

Driftwood Estates Owners Association – Annual General Meeting

Date: 5 August 2025

Location: Central Bedeque Development Corporation/ Virtual via MS Teams

Attendees: See Appendix B

The AGM meeting was called to order by Arnold and 6:05

- I. Agenda Approval – Arnold Croken
 - a. 2 agenda items were proposed to be added.
 - i. Discussion on ways to increase revenue – Bill Philips.
 - ii. Current covenants by lots - Dawn

Agenda approval moved by Ron Muttart. All in Favour

- II. Finance update – Barb Murphy
 - a. Barb Murphy reviewed the current finances as of 1 Apr 2024

Motion to approve the Finances – Moved by Barb, second by Ron Muttart.
All in favor

- III. President’s Annual Report – Arnold Croken
 - a. Reviewed Presidents Report - See copy in Appendix A

Motion to approve the report – Moved by Arnold, second by Rich Larwood.
All in favor

- IV. Road Report – Arnold Croken/ Bryan Chappel
 - a. The major road work on Tracey from the mail boxes towards Ron Muttarts was discussed. The construction of the road was identified as the desired standard of road for the entire subdivision.
 - b. There was discussion around dust control. There are products out there to ensure potential consider in the future.
 - c. There was discussion on which section of road will next and agreed to it will be based on the need. There was discussion on about a low spot on Nicole drive that causes issues in the spring that will need to be fixed.

Motion to approve the road report - Moved by Lori Colburne, second by Jon Cheverie. All in favor

- V. Mosquito Report – Barb Murphy
 - a. Barb Murphy provided Mosquito Report.

- i. Provided overview of the situation we encountered with Atlantic Bug Busters and Cyprian Shore removing their contribution in 2025.
- ii. There was discussion on whether mosquito spraying is worth our value as the they were below average this year without spraying. It was noted that an exceptional dry season contributed to low volumes.
- iii. There was discussion around the Atlantic Bug Busters reporting from pervious years.
- iv. Plan to revisit in the new year on our plan for 2026. There are new vendors to include in our RFQ. We need to make sure we have approval to treat marshes.

VI. Potential Merger with MK2 subdivision

a. Jon Cheverie

- i. At our AGM on 1 August 2023, the motion was approved for the Directors to negotiation on behalf of members with the M2K developer directly on a potential merger. With the agreement that the members would vote prior to any agreement.
- ii. There are 23 lots in the subdivision and they have deeded access to our roads and beach access. They also have stricter covenants than any current lot in DEOA
- iii. It triggered discussion on parking concerns at the beach access.

Motion proposed by Jon Cheverie – To proceed with merger with the understanding that all dues are paid directly DEOA without winter snow removal or road maintenance responsibilities until 66% of the lots are sold. Motion wasn't supported.

- i. It was requested by Wendy Watson that before a vote could the covenants and other relevant documents be shared prior to a vote

Motion proposed by Dawn Forrester - Update to be provided in September on the current status of potential Merger. Motion seconded by Wendy Watson, and motion carried.

VII. Ideas to increase revenue – Bill Philips

- a. Introduced ideas to increase revenue. Bill proposed the idea of rentals paying increased amount.

VIII. Covenants by lots – Dawn Forrester

- a. Dawn identified that our website stats 'Restricted Covenants coming soon' for a long time and requested the stat us of it.

- b. The response from the board was that collecting this information is taking longer than expected but understand the importance of it.
- IX. Board Members
 - a. Bryan Chappel put his resignation in prior to the AGM. His contributions were recognized.
 - b. Arnold Croken indicated that the original number of 5 board members work
 - c. All board members re-offered
 - d. There were no nominations from the floor.
- X. Meeting Adjourned by Arnold Croken

Appendix A – President’s Annual Report

Welcome all to our annual meeting, another year has passed it is amazing how quickly time goes by. I want to begin by thanking the members of the board who have offered their time, commitment and expertise to our association, which I am very proud of. As in the past our board have concentrated on the areas spelled out in our mission statement.

This year efforts to satisfy the boards concerns regarding mosquito treatment of the marshes have fallen short resulting in the program application being cancelled. I will leave it at that and allow Barb who led the negotiations on behalf of the association, to provide the details and again my thanks to Barb for the effort put forward here to protect the interest of DEOA.

Road maintenance led by Brian has been the benefactor of cancelling the mosquito program with the money saved to start a phased in approach to the road maintenance program. The work was concentrated on Tracy from the mailboxes to the corner by Pam and Rons corner. This work while like work Ron Muttart supervised in the past the work was a more extensive shaping and crowning the area addressed. The committee will closely monitor the area this fall and early next spring to see how it holds up before phase two starts. At this time, I need to acknowledge that Brian has informed me that he is stepping down as a director, I want to take this opportunity to thank Brian for his commitment to the work of the association.

We assume that ice and wind contributed to large boulders being pushed in front of the stairs by Clay road and Tracey avenue on the West beach public access area, Thanks to VP Frank Barry we were able to run tow lines from his vacant lot using my front end loader

down on to the beach and roll the boulders away from the stairs leaving access to the beach for those using that access.

Enjoy the rest of the summer.

Arnold Croken

DEOA President

Appendix B – Meeting Attendees

Arnold Croken – President

Frank Barry – Vice President

Jon Cheverie – Secretary

Norm Davie – Board Member

Barb Murphy – Finance

Shelley and Gary Lively

Tricia Smith & Paula Smith

Wendy Watson-Wright

Pam Reid/ Ron Muttart

Judy Moase

Dawn Forrester

Anita Sherry (online)

Al Bernie Murnaghan

Tracey Morton

Douglas Simmons / Christine Simmons

Mike Stock

Debbie Croken

Lori Colburne

Rick Varner

Bill Phillips

Gord Bricker (online)

Sue Gogan & Rich Larwood

Bryan & Marie Carroll

Marrielle and Martin

Billy Johnson and Andy