

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
May 6, 2025  
Final**

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

**Board Members not Present:** John Latham

**Staff Present:** Rhea Webster – Association Manager

**Property Owners and Guests Present:** Curt Larsen, Judy Larsen, Bruce Fall, and Ed Luczak – members of the Southern Calvert Land Trust

**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 April 1, 2025, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** Tony introduced members of the Southern Calvert Land Trust (SCLT) who were present to present a request approval for the placing of signs on some properties owned by the land trust. The following was noted:

- The SCLT owns approximately 84 properties in Drum Point (donated by previous owners).
- The trust has undertaken efforts to pinpoint the location of these lots and would like permission to place signs that indicate that it is the SCLT that owns and preserves these properties.
- The trust encourages property owners with lots that cannot be developed to consider donating them to the SCLT. These properties are registered as greenspace in perpetuity and cannot be developed.
- The signs would advertise the fact that the land trust maintains these lots. It is hoped that those who live nearby might see the signs and will aide in maintaining these areas.
- The trust is in the process of applying for grants that could help them maintain the properties.
- Drum Point Covenants speak to the fact that the placing of signs must be approved by the Board.

**Motion:** Mike Snapp made a motion to allow the Southern Calvert Land Trust to place signs, as described (SCLT Conserves this Open Space – green and white) at this meeting, on their lots. The motion was seconded and passed unanimously.

After the members of the SCLT left the meeting, discussion ensued regarding signs that address contractor jobs, school fundraisers, real estate signs, and political preferences. It was determined that a community email should be sent reminding all that these signs should be temporary and specifically that political signs should be removed once an election is over. All signs of this type amount to visual clutter that detracts from the beauty of the community.

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**Office Update:** Rhea Webster reported the following:

- The installation of the pipe mast to properly connect power lines to the office building has been done. This was the final repair to the building, as required by the insurance company. According to the contractor there is just a small hole in the shingle over the eaves that will not impact the integrity of the roof. The hole was the result of removal of a board that had been used previously to connect the power lines and can be covered with tar, but there is no need to replace shingles. Total cost of all repairs was \$4,045 (excluding work done by Joe Bateman – approximately \$162.50).
- Photos of the beach grasses were sent to Mel Throckmorton, our point of contact, at the Maryland Department of the Environment. The grasses were part of the permitting process and will be monitored for another three years; however, the pictures show that the grasses are doing well, and a request was made to be allowed to remove the “goose exclusion” fence. Ms. Throckmorton advised that since the grasses are thriving, the fence can be removed.
- A property owner on Lake Drive called the office and voiced concern about cars that speed on that street. They have requested that speed calming devices be installed (speed bumps or humps specifically). This issue has arisen in the past, and the County did issue a document in 2016 stating that the Department of Public Works could work with associations with privately maintained streets to determine if a particular community could qualify for speed bumps. A meeting was held with the DPW who recommended that we consult with a traffic [civil] engineer. COA Barrett was contacted and information as to the possible location of these traffic calming devices will be sent to them. They will help determine if Drum Point qualifies according to guidelines set down by the State
- A fence, erected by property owners on Bay Drive, does not adhere to county restrictions regarding the height of a fence on land adjacent to the water (the height is restricted so that the view of the water is not blocked). The owners were given until March 2025 to apply for the required variance, which would have allowed neighbors (including this Association as owners of the roads) to voice objections. Since the owners did not apply for the variance, the issue was sent to the County Attorney's office.

**Committee Reports and Roundtable:**

**Operational/Roads Committee:** Rhea reported the following:

- The dry hydrant on Lake Vista (River View) Causeway was repaired by J. Calvin Wood in the amount of \$1,022.50. The Solomons Fire Department has been notified so it can be retested.
- A property owner who lives above Anchor Drive reported that the dry hydrant on the Anchor Drive Causeway is overgrown with vegetation. This has been put on Joe Bateman's work list.
- Steve Rowe, project manager, is in the process of preparing the Request for Proposals for the 2025 list of streets to be included in this year's paving work.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. The FY 2026 draft budget was reviewed by the Finance Committee and was distributed to the Board for comment. The only outstanding issue is employee compensation, which will be discussed in the Executive Session after the meeting. Once approved by the Board, it will be presented to property owners for approval at the meeting of the General Membership, scheduled for Tuesday evening, June 24, 2025.

**Environmental Committee:** Bonnie Blades will conduct an inspection of the Phragmites to see how much growth has occurred since last year. There may or may not be a need to have them treated this year.

**Safety Committee:** No report

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**Welcome Committee:** Rhea reported that one welcome bucket was distributed in the past few weeks, leaving two on hand. There are supplies for the committee to assemble four additional buckets. An email will be sent to the committee asking for availability.

**Planning Committee:** Mike Snapp reported that Rhea and Joe Bateman did the beach measurement in his absence. The distance from the power pole to the mean high water was 32'. These measurements continue to track well with the high tides.

**Old Business:**

**Surf Street property encroachment:** Allen Fine asked about the property on Surf Street and whether there will be a meeting to discuss DPPOA property lines with the owner of a lot on Surf Street. The owner will be contacted and a meeting scheduled between him, Tony, Mike and Rhea.

**ThinkBig Networks:** The Association attorney has been out of the office and therefore, has not yet responded to a request for her to review the agreement proposed by ThinkBig Networks to install fiber optic cable in the Drum Point right of way. This will be on the agenda for the June meeting.

**New Business:**

- Southern Calvert Land Trust – request to install signs on properties owned by the trust (see above)

The next Board meeting is scheduled for Tuesday, June 3, 2025, at 6:30 p.m. The Board adjourned to the Executive Session at 7:25 to discuss employee compensation.