

**Drum Point Property Owners' Association
General Membership Meeting
Drum Point Club
December 21, 2024
Final**

Board Members present: Tony Spakauskas, Mike Snapp, Bonnie Blades, Asha Andreas, Susan Rork, and Allen Fine

Board Members not present: Jack Andre, Ginny Rice, and John Latham

Executive Session prior to meeting: Prior to the general meeting, the Board members present met to approve the transfer of insurance coverage from Nationwide to State Farm. This was done due to the significant increase in the premium offered by Nationwide (\$5,780 to \$15,127). The premium offered by State Farm is \$11,186. The following motion was made:

Motion: A motion was made by Mike Snapp to accept the quote offered by State Farm Insurance in the amount of \$11,186. The premiums will be paid on a monthly basis in order to stay within the budget for the current fiscal year, with consideration given in next year's budget for the balance due for this fiscal year as well as the amount that will be due for the upcoming fiscal year. The motion was seconded and passed unanimously.

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 10:00 a.m. With just 10 Association memberships in good standing represented, a regular quorum was not present. However, per the motion made and approved during the September 24, 2024, 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 remarked that the year had been a busy one with the paving work finished and the restoration of the community beach completed. He stated also that, unfortunately, there had been some vandalism at the beach, with four teenagers dragging a picnic table into the water. A video of the teens was captured.

Approval of Minutes: Carol Bush made a motion to approve the minutes of the June 25, 2024, meeting, distributed at the door (video posted to the Association website). The motion was seconded and passed unanimously.

Committee Reports

Operational/Roads Committee: Rhea reported that in addition to this year's paving work, there are several storm water management jobs that have been completed, with five additional jobs in the works.

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Finance Committee: The Balance Sheet and Profit and Loss Statement were distributed at the door. In Jack Andre's absence, Rhea reported that all expense item categories are within the expected range for the current fiscal year as reflected in the Profit and Loss statement. She reported the following:

- The Budget Committee will be meeting in the coming months in order to draft the budget for the upcoming fiscal year, which begins July 1, 2025.
- Claims that have been filed in the past year have resulted in an additional \$11,000 being collected. As a result of the claims being filed, membership in good standing is 80% for the current fiscal year. The membership percentage often does not reach 80% until closer to the end of the fiscal year.
- Statements for the upcoming fiscal year, which begins July 1, 2025, will be mailed near the end of January or first week of February, with fees due March 1, 2024.

Safety Committee: Allen Fine reported that one of the beach cameras will be repositioned in order to be able to obtain better photo evidence of license plates when vandalism takes place. In addition to vandalism, some fires have been set. He stated also that the contract with Verizon ends in March, and there is an expectation that we will be able to secure a lower price, which may allow for an expansion of the surveillance system.

Environmental Committee: Bonnie Blades reported that the Phragmites that were treated in September are dying out as expected. Mark Smith of Phragmites Invasive Control recommends the canes be allowed to simply die off, and this is the standard practice by the Association. The Ivy League, organized by Ginny Rice, will be meeting in January at a location and date to be determined.

Welcoming Committee: No report

Planning Committee: Mike Snapp reported the following:

- The beach grasses are thriving despite the fence having been cut again. The grasses were part of the permitting process and were required by the Maryland Department of the Environment. MDE will monitor the grasses for an additional three years.
- Curt Larsen, a retired coastal geologist, recommended that the beach sands also be monitored to gauge any erosion that may be occurring. This is being done on a regular basis in accordance with the solstice and high tide. There have been three measurements to date that show sand is being accreted with the exception of the measurement taken in September during an unusually high tide. The water was 3.3 feet above mean high water, which is considered a moderate flood.
 - It was noted by a property owner who lives on Drum Point Lake that the sand is accreting in the outlet further south on Drum Point Club property. There is a question as to whether the new jetty on the community beach could be causing sand to move further south, which could cause the outlet to become sanded in. Asha Andreas, who belongs to the Club, stated that she will report this issue to them. The lack of rain during the past several months could also contribute to this issue.

Unfinished Business: None scheduled.

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New Business: Formation of the Nominating Committee:

Curt Larsen remarked that three seats will be opening on the Board in July 2025. Susan Rork and Bonnie Blades have agreed to run for the upcoming year. Asha Andreas, who has served on the Board since 2017, has made the decision to step down. In addition to needing at least one more volunteer to serve on the Board, he would like to compile a list of people willing to serve at a later date should there be a need if someone steps down mid-year.

Public Comment: Curt Larsen, a member of the Southern Calvert Land Trust, who oversees the donation of properties to the trust is in the process of accepting another vacant lot. Owners donate their lots when it becomes apparent that the land cannot be developed.

With no further business to discuss, the meeting adjourned at 10:30 a.m. The next meeting of the membership will be scheduled for March 2025 (date to be determined).