

Drum Point Club

June 13, 2023 Board Meeting Minutes

Call to Order: 5:30 pm

Attendance: Eric Andreas, Mary Ann McGowan, Judy Szyzborsky, Tim Hansen, Johanna Icaza, Ed Luczak, Bill Kurtz, Bruce Fall, Terra Cooke

May Minutes: Approved.

Presidents report Eric Andreas

Club Operating Schedule

- All ballots have been collected and need to be counted.
- We need to announce the results at the annual meeting June 25, 2023.
- The annual membership invoices need to be sent out. Johanna will do most of them via email. However, some will need to be mailed if the member does not have an email address.
- We will need to have an ‘envelope stuffing party’ to help get the invoices out on schedule.

Cindy’s Shed Request

Cindy requested to have a shed installed on the property that she would purchase and the DPC would own.

Decision: We need more information before making a final decision. We should discuss this further next meeting.

The pile of old wood near the present sheds should be removed as it is an eyesore and most of the wood is of little value. This should be discussed next meeting. Perhaps Larry Reich and Cindy’s sons could dispose of it if we paid them.

Annual Meeting Preparations

This will be DPC’s 40th anniversary so besides a presentation by Ralph Eschelman on the history of Drum Point we have made a point to invite charter members who, if they wish can talk about the early days of the club and how it got organized.

The Board should supply a large sheet cake, cheese and cracker and veggie plate as well as refreshments such as sodas and water.

We should expect about 30 members plus the charter members to attend.

Guests of members may attend but this event is not open to non-members.

Treasurer's Report

Snapshot:

There are 234 members listed on the updated membership database. There are about 30 members that are not currently paid up. The DPC checking balance is currently at \$25,374.85; savings balance is \$46,675.56; Vanguard balance is \$66,887.87. DPC Mortgage debt is \$70,691.78.

Annual Ballot Results:

We received 56 ballots back from members

- 55 approved the budget, 1 disapproved the budget
- Voter approval: 55 votes for Eric Andreas; 52 votes for Terra Cooke; 54 votes for Johanna Icaza . Note: These figures will be recounted as they did not reflect multiple voting rights of charter members.
- The ballots meet our plurality requirements so all three board members above are reelected.
- All ballots will be scanned for future reference.
- Officers will be selected at the July Board meeting.

Current projects:

- The annual billing will be sent out July 1, 2023
- We still have about 30 delinquent members. All delinquent members have been contacted by phone, letters and email.
- Chris McCready will have his report ready by the July 25th meeting.
- Community Band of the Chesapeake is merging with Shore United Bank effective July 1, 2023. It probably will not affect DPC.

- MD DNR should complete its review of our Forest Conservation and Management Plan by the end of June. It was submitted in August 2022. It will cost \$200. The Board has approved the expenditure and it will last for 15 years.
- Cindy's five year lease needs to be updated. Johanna will be working on this.

Insurance Bruce Fall

The fire insurance policy for DPC is due immediately. Eric needs to sign the back page. We have \$300K for fire and \$100K to cover Cindy Scribner. It is likely that the premium will go up next year.

Rentals Mary Ann McGowan

Rental availability is full for June and July. We also have several for August.

There was a discussion about leaving the gate open during rentals which trespassers can take advantage and enter the property.

Hiring a young person to monitor the gate was discussed but several members brought up the problem of having an actual employee and the details involved with following state and Federal laws.

Bill Kurtz proposed that we require that the gate be closed during events and that the event planners give out the code to participants of the event.

Decision: Starting in July we will require that the gate be closed for all events and require that the event planners give the code to participants. However, we will evaluate how this works in practice and reassess it if necessary.

There was a discussion about developing a rental checklist given to renters to determine if we should give back the security deposit.

Building and Grounds Bill Kurtz

There was consensus that the new signage around the property was an excellent improvement.

The Board recognized that the clubhouse building needed power washing before the annual meeting.

Action Item: Bruce Fall will procure a contractor to do the work before the annual meeting with the membership.

There was a discussion about young people coming on to the property late at night and sometimes doing inappropriate things. The question arose whether DPC has a curfew. The answer is that we do not. However, we decided to discuss the possible establishment of a curfew at another time.

Membership Terra Cooke

We have six new applications this month but two are operating as Airbnb's. These latter two applicants want their guests to have access to DPC. Terra proposed to not allow short-term tenants access to the club grounds.

Eric stated that Airbnb/VRBO owners are property owners and denying them membership would violate DPC by-laws. Others noted that we do require that members accompany their guests when on DPC property. The consensus was that we need a new policy to address this problem.

Decision: Club rules should be changed to address a novel situation. DPC should redefine guests to not include short-term renters.

Ed and Eric offered the following policy proposal: DPC does not want to encourage Airbnb/VRBO short-term guests to have access to the club. However, owners of the property can be granted membership.

It was noted that we have several Airbnb type businesses in the Drum Point community and we need to address this.

Decision: The membership application should be changed to include a check off box for Airbnb/VRBO business. If the applicant falsifies their status we have grounds for denying membership.

Decision: We will hold the current application until the above changes are made and evaluate it next month.

Events Bruce Fall

Drum Point Day will be July 1, 2023. We have hired two bands to play from 2 pm to 7 pm. DPPOA will provide the food that will be served from 4:30 pm to 5:30 pm. We will use Evite software to determine RSVP's and better estimate the likely number of attendees.

We will need volunteers to set up, grill, serve food, clean up and break down equipment.

Bruce mentioned his plans to use the corner covered window panels to post coming events.

Technology Ed Luczak

Ed discussed the damage to the TV that took place under unknown circumstances. We have purchased a new TV that is working well.

Going forward Ed proposed installing a video camera in the party room.

Action Item: Ed Luczak will purchase an additional video camera to be installed in the party room.

Mary Ann pointed out that we are required to tell renters that they are being videoed so the rental agreement should be changed to reflect this.

Nature Tim Hansen

Not discussed.

Adjourned: 7:41 pm

Next Meeting: July 11, 2023 5:30 pm.