

**Drum Point Property Owners' Association
Board of Directors Meeting
401 Lake Drive
March 10, 2026
Final**

Board Members Present: Tony Spakauskas, Mike Snapp, Mike Chaconas, Bonnie Blades (Teams), Ginny Rice, Susan Rork (Teams), Allen Fine, John Latham, and Adrian Stanton (Teams)

Board Members not Present:

Staff Present: Rhea Webster – Association Manager

Property Owners: None Present

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: Allen Fine made a motion to accept the minutes from the February 3, 2026, meeting, distributed previously via email. The motion was seconded and passed unanimously. The minutes were accepted as recorded.

President's Remarks: No report

Office Update: Rhea Webster reported the following:

- The cost of snow removal for the February ice/snowstorm was \$66,390 (Grover's Lawnscape, LLC). A state of emergency was declared by the state of Maryland, and in the past, we've been eligible to receive reimbursement of up to 80% of the cost from FEMA. However, the requirements have changed recently, therefore, Calvert County did not apply for reimbursement. Our status as a Special Tax District allows the Association to be included in the County request for FEMA funding.
- Habitat for Humanity contacted the office to ask if they could stage a pickup point in Drum Point for people to drop off/donate lightly used furniture and other items on two Saturdays in the coming months [the Board agreed that this should be allowed, and Habitat will be informed].
- Curt Larsen sent info about a storm water management project being undertaken by the Chesapeake Ranch Estates at the curve on Barreda Boulevard. The project may impact property owned by the Southern Calvert Land trust, and Bruce Fall will meet with the engineers on the project to discuss whether this is something the land trust can accommodate as there are certain restrictions put on property that is under control of the trust. Both Mr. Larsen and Mr. Fall are members of the land trust.
- A vehicle hit the entrance sign at Cove Drive causing extensive damage. Greg Brock retrieved and repaired the sign within a week at the cost of some materials and his time.
- A letter was sent to the owners of a property with an address on Rousby Hall Road that is also adjacent to Walsh Lane. The residents are apparently burning what appears to be toxic material based on the smell coming from the burn barrel. There are County restrictions against the burning of toxic material, and residents are encouraged to contact the Calvert County Health Department directly.

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Committee Reports and Roundtable:

Operational/Roads Committee: No report

Finance Committee: The Balance Sheet and Profit and Loss Statements were distributed. Mike Chaconas remarked that, although the cost of snow removal was over budget, that overall category of expenses remains within budget. This invoice was paid by Special Tax District (STD) funds, with the invoice for the December storm being paid with funds from State Highway User Revenue (December 5th storm - \$4,940). The total cost of snow removal for the season was \$72,870.

Rhea reported also that she spoke with Steve Rowe, our Project Manager, about crafting a five-year paving plan in preparation for the upcoming Special Tax District request (beginning with FY 2028). Preparation for the next STD will need to begin in the coming months.

Environmental Committee: No report

Safety Committee: No report

Welcome Committee: Two welcome buckets have been distributed in the past month. There are supplies on hand to assemble three additional buckets.

Planning Committee: No report

Unfinished Business: Encroachment on Surf Street - Allen Fine read a statement (made part of these minutes) regarding his concern about a property owner on Surf Street who has encroached on property owned by the Drum Point Property Association. The following was noted:

- There is no house on this section of land as it is too badly eroded to be developed, however, the owner has placed a number of items on the plot of land (a grill, a picnic table, some fencing etc.). There are others in the community who do not like the way in which the property is kept, and they have complained.
- After discussion, it was agreed that members of the Board should meet with the owner to discuss his options. One possibility is for him to request a Quit Claim for that portion of Drum Point property.
- A Quit Claim of this nature must be approved by the membership at a duly called meeting of the Association. The next meeting of the General Membership is to be scheduled for June.
- If the membership does not approve a Quit Claim, the items placed in the Drum Point right of way will have to be moved, however the Drum Point Property Owners' Association cannot compel him to remove anything from his own property.

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New Business:

FY 2027 Slate of Candidates for the Board of Directors: The following Board members terms will expire at the end of this fiscal year, June 30, 2026:

- Ginny Rice
- John Latham
- Allen Fine
- Mike Chaconas

All have agreed to run for the upcoming Board. The Slate of Candidates will be announced at the March 21st meeting of the General Membership, and nominations will be taken from the floor. If there are no nominations from the floor, a motion will be made to accept the Slate of Candidates by acclamation.

Miscellaneous Events: Allen Fine reminded the group that the annual Osprey Festival is scheduled for April 18th in North Beach and might be included in the next newsletter. In addition, the Drum Point Club has scheduled a presentation by Braum Tokarski about the health of the Chesapeake Bay. He suggested the Board might want to schedule him or other experts about this and other issues of interest for an upcoming membership meeting.

The next Board meeting is scheduled for Tuesday, April 7, 2026, at 6:30 p.m. With no additional regular business to discuss, the meeting adjourned at 6:42.