

## **Drum Point Project, Inc. (DPPI)**

### **Drum Point Club**

### **Board of Directors Meeting**

**Saturday, November 2, 2019**

**Call to Order:** The meeting was called to order by President Mary Ann McGowan at 10:00 am in the Drum Point Club meeting room.

**Attendance:** Mary Ann McGowan (President), Eric Andreas (Vice President), Brook Edinger (Treasurer) [via conference phone], Ed Luczak (Secretary), Bruce Fall, Tim Hansen, Bill Kurtz. Guests: Terra Cooke (DPC Member).

**Minutes:** The Board approved the Minutes of the October 8, 2019 Board of Directors Meeting.

#### **Financial Report**

- **Reports Reviewed** – The Profit & Loss and Balance Sheet reports as of October 31, 2019 were reviewed. Copies of these reports were emailed to Board members prior to the meeting.
- **Member Dues** – Mary Ann reported that work continues on processing late dues payments.
- **Link Control Systems Payment Problem** – Brook and Ed reported on a problem with payment to our gate contractor, Link Control Systems. It appears that our October 7, 2019 check to Link Control Systems for repair of the gate magnetic lock was lost in the mail. Brook and Mary Ann worked with our bank, Community Bank of the Chesapeake, to understand the problem. The original check was cancelled and a new check has been sent.

#### **President's Report**

- **Membership Meeting** – Mary Ann reported that our Quarterly Membership Meeting will be held in the Drum Point Club Party Room on Saturday, December 7, 2019. DPPOA is holding their membership meeting in the Party Room the same day.
- **Small Purchases** – Mary Ann reported that several small purchases will be made soon for the pavilion: 2 or 3 propane heaters, and about 20 stackable plastic chairs.

#### **Rentals Report**

- **2019 Rentals Season** – Mary Ann reported that the 2019 rentals season is completed – no more rentals are scheduled for 2019.

- **2020 Rentals Season** – Mary Ann reported that we are getting ready for 2020 rentals by doing seasonal cleaning and conducting inventory. She is anticipating an intense rental season through the Spring and Summer. She asked for help in preparing a plan for hiring and coordinating gate guards for rental events.
- **Weekday Rentals** – Mary Ann reported that we may begin to get rental requests for the Party Room or the Board Room for weekday events, Monday through Thursday. We may want to define hourly rates for rentals by small organizations for use of the Party or Board Rooms.

### **Membership Report**

- **Procedures** – Tim reported that he, Karen Hansen, and Membership Chair Betsy are organizing membership procedures and consolidating the spreadsheets used to record membership information.
- **New Members** – Tim reported that gate fobs have recently been given to 5 new members (3 General Members and 2 Associate Members).

### **Events Report**

- **Christmas Decorating** – Mary Ann reported that the Navigators group will decorate the Party and Serving Rooms for Christmas again this year.
- **New Year's Eve Party** – Bruce reported that planning for the DPC members-only New Year's Eve party has begun. Bruce is exploring if we can engage the classical guitarist Tom Rhody to play at the party. (Eric won a 1-hour concert by Tom at a raffle, and has offered to have Tom perform for an event at Drum Point Club.)

### **Buildings Report**

- **Phase II Renovation Project** – Bruce reported Phase II of the Renovation Project is underway and should be completed in about 10 days. Phase II includes installing new siding on the East Building (Board Room and apartment).
- **Outside Shower** – Bruce reported that our contractor Tim will replace the PVC outside shower pipes with more durable copper tubing, and also install a shut-off valve.
- **Pest Control** – Bill will get a quote for periodic pest control from Tommy's Pest. We currently do not have any regular pest treatments.

### **Grounds Report**

- **Gardens and Grounds** – Mary Ann reported that volunteers are still needed to help with grounds maintenance activities.

### **Nature Committee Report**

- **Trails Project** – Tim reported that the main Drum Point Club property now has 9 hiking trails, totaling 1.9 miles. The committee is drafting a set of suggested names for the

trails, such as the “Paul Kerman Trail”. The committee will present the completed list to the Board for approval, and proposes to mark the trails with colored trail blazes.

- **Board Approval** – The Board approved a motion that supports the Nature Committee Trails Project, and encourages a continuation of this project.

### Technology Report

- **Wi-Fi in Board Room** – Ed reported that he has tested a Wi-Fi Extender and found that it improves Wi-Fi reception in the Board room. The device will be permanently installed in the Storage Room on the east wall above the garden tools.
- **TV Remotes** – Ed showed a labeled plastic container that will be used to store the TV and sound-bar remote controls in the Party Room on the shelf under the TV. Use of the container will hopefully help prevent the loss of the remotes.

### Other Business

- **Rental to Photographer** – Mary Ann reported that a local photographer has requested rental rates for renting the Board Room or Party Room several times a month to meet with customers. He currently meets customers at a local Starbucks. Board members noted that the additional revenue would be welcome, but we would not want Drum Point Club to be advertised as a place of business. Board members expressed the view that rentals of this type should not adversely impact member rentals. Logistics could be a challenge, including getting the photographer and his customers through the gate and into the building. Mary Ann noted that the photographer is considering becoming a member of Drum Point Club. Board members generally agreed that Mary Ann should continue to explore this rental request.
- **DPPOA Beach Erosion** – Eric presented a concept being developed by DPPOA to mitigate beach erosion at the DPPOA Community Beach. Eric and Tim are Drum Point Club’s representatives to a DPPOA committee considering the beach erosion problem. DPPOA has proposed building a V-shaped wave barrier off the beach. Research has shown that such a barrier can prevent beach erosion behind the barrier without causing sand depletion on adjacent beach areas. DPPOA has asked DPC for our approval of this concept. DPPOA would bear all costs of the project. The Board approved a motion that states DPC has no objection to the concept. The Board wants the opportunity to review the construction plan when it is prepared.
- **Grass Cutting** – Mary Ann reported that DPPOA has notified DPC that, by previous agreement, DPC is responsible for cutting the grass on DPC property at the intersection of Rousby Hall Road and Barrera Blvd. DPPOA has been cutting this grass recently, but reminds DPC of its responsibility. None of the Board members recall the relevant agreement. Mary Ann will investigate this issue further.

- **Associate Members** – Board members continued discussion of Associate Members. Ed suggested a new policy that no additional Associate Members be added if it would result in the number of Associate Members exceeding 25% of the total membership.

**Adjournment:** The meeting was adjourned at approximately 12:30 pm.

**Next Meeting:** The next Board meeting is scheduled for Tuesday, December 3, 2019 at 6:30 pm. Brook's conference line will be used to enable Board members to connect remotely.

**Current Board of Directors:** Mary Ann McGowan (President), Eric Andreas (Vice President), Brook Edinger (Treasurer), Ed Luczak (Secretary), Bruce Fall, Betsey Herbicek Fehn, Tim Hansen, Bill Kurtz. Ralph Swartwood resigned his seat on the Board effective September 30, 2019. This seat remains vacant.

**Prepared by:** Ed Luczak, Drum Point Club Secretary