

Approved

Drum Point Club August 9, 2022 Board Meeting Minutes

Call to Order: 5:39 PM

Attendance: Eric Andreas, Mary Ann McGowan, Bruce Fall, Bill Kurtz, Judy Szynborski, Ed Luczak, Tim Hansen

Minutes from 7/12/2022: Approved

President's Report:

Status of the Gate

Link, the contractor who installed and services the gate came today to examine the gate apparatus and troubleshoot why the gate will not operate. He said the motherboard was destroyed and may have been hit by lightening. He repaired the motherboard but a new power supply is needed which he doesn't have in stock but has ordered one. Link will fix the problem as soon as possible.

Vandalism

There have been several recent instances of vandalism. The reader board on Barreda and Rousby Hall Road was intentionally damaged and cannot be repaired; club canoes and paddles were left on the beach; there were noticeable tire tracks on the beach; garbage and debris was left on the beach. The problem of irresponsible behavior seems to be getting worse and the board should take measures to discourage it.

Bill Kurtz found the door to the building was left unlocked apparently by renters. Tim Hansen found the same thing about a month ago so this is probably not an isolated incident.

The club needs improved security. Although video cameras are limited, the addition of two more cameras on the main building would be helpful. Installing cameras at the gate is desirable, but most need a wifi connection to operate. Our current wifi does not extend to the gate. It may be possible to install a camera on the pier as boaters are able to pick up our wifi signal. We could obtain solar panels to provide electricity to newly mounted cameras.

Action Item: Ed will install two more video cameras on the main building.

To ensure that renters lock up and restore order to the premises, Maryanne proposed that a board member inspect the premises after the renters have left. Eric

will send out a message to board members to establish dates to volunteer. Ed volunteered to develop a draft checklist for renters that will cover our expectations for leaving the premises properly secured.

Action Item: Eric will canvas board members to volunteer to inspect the premises after renters have left to ensure security.

Action Item: Ed will develop a new checklist for renters.

Can a member with several voting rights sell them back to the club?

Decision: the board decided that we will buy back extra voting rights but should put the money in the reserve account and not use it for general funds.

Fire extinguisher Inspection

This inspection needs to occur every year but hasn't been done since 2016. This year's inspection will occur on August 22, 2022. We need to make sure to call the contractor every year in order to be in compliance with this regulation.

Policy on Social Gatherings on patio when rentals are in progress

Decision: the Board decided that rentals contracted for use of the main building and pavilion so have a right to exclude members. Members may use the picnic tables on the lawn.

Gun Training Classes

A member proposed to use the facilities and grounds for gun training. It was proposed to have a gun safety class and training using a laser system that is very noisy.

Decision: The Board decided no because the club should not host any activity for a purely business purpose. If the member wishes to provide gun safety to the membership at no cost we could allow that.

Committee Reports:

Insurance Review (Bruce Fall)

Regarding: Replacement Value (RV) vs Actual Cash Value (ACV).

Bruce is getting insurance re-quoted with a more comprehensive examination. Current insurance would provide only about \$200,000 to the club after damages because current policy is based on Actual Cash Value (ACV), which heavily factors in depreciation of our 1950's buildings in the analysis.

Bruce is looking at a re-quote with current provider that would provide \$500K for main building and \$300K for second building in terms of Replacement Value (RV). Bruce is also inquiring whether we could get an "all-in-one" policy that includes liability - rather than having a separate liability policy. Bruce is also exploring increasing liability from \$1MM, \$3MM, or \$5MM Per occurrence. He will also contact Matt Bahr of Eric Insurance for a quote at 301-737-3038 - referred by Bill Kurtz. Lloyds of London is another possibility.

Bruce is also in the process of getting a Flood Insurance Quote.

Security (Bill Kurtz and Bruce Fall)

See discussion under "vandalism" above regarding video cameras.

Bill Kurtz provided all board members with a complete set of keys for all the locks on the club property along with a laminated guide to what keys go to what locks.

Buildings and Grounds (Gary Breeds, Bill Kurtz, Eric Andreas, Bruce Fall)

Bill pointed out that the doors to the clubhouse are in poor condition and need painting and some repair. Replacing them would be costly so repair is the best option. Bill and Gary installed a new threshold strip.

The sign near the gate that states that members use the ground at their own risk needs to be replaced. The new sign should be the same size with a white background and red letters so it is clearly noticeable.

