

## Drum Point Club

### August 13, 2023 Board Meeting Minutes

**Call to Order:** 5:30 pm

**Attendance:** Eric Andreas, Mary Ann McGowan, Bruce Fall, Bill Kurtz, Ed Luczak, Johanna Icaza, Tim Hansen, Judy Szyzborski.

**July Minutes:** Approved.

#### **President's Report Eric Andreas**

##### AirBnB Problem

Several Board members expressed their concern that AirBnB and VRBO short-term rentals have been established in the Drum Point community. Some owners of these businesses have obtained or sought DPC membership based on their property ownership. This allows short-term renters access to the DPC property. There was unanimous agreement that this should not be allowed.

*Action Item: Ed Luczak will develop a policy that will disallow businesses such as AirBnB and VRBO units from granting access to the DPC.*

##### Golf Cart Policy

Many members own golf carts and regularly drive them to DPC to enjoy the beach and grounds. In some cases cart owners are driving and parking in the lawn area where there are protected plant species e.g. native grass and cacti. There have been several instances of people driving on the beach, which is a violation of state law.

The consensus of the Board is that we need to take interim measures to discourage this practice. All golf carts should be parked in the parking lot (on the gravel) and we can allow loading and unloading in designated areas e.g., on the Chesapeake side of the beach.

*Action Item: Eric Andreas will write an email to all DPC members reminding them that golf carts need to unload at the beach and be parked in the parking lot.*

*Action Item: Bill Kurtz will look into obtaining improved signage for where golf carts can load and unload.*

#### **Treasurer's Report Johanna Icaza**

- There are currently 238 members. This includes 26 associate members.
- There are approximately 80 members who have not paid the July invoice. This is an improvement over years past.
- Check Balance: \$61,796.00
- Saving Balance: \$46,675.56
- About 12 members have been sent 2-year delinquent letters after this month and will be delisted if payment is not received.
- Chesapeake Bank has merged with Shore Bank so we will be receiving new bank cards in September. The website URL will soon change.
- Our Forest Conservation and Management plan has been sent back from DNR. A copy needs to be sent to the County Assessment Office. This will be completed this week.
- I have sent most items to Chris McCready to complete tax filings. There are a few items pending from Q4.
- The IRS removed the penalty from 2018 and we received \$543.45 in interest overpayment.
- We should consider a Vanguard fund that gets a higher yield. Tim Hansen agreed to take a look.
- Rose Mellies check for a rental has not been cashed. We should ask her to stop payment on it and write another check.

### **Rentals Mary Ann McGowan**

We do not have a clear policy on keeping/returning security deposits. Generally, we have been cashing the security deposit check and writing a refund check as necessary.

*Action Item: Mary Ann will propose a clearer process for handling security deposits.*

There was a discussion of the need to keep the gate closed during rentals in order to minimize trespassing during the event. Ed Luczak can provide temporary codes.

There was a short discussion of whether DPC should allow outside groups to rent. The general consensus is that we have fewer issues with rentals and do not seem to be losing much money so we should continue to limit rentals to members.

### **Buildings and Grounds Bill Kurtz**

New mooring cleets were installed on the pier.

Drive way repair patches and swales were completed. The contractor did a good job. This should last us 5-6 years We paid the contractor \$3K now and will make a \$5K payment later but we will need an invoice from them.

### **Membership Tim Hansen for Terra Cooke**

We have one new member, Christopher and Coleen Davies.

### **Properties Judy Szyborski**

Judy is looking into overpayment of property tax on the cell tower lot. If our taxes go up the contract with the lessee provides for them to pay the difference.

### **Events Bruce Fall**

There is a fishing meet-up event 4:30 to 7:30 pm September 15, 2023 on the Patuxent River beach and the pavilion later.

### **Technology Ed Luczak**

Chris Cooke is putting together a proposal to have a security update at the gate. This would involve providing power and internet to the gate building as well as heating and air conditioning for climate control. Ed estimates that this would probably cost about \$3K for installation an \$1100/year in recurring costs. If pursued, this will be a serious upgrade from the current trail camera in place.

We should invite Chris to the next meeting.

### **Nature Tim Hansen**

See the events report above.

**Next Meeting:** September 11, 2023 5:30 pm.

**Adjourned:** 6:42 pm