

DEOA Meeting Minutes

Date:

January 20, 2025 1pm

Opening:

The meeting was called to order 12pm by Arnold at Frank's home

Physically Present:

Arnold Croken, Frank Barry,
Barb Murphy, Bryan Chappell, and Norman Davie

Remotely Present:

Jon Cheverie

Absent:

None

Restricted:

Only paid up members can attend a DEOA meeting. Joe Oliver and Harry Martin are not paid up members.

Approval of Agenda:

The agenda was reviewed and approved.

Approval of Minutes:

The minutes from the previous meeting were not available to be reviewed and approved.

Business From the Previous Meeting:

As mentioned, previous meeting minutes were not available for the meeting.

New Business:

Membership dues issues:

Only one residence have not paid their dues:

Name	Address
Harry and Carol Martin	121 Tracey Ave

There was discussion on the imposition of a lean on the properties of those who are not up to date. Legal advice from Matt McFarlene has indicated we can do this.

Decision was made to make a final appeal for funds via email before we send a registered mail indicating the incorporation's decision to impose a lean on their property. The deadline for the response is January 31st, 2025.

Mosquito Marsh Control

Despite many, many attempts in contacting Atlantic Bug Busters (ABB), we have not received a report yet. This is unacceptable and our residence deserve to know what our money is being used on, especially now they are requesting money up front for this year. There are rumours that ABB may have changed owners.

Norman's opinion is the government should be dealing with the mosquito control of the marsh.

Paul Oscamp should be involved before marsh spraying done.

People want to know what is the content of the spray being used.

Dale Wood could give me options

Doug have been using Dale Wood to do their properties to do mosquito control

Dale we will invite and get a quote from ABS.

Request Kenny and Paul Ostkamp to attend as well since it affects the new developments.

We are designated as a non-profit group; ask Matt about this, see if there is funding we can get for spraying.

Financials

See attached form

Finances does not include the January snow plowing

Shirley and Bill Phillips have paid \$330
85 Tracey

\$2,000 to be moved into the contingency fund.

Approved by Arnold, Seconded by Frank.

Community Access, East Beach

Contingency fund to be used for east beach access.
Get quotes for aluminium stairs.

Public Access, Beach

Dunes have been destroyed by vehicles being driven right onto the beach. Government needs to provide some means to prevent this.

Roads:

Harder surface of road, and roads need to be graded. Tracey is not the correct width, and we need to discuss what needs to be done.

Table for future meeting.

In general, with all the home construction, and roads are needing repair, we need to release a statement that says if contractor does damage to road, the homeowner is responsible for the repair of the road.

New Lots:

Just a note that when new lots are purchased, the home owners fees are due, not when a structure is build, but they do get access to roads and beach access at that point.

Alden road is **very** soft and we need to insure those roads are maintained.

For our own information, we need a copy of the agreement that was made when this property was purchased.

E-Mail addresses for DEOA:

Table for future meeting.

Community Safety:

n/a

Additions to the Agenda:

None

Adjournment:

The meeting was adjourned at 1:35pm by Frank. The date of the next meeting April 21, 2025 at 5pm.

Minutes submitted by:

Norman Davie

Minutes approved by:

Jon Cheverie