

Drum Point Project, Inc. (DPPI)

Drum Point Club

Board of Directors Meeting

Tuesday, March 10, 2020

Call to Order: The meeting was called to order by President Mary Ann McGowan at 6:30 pm in the Drum Point Club meeting room.

Attendance: Board members: Mary Ann McGowan (President), Eric Andreas (Vice President), Ed Luczak (Secretary), Bruce Fall, Tim Hansen, Bill Kurtz. Club members: Ralph Swartwood, Johanna Icaza, Cindy Scribner.

Minutes: The Board approved the Minutes of the January 11, 2020 Board of Directors Meeting.

President's Report

- **Board Nominating Committee** – Mary Ann introduced Ralph Swartwood as the Chair of the Nominating Committee. Ralph reported that Peter Holt and Karen Hansen had served as members of the committee. The committee was formed to recommend a slate of candidates for the three Board positions that are expiring June 30, 2020, which are currently held by Eric Andreas, Brook Edinger, and Terra Cooke. Eric and Brook have decided not to run for another 3-year term. Ralph reported that the committee identified a slate of two candidates: Terra Cooke and Johanna Icaza. Ralph reported that the committee is unable to identify a third candidate at this time. At the June General Membership meeting, members can nominate additional candidates. Ralph noted that the Club By-Laws do not require that the Board be comprised of nine members. The Board has operated effectively in past years with only eight members. Board members are asked to try to identify a suitable third candidate for the slate.
- **Security Issue** – Mary Ann invited Cindy Scribner, our tenant in the Club apartment, to attend the meeting. Cindy provided information about an intrusion of Club property by a group of teenagers on the night of Monday, March 9. The intruders lit a large bonfire in the woods near the lake, which could have threatened the Clubhouse and neighboring houses because of the dry and windy conditions. The police were called to the scene, and charges have been filed.

Financial Report

- **Reports Reviewed** – The Profit & Loss, Balance Sheet, and Member Dues Receivable reports for February 29 and March 10, 2020 were reviewed. Copies of these reports were emailed to Board members prior to the meeting.

- **Bookkeeper Transition** – Mary Ann reported that Brook is learning Quick Books, and is taking over the bookkeeping tasks from Jessica, who will no longer work on the Drum Point Club books.
- **Treasurer Transition** – Brook’s 3-year term as Board member expires on June 30, 2020, and he has decided not to run for another term. He will help transition the Treasurer duties to the new Treasurer, when that person is identified.
- **Finance Committee** – Mary Ann recommended that the Board form a Finance Committee. The Board approved the motion. Ralph will chair the committee, and members will include Tim, Bruce, and Brook. Mary Ann will assist the committee by providing needed information. The committee will prepare the draft annual budget for 2020-2021, look for a new bookkeeper, and define Club financial procedures.
- **Dues Arrears Letters** – Mary Ann is sending out notification letters to members who have not paid this year’s dues.

Membership Report

- **New Members** – Tim reported that 1 new membership application has been processed, and recommended Board approval. The Board approved the new member.

Rentals Report

- **2020 Rental Season** – Mary Ann reported that nearly every weekend from mid-May through Labor Day has been rented. Last year at this time, we had only two rentals scheduled for the coming summer season. Mary Ann attributes the increase in advance rentals to increased popularity of the Club as an event venue, which has occurred due to the Clubhouse exterior renovations and other improvements to our property.
- **Rental Rates** – Mary Ann reviewed the current rental rates for weekends: \$450 per day for members; \$1300 per day for non-members. About two thirds of this summer’s rentals are by Club members. These new rental rates were raised last year by the Board to include the cost of Gate Guards, and to cover the expense of renovations.

Events Report

- **Annual Easter Egg Hunt** – Mary Ann reported she will be unable to host the annual Drum Point Club Easter Egg Hunt due to medical issues. If a replacement host cannot be found, the Saturday, April 4 event may have to be cancelled.
- **St Patrick’s Day Party** – Bruce reported that a St Patrick’s Day Party is planned for March 17 in the Clubhouse from 7 to 9 pm. The event will be for Club members and guests. A local band will play Irish sing-along songs. The event is BYOB. The Board discussed whether the party should be cancelled due to the coronavirus pandemic.
- **Trail Dedication** – Bruce and Tim reported that a Trail Dedication Ceremony is being planned for the afternoon of Sunday, June 14. A ribbon-cutting will be held for the Paul Kerman trail, named after the founder of the Drum Point development nearly 75 years

ago. Paul's son Buddy Kerman will attend. The event will include a pot-luck dinner in the Clubhouse and a panel discussion of the history of Drum Point and the Club. The event will be for Club members and guests, plus special invitees such as Buddy Kerman.

