

**Drum Point Property Owners' Association
General Membership Meeting
Drum Point Club
June 29, 2023
Final**

Board Members present: Tony Spakauskas, Jack Andre, Bonnie Blades, Asha Andreas, Ginny Rice, Susan Rork, and Allen Fine

Board Members not present: Mike Snapp and Maggie Johnson (resigned)

Staff present: Rhea Webster – Association Manager

Tony Spakauskas, Vice President of the Board of Directors for the Drum Point Property Owners' Association (DPPOA), called the meeting to order at 7:00 p.m. With 14 absentee ballots received and 23 members-in-good standing in attendance, a quorum was present, and business could be conducted.

Approval of Minutes: Carol Bush made a motion to approve the minutes of the March 11, 2023, meeting, distributed at the door and posted to the Association website. The motion was seconded and passed unanimously.

President's Remarks: See below under Planning Committee

Committee Reports:

Operational/Roads Committee: Rhea Webster reported the following:

- Bay Drive Causeway repair
 - Damage was done to the causeway in late 2021.
 - Ward's Marine applied for and received the necessary permits.
 - Due to supply chain interruptions and other issues the work has not yet been done but is scheduled for July or August.
- Storm Water Management – Drainage problems at the following locations have been addressed, at a total cost of \$12,088:
 - Surf Street at Beech Drive
 - River View Causeway
 - 13009 Mills Creek Drive
 - 13003 Mills Creek Drive
 - Pine Place at Surf Street
 - 222 Leason Cove Drive
 - Parran Drive
- Paving 2023 – This year's paving work is in progress, with the following streets on the list for asphalt overlay:
 - Surf Street
 - Iris Lane
 - Beech Drive
 - Cree Drive
 - Delaware Drive and Holly Way
 - Grover Lane (from Huron Drive to the end)

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Finance Committee: The Balance Sheet and Profit and Loss Statement were distributed at the door. Jack Andre, Treasurer for the Association, reported as follows:

- All accounts are within budget and in some cases, below.
- The Association receives income from the following sources:
 - The Special Tax District
 - State Highway User Revenue
 - Covenant Fees
 - Mandatory assessments
- The paving done in 2022 has not yet been paid, as there is a dispute about the price.
- The budgeted IT upgrade, in the amount of \$4,000, was found not to be needed.
- The budget for the upcoming fiscal year (FY 2024) was presented for discussion and approval.
- After discussion, a motion was made as follows:

Motion: Dan Mathias made a motion to accept the FY 2024 budget as presented. The motion was seconded. The vote was conducted, and the budget was approved unanimously.

Safety Committee: No report

Environmental Committee: Bonnie Blades spoke about Phragmites, the invasive weed that tends to choke out other, native plants. She noted the following:

- The State of Maryland has issued a mandate that communities work to eradicate the plant.
- One should not attempt to remove it by simply cutting it down or digging it up, as this causes the plant to spread.
- The Association has been working with the State and an authorized contractor to remove Phragmites from common property adjacent to the water. The efforts have proven successful.
- The shoreline on the portion of Drum Point Lake that is next to the community beach was reported to the Association office as suffering from erosion due to the removal of the plant. According to Mark Smith of Phragmites Invasive Control, the authorized contractor who has been working to eradicate the plants, states that the lake is simply returning to its natural shoreline.
- Anyone wishing to have their property treated can contact the Association office for information on a local contractor who works to treat the plant on residential property.

Welcome Committee: No report

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Planning Committee: In Mike Snapp's absence, Tony Spakauskas updated the community on the ongoing project to address erosion at the community beach. He noted the following:

- All engineering drawings and specs have been completed by Coastline Design, P.C.
- Permits have been approved by the Maryland Department of the Environment (MDE), MD Public Works and US Army Corps of Engineers. Calvert County is reviewing the application, and approval is expected.
 - The preliminary cost estimate is \$139,541. The Calvert County Board of Commissioners approved funding through the Special Tax District in the amount of \$60,000. The balance will be paid from DPPOA funds.
- Coastline Design has prepared the complete bid package, which will be used for the Request of Proposals (RFP).
- DPPOA will send RFPs to five or six potential marine contractors by mid-July.
- A pre-bid meeting will be held in mid-August, with source selection by mid-September.
- Weather permitting, the project should be completed by the end of December 2023.
- Coastline Design will assist with the selection and inspection of the contractor.

Unfinished Business: See above under Planning Committee

New Business: Presentation of FY 2024 Budget - See above under Finance Committee Report

Public Comment:

Various comments were heard regarding people who park on the asphalt, which is not legal. The primary concern is that an ambulance or fire department vehicle would not be able to gain access should there be a need. Requests have been made to the Sheriff's Office to please increase patrols in the community and that tickets be issued. The towing of vehicles parked illegally and rumble strips to slow traffic can be considered by the Board.

Other topics included:

- The policy on short-term rentals (Airbnb's) - The Covenants do not address this issue, as they were placed on properties in 1948 before short-term rentals were an issue.
- Streetlight locations – There are 84 streetlights in Drum Point. The Association pays the electric bill for these. Other lights in the community are considered security lights, were installed at the request of a particular property owner and are paid for by that owner.
- The installation of speed bumps in order to discourage speeders has been discussed in the past. While these are not feasible, rumble strips will be investigated.
- Drum Point Day is scheduled for Saturday, July 1st, from 2:00 – 7:00, and all community residents and property owners are invited.

With no further business to discuss, the meeting adjourned at 8:00. The next meeting of the membership will be scheduled for September 2023 (date to be determined).