

**Drum Point Property Owners' Association  
Board of Directors Meeting  
401 Lake Drive  
December 3, 2024  
Final**

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

**Board Members Not Present:** Tony Spakauskas, Ginny Rice, and John Latham

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

**Property Owners and Guests Present:**

**Call to Order:** Mike Snapp, Vice 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 and Agenda:** Susan Rork made a motion to approve the minutes of the November 7, 2024, meeting, distributed previously via email. The motion was seconded and approved unanimously. The minutes were approved as written.

**President's Remarks:** No report

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

- The filing of claims and liens on property owners whose accounts are severely in arrears has resulted in the collection of an additional \$12,386 over the usual amount collected. Property owners are advised via letter and/or email that a claim is about to be filed. An account that had previously been placed into uncollectible status, was recently settled in the amount of \$1,606. A claim had not been filed as the property owner was deceased.
- The insurance agent who is working to procure a lower rate for the upcoming year has had no success in finding a more reasonable premium. Additional companies will be contacted.
- The information required by the Corporate Transparency Act was uploaded to the Financial Crimes Enforcement Network (FinCen) on November 25<sup>th</sup>.
- The winter newsletter is in progress.
- The cost of this year's mosquito control spraying is \$916.80 which is within the budgeted amount.
- The annual beach report will be submitted to the Maryland Department of the Environment by December 10<sup>th</sup>. This report is required to be submitted each year for another three years.
- The General Membership meeting is scheduled for December 21<sup>st</sup>.

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**Committee Reports and Roundtable:**

**Operational/Roads Committee:** In Steve Rowe's absence Rhea reported as follows:

- County inspection permits:
  - The cost of the blanket grading permit for general road maintenance for the next two years was \$300.00. The permit enables the Association to maintain roads without having to seek out individual permits for each project.
  - A vegetation removal permit for the removal of a tree in the Critical Area is \$100.00.
  - These fees will be considered in next year's budget.
- Storm Water Management
  - Steve Rowe is working with Grover's Lawnscape to schedule storm water management jobs, approved previously by the Board.
  - The proposed price for work to install rip rap at 12865 Eagle Drive and at 552 Beech Drive is being discussed with Grover's Lawnscape in hopes of securing a lower proposal, however it is in line with similar work done previously. John Wood has also been asked to submit a proposal for these two jobs.

**Finance Committee:** The Balance Sheet and Profit and Loss Statements were distributed. Jack Andre, Treasurer for the Association, noted that all expense lines are within budget thus far for the fiscal year, which began July 1. The monthly review of invoices showed all expenditures to be in line.

**Environmental Committee:** No report

**Safety Committee:** Allen Fine reported that he will move one of the security cameras at the beach in order to obtain clearer photos of license plates etc.

**Welcome Committee:** Rhea reported that just one Welcome Bucket has been distributed in the past month. Cindy Andre's efforts to secure additional buckets from Ace Hardware were successful, with 25 buckets received last week.

**Planning Committee:** Mike Snapp reported that the beach sand will be measured in accordance with the next solstice for the sake of consistency.

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**Old Business:** Water Access Point – Surf Street

- The survey to determine boundary lines at a drainage outlet on Surf Street has been completed.
- A nearby property owner called the Association office to inquire about the markers, and it was explained that there had been a boundary line dispute, hence the need for the survey.
- The survey markers show an encroachment by an adjacent property owner.
  - The owner can speak with his realtor or title insurance company if he has title insurance, in order to ask why the boundary lines were not made clear. He may decide to sue one of those entities. He can also speak to the Association about a resolution that could include an option for him to acquire that portion of the property.
  - It will be up to that owner to pursue these options.
  - The Board cannot simply cede the property in question to that owner (the by-laws require approval by a majority of those in attendance at a duly called meeting).
  - A meeting between the owner, Tony Spakauskas and Rhea Webster should be held so that he can understand his position. The area in question is not a waterfront access point, but rather was set aside for maintenance of drainage in that area.

**New Business:** None Scheduled

The next Board meeting is scheduled for 6:30, Thursday, January 2, 2025.

With no additional regular business to discuss, Allen Fine made a motion to adjourn to Executive Session. The motion was seconded by Asha Andreas, and the meeting adjourned at 7:31.