

## Driftwood Estates Owners Association – Annual General Meeting

Date: 1 August 2023

Location: Central Bedeque Development Corporation/ Virtual via MS Teams

Attendees: See Appendix B

The AGM meeting was called to order by Arnold and 6:01

- I. The agenda was unanimously approved as distributed.
- II. Business arising from last minutes. No business from last AGM discussed
- III. Financial Update provided by Barb Murphy. Highlights:
- IV. President's Annual Report – Arnold Croken provided President's Report. See copy in Appendix A
- V. Committee Updates
  - a. Barb Murphy provided Mosquito Report. Highlights:
    - i. Status quo. Yearly contract with ABB. Being executed per contract
  - b. Ron Muttart. Highlights:
    - i. In general, the roads are in good shape.
    - ii. Next priority roads to be re-surfaced:
      1. From Pamila/Tracy to dead end
      2. Pamila/Nicole towards the swamp.
    - iii. As always more volunteers needed to help with road maintenance
    - iv. Crushed gravel costs have significantly increased. This has reduced the amount of road work conducted without increasing fees
- VI. Arnold Croken introduced the topic of road Ownership, Beach Public Access, Snow Removal. Summary of the points that were discussed.
  - a. Matt McFarlane (Lawyer with Key Murray Law) described how our situation is playing out in hundreds of sub divisions (typically seasonal) across PEI. The land of a subdivision is developed and when all the lots are sold the developer is not motivated to support the basic infrastructure.
  - b. One option is for the Owners Association to take legal ownership of the roads and public access. This would give the owners full responsibility of roads. In order to do so, the first step we would need to formally incorporate. Matt McFarlane recommended Not for profit Owners Association
  - c. There was much discussion on this topic, such items were discussed:
    - i. There are concerns that road is not in the correct location in certain areas (i.e. Nicole just prior to the turn). This would need to be determined before the association would take on the responsibility.
    - ii. What are the legal requirements of the developer to maintain the roads. There is no legal obligation for the developer to maintain the infrastructure – only to provide accessibility.

- iii. Pros of proceeding with this: Requires more structure to our organization – formal roles and responsibilities as an executive, voting requirements, succession planning etc, potential opportunities to obtain provincial funding, if we decide take ownership of the roads/access we need to be incorporated. The Cons of proceeding is the cost.
  - d. Motion put to the floor by Doug Simmons to proceed with incorporating as a not for profit. Seconded by Ron Muttart. All in favour 34, Against 1. Motion passed
- VII. Discussion on sub division expansion
  - a. Approved sub-division expansion of approximately 25 lots
  - b. Discussion with how sub-division impacts DEOA. Common roads, access to beach, etc
  - c. Motion put to the floor to allow the board members to engage in discussion with developer about potential options to integrate into Driftwood Estates Owners Association. Board needs member approval prior to any commitment. All in favour 34, Against 1. Motion passed
- VIII. Discussion on increasing fees to accommodating rising costs
  - a. The yearly dues have not increased in many years
  - b. Costs have increased – mosquito control and gravel
  - c. Discussion around tying the fees to inflation, but difficult to manage yearly.
  - d. Motion put to the floor to increase the annual fees from \$190 to \$225 beginning in 2024. All in favour 34, Against 1. Motion passed
- IX. Other topics discussed
  - a. Discussion around speed within the neighborhood. Better signage or speed bumps were discussed. Board to investigate options.
  - b. Fireworks disturbances - reminder to members fireworks are illegal. If you have a rental ensure renters understand this.
  - c. The majority of costs come early in spring. It was discussed about moving the call for dues earlier in the spring to help with cash flow. This will be implemented in 2024
- X. New Board Members
  - a. Treasurer – Marilyn is stepping down at the end of this fiscal year. Barb Murphy has put her name forward as a replacement
  - b. Member-at-Large – No volunteers
- XI. Meeting Adjourned by Arnold Croken

## Appendix A – President's Address

### DEOA Presidents message

It is hard to believe another year has passed but this year has been a busy one. A few of the highlights are:

- After working through the better part of a year we are now officially incorporated as DEOA inc. a non-profit organization registered under the laws of PEI
- The much talked about subdivision is now a reality and moving ahead.
- A real concern over the past several years was the future of the road network, more specifically the liability issue which was threatening winter access as contractors were not prepared to provide snow removal service because of lack of liability concerns. As an incorporated identity we now are in the process of acquiring that coverage as well as director liability insurance.
- We are pleased to welcome new residents to our community and hope you will join and enjoy the family spirit DEOA has demonstrated for many years
- A big thank you to all who have volunteered your assistance as we filled pot holes and did general road maintenance repairs
- I look forward to the year ahead as we face challenges expected and no doubt some not expected like Fiona

Thank you,

Arnold Croken

President

DEOA

## **Appendix B – Meeting Attendees**

Arnold Croken – President

Frank Barry – Vice President

Jon Cheverie – Secretary

Matt McFarlane – Lawyer (Invited to support and Legal questions)

Barb Murphy

Shelley Lively

Craig Watson (online)/ Tricia Smith /Paula Smith

Wendy Watson-Wright

Pam Reid/ Ron Muttart

Judy Moase

Dawn Forrester

Mary Olscamp/ David Olscamp (online)

Neil Sherry

Al Murnaghan/ Bernie Murnaghan

Sandy Gale

Tracey Morton

Harry Martin / Carole Martin (online)

Douglas Simmons / Christine Simmons

Mike Stock

Lori Colburne

Debbie Chenard (online)

John Olscamp (online) – non member

Devon Conover and Everett Paluska

Steve Auty (online) Correen Auty

Rick and Ellen Varner

Bill and Shirly Phillips

Allison Dillon & Norman Davie (online)

Frank & Kim Matheson (online)

Taunya (online)

Sandi Bricker (online)

Rich Larwood (online)

Henry Henkin

Steve M (online)

Frank & Kim Matheson