Action Item: Bill Kurtz will obtain and install a new sign.

SEPTIC / BATH HOUSE (Approx 14' x 12' as a concept to begin discussion)

Site Evaluation / Sanitary Construction Application needs to include a "concept site plan" drawn to scale based upon recent surveys, topography review, and proposed building location and septic or holding tank plan. DPC should factor \$5K cost to pursue approval. A plan involving holding tanks might be implemented within a year while a septic plan might take years to implement.

Bruce plans to call or visit Matt Kumar at Calvert Health Dept prior to next board meeting

Chesapeake Restoration Fund pays for tanks up to \$12K? (Judy's info) , Initial concept for a tank system might involve 3 - 2000 gallon tanks

Rough Estimate: 50K - \$40-45 for construction, \$5K permitting / drawings / topography work

Possible configuration of building:
(2) 9'x7', sink, two stalls - Male and Female
(4) 6'x6', sink and toilet - Unisex
Outdoor shower, outdoor water fountain (drinking)

Judy will review our current septic filings at public records to see what it shows

Need to start thinking about location for bathhouse as well as what the “must haves are”

We should create a committee specific to this project. However, the committee is not needed until later on in the autumn as the busy season is passing and this structure is not crucial right now.

New Reader Board

Vandals damaged the reader board on the corner of Barreda and Rousby Hall Road. This has been a good communication device to the community. The board agreed that the reader board should be replaced.

Action Item: Bruce will obtain a new reader board cost ~\$350

Rentals (Mary Anne McGowan)

See discussion under “vandalism” above concerning having board members check the club premises after a rental to ensure security. Maryanne later proposed that perhaps we could hire someone to do the security checking after rentals. The board seemed favorable to this possibility.

Maryanne was concerned about how the board’s previous decision to limit rental to members and how that might affect our finances. The consensus was that we should reevaluate this next year. As it is difficult to know if cutting off this revenue would make a major impact.

Membership (Terra Cooke, Tim Hansen)

The following new general members have been approved since last meeting on July 12, 2022: Austin Long, Carrie Waner, Pat Quattro and Vicki Scroggs.

Tim updated the membership database on August 9, 2022 and provided electronic and hard copies to board members. There are currently 272 members listed. That will change once we know who has or hasn’t paid the yearly invoice sent in July. Tim will need to confer with Johanna in late September or early October to further revise the list.

Tim also prepared a list of members who apparently no longer live in Drum Point or DPC does not know the address of their property. Tim has requested that the three realtors on the board that have access to county public records look up these members to ascertain whether they still have property in Drum Point. This information will improve the accuracy of the database.

Action Item: Tim will provide an electronic copy of this list to Bruce, Terra and Judy.

Events (Bruce Fall)

- Yoga - every Thursday from 6-7pm - \$5.00 donation to instructor, everything going well so far, about 6-7 attendees at each of the first two events so far.
- Open Microphone Music Night - Thursday, Sept 15th from 7-9PM. (Practice night-Aug 25)
- OKTOBERFEST - Saturday, October 9th from 3-7pm
- Murder Mystery - James Bond 007 Theme - Saturday, October 22nd 6-9:30pm

Treasurer's Report (Johanna Icaza)

Johanna was not present but the following discussion occurred:

DPC needs to have a completed financial review. Our accountant Chris McCready needs certain financial data from Johanna.

Action Item: Johanna provide data to Chris McCready asap.

We need to have a financial meeting in September or early October. This committee should be Eric, Johanna, Bruce and Mary Ann . We need to discuss:

- How to get real time information about account receivables and bills paid.
- Use and issuance of debit and credit cards.
- Whether we should hire a bookkeeper.
- Whether we could have Chris McCready pay our bills etc.

Technology (Ed Luczak)

See video camera discussion above under "vandalism".

Nature (Tim Hansen)

Tim stated there was little to report but hoped to have another bird walk in the fall.

Action Item: Tim will contact Sherman Suter of the Audubon Society to see when and if another walk can be arranged.

Old Business:

None discussed.

New Business:

Ed Luczak volunteered to develop a policy and procedures manual that would capture our policy decision-making and usual operational procedures. Ed will collaborate with board members and the board will approve all entries. The board members were supportive of this idea.

Next Board Meeting:

September 13, 2022 5:30 PM

Adjourned: 7:31 PM