

2020/21 Quarter 2
January 2021

SFPO NPC Quarterly Report

Welcome to our second quarterly report for Year 3 of the SRA. We will issue quarterly reports and an annual report for each year going forward.

Projects

The SFPO NPC has three projects funded by the SRA levy:

- River, Spit and Beach
- Roads
- CCTV Cameras

The SFPO NPC also actively engages in obtaining additional external funding to uplift and improve the Sea Vista residents' infrastructure. We have completed one project, funded by the Kouga Wind Farm Community Trust:

- The Pathway linking the Village CBD to Sea Vista

River, Spit and Beach

Long Term Solution (Phase 2)

The long term solution includes a groyne field and some 1 million cubes of sand placed on the 2,7km length of the beach from the river mouth to the southern end of Main Beach, which will result in widening the beach by some 40 metres. Ongoing sand nourishment will be required to maintain the beach.

The current status of the Long Term Solution (Phase2) project is as follows:

- Advisian completed the preliminary design of the long term solution for restoring our river, spit and beach in February 2018. This is available on our website.
- CES have completed the EIA application up to approval of the Scoping phase (August 2019). DEDEAT requested that additional modelling to assess the impact of the long term solution on the northern side of the river mouth and the beaches north of the river mouth.
- Advisian have completed the additional modelling necessary to address DEDEAT's request, together with amendments made to the long term solution resulting from input from various other parties, including the surfing community.
- The additional modelling is based on new surveys of the bay, beach and estuary.
- CES have assessed the impacts identified in the additional modelling reports produced by Advisian. They updated their draft EIR accordingly. The revised EIR will be made available for public scrutiny and comments. After that, they will finalise the EIR and submit it to DEDEAT for approval. We expect approval of our application by mid-2021.

Emergency Plan for the Spit

The Spit breached four times in 2020. The last breach was the most serious. The Municipality has completed the construction of a rock revetment along the Spit's length, up to a point roughly in line with the Pump House. The SFPO NPC has placed sandbags along the canal walls of several properties and public open space in the Pump House's vicinity. The full length of the Spit is now protected by a rock revetment. It is clear that the long term solution's implementation needs to begin as soon as possible after DEDEAT approves the EIA application for the long term solution as proposed by Advisian. The emergency repairs to the Spit has been paid by the Municipality. The sandbags have been contributed by the SFPO NPC, and the Riparian Home Owners have placed and filled the sandbags at our own respective costs. It is interesting to see how dynamic the last breach is, as we have seen a build up of sand northwards along the Spit with the breach moving over 250 metres to the north. This is providing some additional protection to the canals.

Roads

Arterial Roads

The arterial roads we specified in the SRA Business Plan include the Village Entrance, Lyme Road North and South, and St Francis Drive from Lyme Road north to Assisi Drive alongside the Tennis Courts.

Village Entrance

We completed the Village Entrance project a year ago, and the final payment was made to the Contractor in October 2020. Pam Golding is maintaining the gardens on the Village side, and The Links on their side. The Links contributed financially to this project.

St Francis Drive

The Municipality, as part of their contribution to the restoration of the roads infrastructure in the SRA demarcated area, re-surfaced some 40% of the arterial roads included in the SRA Business Plan, i.e. St Francis Drive from Lyme Road North to Assisi Drive, and a section of Lyme Road South. This work was extended further to Harbour Road, a further 0,5km into Santareme, 0,5km up Tarragona Drive, and two Sea Vista streets. The dip in the road between Lyme Road North and the Fire Station was also repaired. The SFPO upgraded the storm water pipe in the dip near the United Church.

Car Parks

The George Road Car Park was paved with the assistance of donations from two property owners some time ago. More recently a road was demarcated for access to the beach for repairing revetments. It is located on the southern side of the car park. Bollards have also been installed to protect the walkway onto the beach from the car park.

Anne Avenue Car Park was renovated some time ago.

The Municipality has employed a contractor to repair the Main Beach Car Park revetment and the stairs. The stairs were installed before Christmas. Work on the revetment also started in December, and will be finished in early 2021.

