

Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
April 1, 2025
Final

Board Members Present: Tony Spakauskas, Mike Snapp, Jack Andre, Bonnie Blades, Susan Rork, and Allen Fine (by phone)

Board Members not Present: Asha Andreas, Ginny Rice, and John Latham

Staff Present: Rhea Webster – Association Manager

Property Owners and Guests Present: Mark Wagner – Think Big Networks

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 March 11, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

President's Remarks: Tony introduced Mark Wagner from Think Big Networks, a fiber optic company offering services in Calvert County. The Calvert County government is encouraging communities such as Drum Point to take advantage of the new technology. Mr. Wagner presented the following:

- The company began offering services in 2018 and now has thousands of customers in six counties. They have merged with IQ Fiber and are fully funded for the next three years.
- Traditional cable is now out of date and cannot offer the newest service.
- The company is currently installing fiber optic in the Chesapeake Ranch Estates.
 - The fiber optic cable is buried from three – five feet below the surface, with installation done via a boring machine versus trenching. This means there is less disturbance to the soil.
 - A Network Operation Center or NOC will be installed on one community-owned lot, with all areas able to be connected to this one unit.
 - Fiber optic technology is capable of streaming the usual services such as Netflix, Hulu, and others. There is also a package available that would provide access to network TV (NBC, ABC, CBS etc.). Telephone service can be added through Voice Over Internet Protocol (VOIP).
- Price points are locked in for two years and are as follows:
 - \$65.00/month for 250Mbps download/upload speed
 - \$75.00/month for 500Mbps download/upload speed
 - \$85.00/month for 1gig download/upload speed
- Think Big Networks would work with the Board to educate the community as to the value and details of switching to fiber optic and provides local management and customer service.
- The company recommends that the agreement to be able to work in the Drum Point right of way be reviewed by an attorney.
 - Mike Snapp suggested that the designation of the community as “Drum Point” be changed to the “Drum Point Property Owners' Association” in order to avoid confusion with the Drum Point Project, Inc. aka the Drum Point Club. These are two separate organizations.
 - The agreement will be reviewed by the Board and any suggestions for changes will be submitted to Rhea who will forward the agreement, along with suggestions, to Amber Bryant of Pickett Law firm.
- Once approved by the Board and work begins, it should take about one year for it to be fully installed.

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Office Update: Rhea Webster reported the following:

- Office repairs update as required by insurance underwriters:
 - CMB Electric has completed all electrical repairs other than the power line connection on the roof. A permit has been applied for and is in review. Once received, Duane Buckler from CMB will meet with SMECO at the office to update the connection.
 - Encompass Enterprises has begun the replacement of the vinyl siding panels that have shown signs of damage. They should finish work on April 2nd.
 - Rick Andrews of Southern Maryland Glass measured the window today and will return later in the week to complete the work.
 - Mo Lankford, a local plumber, is on tap to install a sediment control trap on the generator.
 - Joe Bateman has completed all minor repairs such as replacement of the lock on the back door, installation of a combo smoke/carbon monoxide detector, and clearing of vegetation around the building and away from the foundation.
 - Photos of the repairs and an updated repair list were sent to Patricia Marple, the State Farm agent for the DPPOA. She will forward that information to the underwriters.
- The photocell and light at the Barreda Boulevard entrance sign have been replaced.
- Karl Bowen will be removing the tree in the side yard of this office – we await documentation from the County Department of Environmental Health regarding the location of the septic.
- The request for donations was received from the Solomons Volunteer Rescue Squad and Fire Department (SVRSFD). This is an annual donation made by the DPPOA and is included in the budget; therefore, the following motion was made:

Motion: Mike Snapp made a motion to continue the annual donation to the SVRSFD in the amount of \$400. The motion was seconded and approved unanimously.

Committee Reports and Roundtable:

Operational/Roads Committee: Rhea reported the following:

- The Solomons Fire Department reported that the dry hydrant on Lake Vista at Overlook Drive needs to be repaired. John Flood, a retired storm water management consultant, who helped install the hydrants, was contacted. He is well retired but may have some contacts. John Wood repaired the hydrant on Laurel Way in 2022 and will be contacted to determine if he is able to do the work on the hydrant on Lake Vista.
- Results of the Requests for Proposal for snow removal:
 - Grover's Lawnscape (the current contractor) returned a similar contract with an increase of \$10.00 for the per-ton cost of salt.
 - John Wood was unable to submit a proposal due to the fact that he is expecting to receive a four-year contract with Calvert County and would not be able to fulfill a contract with DPPOA if he is obligated to the county.
 - Ruppert Landscaping – only provides snow removal if they also have a contract in place with the community for lawn care.
 - These results will be forwarded to the County Finance office.
- Steve Rowe conducted a site visit to Bay Drive Causeway. Photos show that there is more cracking than usual, and the area will be considered for repaving sooner than expected.
- Steve Rowe spoke with Skip Hoskins, a property owner who reported that a pipe at Noni's Way and Johnson Drive needs attention. The pipe needs to be repaired and cleaned out. Some surge stone may be added for drainage. This will be added to the Storm Water Management work list.

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Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Jack stated that the Finance Committee met on March 28th to review the draft FY 26 budget. An updated draft was sent to the committee for review, and it will be presented at the May Board meeting.

Environmental Committee: No report

Safety Committee: No report

Welcome Committee: No report

Planning Committee: Mike Snapp, having been out of town the past month, inquired about the measurements of the beach area (from the light pole to the mean-high water mark). This has not been done, but Rhea will talk to Joe Bateman who will help her do this on a regular basis.

Mike suggested also that pictures be taken of the fence surrounding the beach grasses and sent to Mel Throckmorton at the Maryland Department of the Environment to see if the fence can be removed. The grasses seem to be thriving, and the fence continues to come down with wind and rain. If approved, the fence will be removed.

Old Business: None Scheduled

New Business:

- Think Big Networks Presentation – Mark Wagner – See above

The next Board meeting is scheduled for Tuesday, May 6, 2025, at 6:30 p.m. With no additional business to discuss, the meeting adjourned at 7:31 p.m.