

**Drum Point Property Owners' Association
General Membership Meeting
Drum Point Club
December 13, 2025
Draft**

Board Members present: Tony Spakauskas, Mike Snapp, Bonnie Blades, Allen Fine, John Latham, and Adrian Stanton

Board Members not present: Jack Andre, Ginny Rice, and Susan Rork

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. With just 21 Association memberships in good standing represented, a regular quorum was not present. However, per the motion made and approved during the September 30, 2025, General Membership Meeting, the next scheduled meeting would be held in accordance with Maryland Law § 5-206 ("If the number of members present at a meeting does not meet the requirements of a quorum, those present may call another meeting to meet quorum requirements. At the additional meeting, the members present in person constitute a quorum"). This is to be considered that additional meeting.

President's Remarks: Tony Spakauskas commented on the rising costs for insurance, asphalt material for repaving of streets, snow removal, and other expenses. These rising costs will necessitate an increase in the Mandatory Assessment. This fee has not been increased since the date it was first placed on properties in 2014. The Finance Committee will be meeting soon in order to draft the budget for FY 2027. Anyone interested in serving the committee should contact the Association office.

Approval of Minutes: Mike Snapp made a motion to approve the minutes of the June 24, 2025, meeting, distributed at the door and posted previously to the Association website. The motion was seconded and passed unanimously.

Office Update: Rhea reported the following:

- Grover's Lawnscape, the snow removal contractor for Drum Point, was called in to pre-salt for the December 5th snow event at a cost of \$4,930. Hills and intersections were the only areas treated in order to keep the cost to a minimum.
- Statements will be mailed in early February. These fees will be due March 1, 2026, but post to the upcoming fiscal year, which begins July 1, 2026, and ends June 30, 2027.

Committee Reports

Operational/Roads Committee: No Report

Finance Committee: The Balance Sheet and Profit and Loss Statement were distributed at the door. The following was noted:

- The Profit and Loss report shows negative numbers in three categories. This is due to the fact that a check mailed to a contractor was not cashed, and the bank cancelled the payment. Cancelling the payment and posting it back to QuickBooks caused the numbers in the applicable line items to be negative.

Safety Committee: No report

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Environmental Committee: Bonnie Blades reported that there was no need to treat for Phragmites this season. This is an invasive plant that chokes out native vegetation and should be treated on a regular basis as needed.

Welcoming Committee: No report

Planning Committee: No report

Unfinished Business: None scheduled.

New Business:

Public Comment:

- Mike Chaconas remarked that John Norris, Calvert County Attorney, is no longer with the County government, meaning there may be some delay in any response from that office.
- Robert Rowe asked about what can be done about the number of larger vehicles such as RV's and commercial trucks parked on some lots.
 - Drum Point Covenants, placed on lots in 1947, do not address this issue, and amending them is nearly impossible. The Covenants have always been interpreted to mean that a ballot that is not returned is recorded as a negative vote on any given issue.
 - Mr. Rowe suggested a survey be conducted to garner support for the changing of the Covenants to address this type of issue.
 - The question of enforcement was also raised, as the Calvert County Zoning Enforcement will not enforce DPPOA Covenants.
- Mara Berzins commented about people dumping vegetation on vacant lots and asked about the possibility of a day for "green collection." Community email notices have been sent in the past asking people to refrain from putting their yard waste on vacant lots that they do not own, and signs have been placed around the community instructing people to not do this.
- Mr. Tracy remarked on the idea suggested previously by another property owner, about the possibility of levying a special assessment but suggested also that the potential increase in next year's Mandatory Assessment might be a temporary measure in order to restore the cash buffer.
 - It was noted that special assessments are for specific one-time expenses.
- Mr. Rowe asked if the community beach project has been considered a success.
 - It has worked to stabilize the beach, although there is some suggestion that there has been an impact downstream with regard to Drum Point Lake silting in at the tidal outlet. Drum Point Lake is a natural tidal lake.
 - There have been two fish kills this past summer, possibly due to a lack of oxygen.
 - Representative from the Department of Natural Resources suggested that solar-powered aeration systems may be of help in keeping the lake oxygenated.
 - A suggestion was made that a speaker be invited to a future membership meeting to educate residents on the best way to address this and other environmental concerns.

With no further business to discuss, the meeting adjourned at 11:10 a.m. The next meeting of the membership will be scheduled for March 2026 (date to be determined).