

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
November 4, 2025
Final**

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

Board Members not Present: Jack Andre, Allen Fine, and John Latham

Staff Present: Rhea Webster – Association Manager

Property Owners: Steve Rowe – Project Manager

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 October 8, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: None offered

Office Update: Rhea Webster reported the following:

- A property, on which a claim was filed and a lien placed, is selling, which means we should collect the full amount owed - \$1,114 including court costs.
- Another property owner is being served by a process server at a cost of \$75.00. The process server has made one attempt thus far. The owner was not home, but the neighbors did confirm that the property owner does indeed live at the address listed.
- This year's Oktoberfest celebration was a success with the menu being a bit more authentic. The organizers of the event ordered some of the food from the Alpine Restaurant in Fredericksburg, Virginia. The cost of this year's event was higher at \$594.00 than was spent on Drum Point Day due to the additional cost of the food from the restaurant, but it was well received. These are events which are co-sponsored between the Drum Point Property Owners' Association and the Drum Point Club, with the Association paying for the food, and the Club paying for the entertainment.

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Committee Reports and Roundtable:

Operational/Roads Committee: Steve Rowe reported the following:

- **Paving 2025:** This year's paving work has been completed. This work is funded by both the Covenant fees (\$82,022.66) and the Special Tax District (\$148,194).
- **Noni's Way at Johnson Drive:** The work under consideration at the intersection of Deer Drive and Noni's Way does not appear to be needed. A drive around after the heavy rains received last week did not appear to leave storm water standing for more than 48 hours in the area of concern. The intersection will continue to be monitored with consideration given instead to an extension of the pipe so that people do not cut the corner and crush the end of the pipe as happens now.
- **Harbor Drive at Mills Creek Drive:** There is a drainage issue in the right of way at a property located at the corner of Harbor Drive and Mills Creek Drive. This will continue to be monitored.

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. All expenses are within budget thus far for the fiscal year. The following was noted:

- Mike Chaconas, who is advising the Board during Jack's absence, came into the office to review invoices and bank statements.
- The final audit has been received and posted on the website.
- The amount (\$338,628) shown on the Balance Sheet as available funds under the Special Tax District (STD) Accounts Receivable does not include the amount received for this year's paving work (\$148,194). The amount held on behalf of the Association is, therefore, approximately \$190,434. Reports are received monthly from the County, and this transfer of funds will be posted once the October report is received.

Environmental Committee: Bonnie Blades reported that the inlet from the Drum Point Lake to the Chesapeake Bay has cleared. This has been an issue voiced by property owners concerned that the inlet would not open on its own. In addition, St. Mary's County reported evidence of an increase in a water-borne bacteria called vibrio. Calvert County has issued no recent warnings or beach closures.

Safety Committee: John Latham is attending his last webinar class this evening. This class will enable him to become a certified HAM radio operator. This is a requirement to maintain the HAM radio designation in the Community Emergency Response Center located in the Association office.

Welcome Committee: Rhea reported that two buckets have been distributed in the last month, and supplies are on hand for the committee to assemble four additional buckets. There are two buckets on hand for distribution.

Planning Committee: No report

Unfinished Business:

Surf Street – Encroachment: Tabled

Traffic Calming Device options: The representative from COA Barrett was unable to attend tonight's meeting, however, the following was discussed:

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- The Drum Point Facebook page has had comments posted by people concerned about speeders in the community.
- A property owner who came into the office today was informed about efforts being made by the Board to address this issue.
- The next Special Tax District could include a request for money for the installation of traffic-calming devices.
- Cost of installation of the devices as well as cost of maintenance must be considered as well.
- Mr. Olekson from COA-Barrett will send his report to the office for review by the Board prior to the meeting.
- Amber Bryant from Pickett Law stated that should the Board determine the cost of installation and maintenance of traffic-calming devices is excessive, they could not be held liable as there is a fiduciary responsibility to spend money within constraints of available funds.

New Business: None scheduled

The next Board meeting is scheduled for Tuesday, December 2, 2025 [changed to December 3], at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:10.