- **July 4 Picnic** – Mary Ann reported that she plans to attend a DPPOA Board meeting on April 7 to discuss plans for the 2020 joint DPC-DPPOA “Drum Point Day” picnic. The picnic has been held on July 4 the last several years. Last year, we encountered problems because of the huge crowd that attended the fireworks in the evening.

Buildings Report

- **Door Locks** – Ralph and Eric recommended that the combination locks on the doors to the Clubhouse, Board Room, and Storage Room be replaced with more reliable, higher quality locks. The lock to the Board Room is very flakey, and often requires several attempts to lock or unlock the door.
- **Repair of Vandalized Sliding Door** – Bruce presented a quote for the repair of the shattered sliding glass door on the Clubhouse deck. The Board approved the repair. The outer pane of the sliding door was broken in an act of vandalism in February. Mary Ann filed a police report when the event occurred. The inner pane of the double-pane sliding door was not broken, so the vandal did not gain entry to the Clubhouse. The glass will be repaired by a contractor for \$675.
- **Pest Exterminator** – Bill reviewed the contactor quote for exterminator services for the Clubhouse. Several Board members have seen ants in the kitchen and elsewhere. The Board approved a one-year spraying contract for \$580.

Grounds Report

- **Planning for Spring** – Tim reported that the Grounds Committee is making plans for Spring plantings and the members Spring Cleanup event.

Nature Committee Report

- **Birding Event** – Tim reported that our second bird-watching event at the Club with the Southern Maryland Audubon Society, held on January 25, 2020 at 8 am, was very successful. Approximately 20-25 people participated. Tim is now planning a similar Fall event. Tim suggested that the Club may want to partner with the Society for additional birding activities, including an owl tracking project. The Society recognizes the Club property as a unique environment for a variety of birding activities.
- **Fishing Line Disposal Tubes** – Tim reviewed the Nature Committee's proposal to install monofilament fishing line disposal tubes on the Club beach. The Board approved the purchase of materials and installation of the tubes.
- **Trail Signs** – Tim reported that more than a dozen trail signs have now been placed on the new Club trails. Sadly, some of the signs have been vandalized. Tim speculated that the vandalism is due to teenagers who are gaining access to the property.

- **Nature Photos in Clubhouse** – Tim reported that he has mounted 5-6 framed photos of the Drum Point area on the walls of the Clubhouse Serving Room. The beautiful color photos were taken by Club member Sal Icaza, who had them enlarged and framed, and has donated them to the Club for display in the Clubhouse for the enjoyment of our members and guests. Sal gave a presentation of his photos at the Saturday, February 1 Winter Members Meeting.
- **Osprey Nest** – Tim reported that on Monday, March 9, the Maryland Department of Natural Resources (DNR) installed an osprey nest in Drum Point Lake, a few feet offshore of our Club property. The wooden structure is easily viewable from the new “Lake Overlook Trail.” DNR provided the materials for the nest; the Club made a \$150 donation to a nature group as part of the arrangement. Tim and Club member Sal Icaza coordinated the project. DPPOA approval was not needed, because the tidal lake is considered part of the Chesapeake Bay, and therefore State property. Tim reported that local ospreys are already checking out the new nest site.

Technology Report

- **Gate Keypad Codes for Renters** – Ed reported that new temporary gate keypad codes have been added for use during March and April. Old temporary gate keypad codes have been deleted. Temporary gate keypad codes can be given to renters to enable them to enter the Club property for a limited time.
- **Gate Keypad Codes for Board Members** – Ed reported that the gate keypad code for the use of Board members will be changed on April 1. The new code will be emailed to Board members. There is some concern that the existing code, established 2.5 years ago, may have been compromised, and may be being used for unauthorized access to the Club property. The keypad code for Board members was created to facilitate access by Board members to the Club for activities related to their Board membership.
- **Gate Fob De-activation** – Ed reported that gate fobs for members who have not paid their dues will be de-activated on April 1, 2020. Betsey and Tim of the Membership Committee will provide Ed a list of fob numbers to be deleted. This is an annual de-activation event: fobs of delinquent members were also de-activated on April 1, 2019.

Adjournment: The meeting was adjourned at approximately 8:15 pm.

Next Meeting: The next Board meeting is scheduled for Saturday, April 11, 2020 at 10:00 am. 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, Terra Cooke.

Prepared by: Ed Luczak, Drum Point Club Secretary