

Board Meeting

Date: November 5, 2025

Attendance: Arnold Croken, Frank Barry, Norman Davie, Barb Murphy in person.
Jon Cheverie remotely

M2K Subdivision

After reaching out to all stakeholders involved, here's a summary of events:

1. **M2K Properties** was not proceeding with their purchase unless granted access to the subdivision roads and beach access.
2. The original sale agreement between **Blue Bell Construction** and **M2K Properties** included the roads and beach access of the existing subdivision. At that point, our lawyer intervened to represent the interests of the soon-to-be-incorporated HOA and its intent to purchase the roads.
3. **February 14, 2023** – Properties were sold from **Blue Bell Construction** to **M2K Properties Inc.** with a condition requiring right-of-way access to the existing subdivision roads and beach access.
4. **July 4, 2023** – The **Driftwood Estates Owners Association (DEOA)** was officially incorporated.
5. **July 18, 2023** – **Blue Bell Construction Limited** transferred ownership of the existing roads and beach access to the **Driftwood Estates Owners Association**.
6. **August 3, 2023** – In accordance with the agreement between **Blue Bell Construction** and **M2K Properties**, the **DEOA** transferred the access to the roads to **M2K Properties**.

Motion

To post information above on the website within meeting minutes. Specifically on how road and beach access ownership was transferred to DEOA from Bluebell and how road access and beach access was granted to M2K

Move Norman Davie. Second Frank Barry

-M2K asked to use Driftwood Estates , all agree that this should be included and brought forward at the same meeting that we have for Residents to vote on Proposal from M2K for DEOA to take over roads

-M2K Proposal - Working with M2K to get information sent out on Proposal that will be provided in a future email to all residents. Covenants will also be included in such information package.

Snow ploughing

Frank has reached out to Tom Noonan (On the go Properties) and he is going get us a price on roads and driveways.

An email will be going out soon to get numbers on Residents that require snow removal.