

# DEOA BOD Meeting

## Meeting Minutes

**Date:**

June 16, 2025 8pm

**Opening:**

The meeting was called to order 8pm by Arnold at Arnold's home

**Physically Present:**

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

**Remotely Present:**

N/A

**Absent:**

None

**Approval of Agenda:**

The agenda was reviewed and approved.

**Approval of Minutes:**

The minutes from the previous meeting were reviewed and approved.

**New Business:**

58 lots have paid, 9 haven't paid

Discussion of budget

Mosquito problem has not significantly changed as a result of not spraying  
\$3,135 quote from Atlantic Graduate; because we were not able to get quotes we could  
accept, we decided to use the money for road work.

Issues for AGM

People need to ask for approval/permission from association before making changes to  
roads or trails

Individual lot spraying is not organized by Driftwood Estates Owners Association. Request  
Dawn to avoid any wording implying the organization's involvement.

Matt MacFarlane is not longer available for legal advice to the association as he is leader of  
the Green party.

New subdivision lots need to pay dues as soon as they're sold (no build required)  
Old subdivision empty lots need to pay dues as soon as they build.

Need to bring to the membership a vote on what the percentage of lots sold in new subdivision before DEOA takes over roads.

Legal document between Driftwood estates owners association inc and M2K properties inc. for grant of right of way COX & PALMER does not include Tracey avenue. This seems to be a mistake by COX & PALMER and it should be their cost to rectify.

Norman motion for AGM Vote: Owners need to pay for repair for roads if they damage the road.  
All agreed.

Bryan wanted to bring a motion to the council to vote on if empty lots should pay a fee to cover the cost of road maintenance.

Council discussed to ramifications of making this change because of the existing grandfathered clause, which is:

***Empty lots do not have to make the DEOA payments until a civic number is registered and building permit is released.***

NOTE: New subdivision lots must pay their dues as soon as the lot is sold (no build required)

We could face a legal challenge if we try to ask for payments on empty lots because of grandfathered 'no fee until civic address registered' Legal fees in fighting this would be more than we could potentially receive. Also this would increase the workload of Barb in trying to collect fees and necessary communications.

Frank asked to bring a motion prior to voting on Bryan's, as Frank's motion would need to fail in order to continue with Bryan's motion.

Motion to leave the existing grandfathered clause as is. (No fee for empty lots)  
2nd: Barb  
Vote 3:2 - Carried.

***Adjournment:***

The meeting was adjourned at 10pm by Norman.. The date of the next meeting to be determined.

***Minutes submitted by:***

Norman Davie

***Minutes approved by:***

Jon Cheverie



P1	62	\$	225.00	\$	13,950.00	\$	13,950.00	-\$	1,500.00	\$	12,450.00
		\$	300.00	\$	18,600.00						

P2	79	\$	225.00	\$	17,775.00	\$	17,775.00	-\$	1,500.00	\$	16,275.00
		\$	300.00	\$	23,700.00						

Average cost per lot

P3	62	\$	250.00	\$	15,500.00						
	17	\$	125.00	\$	2,125.00						
		\$	17,625.00	\$	17,625.00	\$	223.10	-\$	1,500.00	\$	16,125.00

Average cost per lot

P4	62	\$	275.00	\$	17,050.00						
	17	\$	140.00	\$	2,380.00						
		\$	19,430.00	\$	19,430.00	\$	245.95	-\$	1,500.00	\$	17,930.00

Average cost per lot

P5	62	\$	300.00	\$	18,600.00						
	17	\$	150.00	\$	2,550.00						
		\$	21,150.00	\$	21,150.00	\$	267.72	-\$	1,500.00	\$	19,650.00

Average cost per lot

Roads	\$	18,000.00
Liability Ins	\$	1,500.00
	\$	19,500.00

Snow Removal	\$	12,000.00
Mosquito Control	\$	4,000.00
	\$	16,000.00

Grader/Roller \$ 9,000.00 \$230/\$130 x 10 hrs = \$4485.00

Material	\$	9,000.00
	\$	18,000.00
Insurance	\$	1,500.00
Total (tax in)	\$	19,500.00