CCTV Cameras

The CCTV cameras continue to perform both a 24/7 monitoring service and an effective deterrent to criminals targeting the St Francis Bay area. The cameras include:

- licence plate recognition : 250,000 licence plates were registered on our roads in August of this year, with 14 being identified as wanted by SAPS

- Analytic cameras : a number of our cameras have AI software that monitor their zones and alert any suspicious activity to the Control Centre operators
- PTZ : follow people's movements and are operated by Control Room staff to follow, and zoom in on anything suspicious. These are situated around our primary beaches

We are happy that the CCTV system is operating effectively. On an ongoing basis, we look for ways of improving its use, including the access to video footage without compromising the POPI Act or the rules governing the management and use of footage required for convictions. We have had access to footage for the past few months, which has improved our ability to respond to various events, not just criminal. For example, when someone has lost their dog.

The Pathway

The Pathway is complete. The final payment will be made to the Contractor once the retention period has been completed and any failures repaired. This pathway is a wonderful facility for our Village, and especially for our Sea Vista residents. The pathway has a concrete surface with 25 mosaics made by township artists from school children inspired artwork, imbedded in the surface. The bush along the length of the pathway has been cleared and landscaped. CCTV cameras, LED streetlights, rubbish bins, and benches have been placed at intervals along the pathway.

AGM

We held our AGM on 21 December 2020. We used a webinar format as a result of the COVID-19 situation. We did not experience the interaction of a face-to-face meeting, but given the circumstances we had little choice. We hope the meeting and presentation was informative, and express our thanks to those who participated by attending the webinar, and those who submitted their votes either by proxy before the meeting, or voting during and after the meeting. The Presentation and Minutes will be posted on the www.stfrancispropertyowners.co.za website. The Annual Report for the 2019-20 year is also available on our website.

Financial Reports



Profit and Loss Report

St Francis Property Owners NPC

Date Range:

Jul -Dec 20

Other Income

1.1 Entrance Contributions	
4.1 - Pathway Income	
Interest Received (PR04)	137,359
Spit Income & Donations	1,000
SRA Levy Income (PR05)	4,215,379
Total for Other Income	4,353,738

Expenses

Accounting Fees	97,025
Advertising	67,113
Bank Charges	6,299
Communication to Members	2,192
Computer Expenses	397
Employee Costs	77,082
Insurance	20,887
Kouga admin fees	126,461
Printing & Stationery	2,550

Projects

1-Special Project - Roads	
1.1 - Upgrades	30,207
1.1.1 Entrance Road	47,427
1.1.1.2 Works	14,000
1.1.2 George Road	1,000
2-Special Project - River & Beach	
2.2 Phase 2	133,311
2.2.1 Engineering	581,234
2.2.2 Enviromental	38,195
3-Special Project - CCTV	
3.1 CCTV Rental & Surveillance	716,885
4 - Non SRA Projects	
4.1 Pathway Expenses	59,617
Rent Paid	14,490
Repairs & Maintenance	5,120
Telephone & Internet	2,311

Total for Expenses	2,043,803
Net Profit/Loss Before Tax	2,309,935



Balance Sheet Report

St Francis Property Owners NPC

Run At Date:

30/12/2020

Assets

Current Assets

Deposits Paid	2 000
Trade Receivables	718 558
Investment accounts	4 002 416
MMA - 8846	6 781 950
SBSA 2730	47 248
SBSA 4665	575 693

Total Current Assets	12 127 865
Total Assets	12 127 865

Equity and Liabilities

Equity

Pathway Reserve	126 026
Retained income	
- At the beginning of the year	9 397 888
- For the year	<u>2 309 934</u>
- At the end of the year	11 707 821
	11 833 847

Current Liabilities

Trade payables	-
VAT Payable	268 185
Income Tax Payable	12 047
Aldabara Revetment Project	806
SF Property Owners Assn	12 980

Total Current Liabilities	294 018
----------------------------------	----------------

Total Equity and Liabilities	12 127 865
-------------------------------------	-------------------

Budget

St Francis Property Owners NPC 1 July 2020 to 30 June 2021

Other Income

Interest Received (PR04)	254,671
SRA Levy Income (PR05)	7,948,336
<i>Less 3% Kouga municipality fee</i>	<i>(238,450)</i>
Total for Other Income	7,964,557

Expenses

PROJECTS

Roads	302,450
River Spit & Beach	941,500
CCTV Surveillance & Maintenance	1,536,450
Total for projects	2,780,400

OPERATING EXPENSES	421,981
---------------------------	----------------

Total for Expenses	3,202,381
---------------------------	------------------

Net Profit Before Tax	4,762,176
------------------------------	------------------