

DEOA BOD Meeting

Meeting Minutes

Date:

April 21, 2025 5pm

Opening:

The meeting was called to order 5pm by Arnold at Frank's home

Physically Present:

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

Remotely Present:

n/a

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 reviewed and approved.

Business From the Previous Meeting:

Done.

New Business:

Financials from Barb were reviewed and 2nd by Bryan and approved by all.

Membership dues issues:

Only one resident have not paid their dues:

Mosquito Report

Wanted a report for last AGM, but was not received.

Gone through ABB and the "report" was an email with no details on what was used or larvae count.

Previous year: \$4,500 for both marshes. This year's quote was 15% higher, \$5,000 for both marshes and down to \$4,300 for one marsh (without Cyprian Shore)

Concerned about what service we're receiving, and the value of the service.

Cyprian Shore has decided not to do their marsh treatment.

A vote is required to find out if we continue the mandate of the maintaining the mosquito spraying.

For proper control, treatment is required every 20 days.

Quote from Dale Wood (mosquito spraying) \$15,000, just eastern marsh

Quote from Connor - they declined to quote on marsh

Need to investigate other options for mosquito control.

Need to schedule a special general meeting for a vote on the mosquito marsh.

Need to schedule the AGM.

Send out email about Dues

Nominations for Directors for AGM

Roads are in bad shape. Bryan has prepared a rough estimate for road repair

\$156 / lot - patch the road

\$303 / lot - asphalt and crowned.

Afterwards it would be \$140 a year

Discussion suggested we try and do half the roads one fiscal year, and the remainder in another fiscal year.

Need to get payments from vacant lots

Regarding mosquitos, Norman suggested every owner put at least one pail in their yard and add a Mosquito Dunk, to reduce the population.

<https://summitchemical.com/products/mosquito-dunks/>

Financials

See attached form

E-Mail addresses for DEOA:

Table for future meeting.

Community Safety:

- > Request a light be installed at the corner of Martart Shore Road and Highway 10.
 - No response from highways

Additions to the Agenda:

None

Adjournment:

The meeting was adjourned at 7pm by Frank. The date of the next meeting to be determine, but will be require a larger venue.

Minutes submitted by:

Norman Davie

Minutes approved by:

NOT YET: Jon Cheverie

DEOA 2025 Road Maintenance proposal(s)

All estimates are based on **14' wide travel surface 5860 L/F (1.11 Miles)**

Option A	Repairs to existing (place/grade/roll) Existing hard surface areas not removed							
	Gravel	\$ 38.00	136	Tons	\$ 5,168.00	4 Tractor trailer loads		
	Float	\$ 230.00	2	hrs	\$ 460.00	To and from		
	Grader	\$ 270.00	10	hrs	\$ 2,700.00	1 day		
	Roller	\$ 130.00	5	hrs	\$ 650.00	1 day		
					S-T	\$ 8,978.00		
					HST	\$ 1,346.70		
					Total	\$ 10,324.70		
					(per lot)			
Based on 79 Lots					\$ 130.69	Cost per lot	\$ 130.69	
Based on 59 Lots					\$ 156.43	Cost per lot	\$ 156.43	
Option B	Initial Major Road Repair (place gravel/grade/roll) Existing hard surface areas not removed							
	Gravel	\$ 38.00	272	Tons	\$ 10,336.00	8 Tractor trailer loads		
	Float	\$ 230.00	2	hrs	\$ 460.00	To and from		
	Grader	\$ 270.00	25	hrs	\$ 6,750.00	2-1/2 days		
	Roller	\$ 130.00	25	hrs	\$ 3,250.00	2-1/2 days		
					S-T	\$ 20,796.00		
					HST	\$ 3,119.40		
					Total	\$ 23,915.40		
					(per lot)			
Based on 79 Lots					\$ 302.73	Cost per lot	\$ 302.73	
Based on 59 Lots					\$ 362.35	Cost per lot	\$ 362.35	
Option C	Spring/Fall Maintenance (Or when required)							
	General Road Replacement (on demand)			Gravel/Grade/Roll (1-1/2 Days)				
	Gravel	\$ 38.00	136	Tons	\$ 5,168.00	4 Tractor trailer loads		
	Float	\$ 230.00	2	hrs	\$ 460.00	To and from		
	Grader	\$ 270.00	10	hrs	\$ 2,700.00	1 Day		
	Roller	\$ 130.00	10	hrs	\$ 1,300.00	2 Day		
					S-T	\$ 9,628.00		
					HST	\$ 1,444.20		
				Total	\$ 11,072.20			
					(per lot)			
Based on 79 Lots					\$ 140.15	Cost per lot	\$ 140.15	
Based on 66 Lots					\$ 167.76	Cost per lot	\$ 167.76	
Paving options All paved areas 14' wide x 5860 L/F (1.11 Mi)								
Option D	Recycled 14' wide x 5860 L/F wide paved road			\$ 145,555.50	tax in		(per lot)	
				Based 79 Lots	\$ 1,842.47	Cost per lot		\$ 1,842.47
				Based 66 Lots	\$ 2,205.39	Cost per lot		\$ 2,205.39
Option E	New Asphalt 14' wide x 5860 L/F wide paved road			\$ 193,510.50	tax in		(per lot)	
				Based 79 Lots	\$ 2,449.50	Cost per lot		\$ 2,449.50
				Based 66 Lots	\$ 2,931.98	Cost per lot		\$ 2,931.98

