

Special Board Meeting Minutes

Date: April 2

Time: 6:00 PM

Location: Bedeque Business Centre

Call to Order

The meeting was called to order by Arnold Croken at 6:02 PM. A quorum was confirmed.

Approval of Agenda

Arnold Croken motioned to approve the proposed agenda, which included:

1. Approval of Agenda
2. President's Remarks
3. Right-of-Way Discussion

The agenda was approved as presented.

Meeting Overview

This special meeting was convened at the request of the membership to address concerns related to road transactions, association governance, and transparency.

1. Road Ownership and Right-of-Way Transactions

- **Transaction History:**
In February 2023, properties (including the “cornfield”) were sold from Blue Bell Construction to M2K Properties Inc. On July 18, 2023, ownership of the roads and associated rights-of-way was transferred to the DEOA.
- **M2K Access Grant:**
In August 2023, the DEOA Board executed a deed granting M2K right-of-way access for a nominal fee of \$1.
- **Legal Context:**
Legal counsel advised that this access grant was a contractual obligation stemming from the original agreement between Blue Bell Construction and M2K, ensuring continued beach access for the developer. The Board provided documentation (purchase agreement between MK2 and Bluebell) supporting this obligation. Independent legal representation for all parties identified this structure as the most cost-effective approach to transferring road ownership to the association.
- **Communication Concerns:**
Several members expressed concern that the 2023 right-of-way agreement was not communicated until late 2025. Some noted that prior communications suggested the

access had been granted by the developer rather than the Board. The Board acknowledged a lapse in communication but maintained that the transaction was necessary to secure road ownership for the association.

2. Governance and Accountability

- **Conflict of Interest:**
Concerns were raised regarding potential conflicts of interest due to familial relationships between certain Board members and the developer. The Board reported that four independent legal reviews found no evidence of conflict or wrongdoing.
 - **Voting Rights:**
In accordance with the bylaws, only members in good standing (those who have paid all dues and assessments) are eligible to vote. Voting is structured as one vote residence.
 - **Bylaw Updates:**
Members identified that the current bylaws are outdated, including the use of gendered language and incorrect corporate information. Wendy Watson-Wright volunteered to lead a committee to review and propose updates in advance of the August AGM.
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3. Road Maintenance and Safety

- **Current Status:**
M2K completed grading and pothole repairs in the past year at no cost to the association.
 - **Long-Term Planning:**
M2K will present a formal proposal for long-term road maintenance and potential financial contributions at the August AGM. Proposal currently on website.
 - **Provincial Assumption of Roads:**
The Board confirmed that the province will only assume responsibility for the roads if they are upgraded to government standards, with estimated costs of approximately \$700,000.
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4. Liability and Insurance

- **Current Coverage:**
The association currently holds a \$2 million liability insurance policy.
- **Short-Term Rentals (STRs):**
Legal counsel advised that short-term rental activity does not introduce additional liability risk to the association.
- **Road Safety:**
Concerns were raised regarding minors operating golf carts on association roads. Legal

counsel noted that, as private roads, the association has the authority to regulate or restrict such use. Golf carts fall under other recreational vehicles in terms of insurance.

- **Action Item:**
The Board will assess the cost and feasibility of increasing liability coverage.
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Next Steps

- **Transparency Initiatives:**
The Board committed to improving transparency by posting relevant deeds, financial statements (2024–2025), and legal documentation on the DEOA website.
- **Annual General Meeting (AGM):**
The AGM is scheduled for August. Members interested in serving on the Board (President, Vice President, Secretary, or Treasurer) are encouraged to submit their names to the Secretary.

Attendee List

Name	Attendance Type	Notes
Douglas Simmons	In Person	
Christine Simmons	In Person	
Debbie Keough-Croken	In Person	
Martin and Marielle	In Person	
Lori Colborne	In Person	
Sinclair and Jean Walker	In Person	
Lou Calloghan	In Person	
Bill Phillips	In Person	
Robin Thibodeau	In Person	
Carol Smith	In Person	
Dawn Forrester	In Person	
Marie Chappell	In Person	

Name	Attendance Type	Notes
Tricia Smith	In Person	
Wendy Watson-Wright	In Person	
Al and Bernie Murnaghan	In Person	
Tracy Morton	In Person	
Sue Gogan	In Person	
Richard Larwood	In Person	
Debbie Chenard	In Person	
Ron Muttart	In Person	
Coreen Auty	In Person	
Judy Moase	In Person	
Jon Cheverie	In Person	
Kim & Frank	Virtual	
Tracy Colborne/Paul Jackman	Virtual	
Bill Johnson	Virtual	
Adam Blaquiere	Virtual	
Pamela Reid	Virtual	
Marilyn Earle	Virtual	
Marianne McKenna	Virtual	
Stephanie Green	Virtual	
Patrick Greenan	Virtual	
Gord Bricker	Virtual	
Andy Smith	Virtual	

Name	Attendance Type	Notes
Doug	Virtual	
Phyllis Sellick	Virtual	
Norman Davie / Allison	Virtual	
Patti	Virtual	
Frank Barry	in Person	
Arnold Croken	In Person	
Charlotte Sullivan	In Person	