Business: Approval of Budget for FY 2027 – See above under Finance Committee

Public Comment: Comments were heard regarding the condition of some properties in Drum Point as well as those property owners who keep large RV's and/or boats. Questions arose as to why this is allowed; the Covenants (placed on properties in 1947) did not address such problems. There are no restrictions or guidelines as to how one must maintain their property, however violations of Calvert County ordinances regarding an accumulation of trash are reported to the Zoning Enforcement office.

With no further business to discuss, the meeting adjourned at 8:40. The next meeting of the General Membership will be held in September, date to be determined.