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MINUTES OF ST FRANCIS PROPERTY OWNERS ASSOCIATION COMMITTEE MEETING

Friday 11th February 2022 – SFPO Office / Zoom

Present: W Furphy (WF); P Pezarro (PLP), L Aitken (LA), D Harpur (DH); N Dyer (ND);
C Northwood (CN); C Gray (CG)

ACTION

1 Welcome

Chairman welcomed everyone to the first meeting for the year. He welcomed Craig Northwood to the Committee representing the St Francis Bay Riparian Home Owners Association replacing Simon Picton-Turbervill.

2 Apologies

D Truter (DT); J Viljoen (JV); C Jarvis (CJ)

3 Confirmation of the Previous Minutes

Proposed by DH and seconded by ND

4 Matters arising from the Previous Minutes of Meeting

5 Finance:

- The financial statements for January were presented by PLP ahead of the meeting and approved. **PLP**

Membership:

- Distribution of unpaid invoices for subscriptions took place in late December. 440 renewals had been received as at the end of January. **LA/PLP**
- A Quicket payment option is now active, as well as the EFT and Payfast options.
- Membership renewal is being advertised in Info Ads and through St Francis Today and all other medium at CJs' disposal. **CJ/LA**
- A membership offer is to be proposed to the management of The Links to encourage their residents to join our Association. **WF**
- It was proposed that a campaign be launched through estate agents automatically giving each new buyer their first year's membership for free, as a means to maintain an accurate database whilst building membership. **CJ/LA/WF
JV**
- CJ is providing a regular advertising corner in St Francis Today for the subscriptions drive with a widget directly to the payment facility. This corner can also be utilized to advertise Association projects such as the Santareme CCTV drive. **CJ/LA/DH**

Administration:

- PLP has created an estimated project budget for the next year **PLP**



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6 Marketing and Communication:

6.1. Database:

- **POPI Act Compliance** : Compliance with provisions of the Act were implemented by 30 June 2021.
- A Resolution by Committee members agreeing to appoint Nina Cloete of Satareme as a temporary assistant Information Officer to enable her to contact Sanatareme residents in this regard was approved and signed. **LA**

6.2. Website, Social Media and Newsletter:

- LA maintains the documents on the website. CJ loads and sends our newsletter through this website. DNA Online are managing the website very smoothly. **LA/CJ**
- All the AGM documentation and presentation are published on the website.
- Committee members are asked to provide comments/recommendations for website improvements as well as suitable content for ongoing newsletters.
- Building up membership numbers continues to be our priority. CJ has created a regular SFPO corner in St Francis Today for the subscriptions drive with a widget directly to the payment facility. **CJ**
- CJ has been in communication with the KLM who are keen for the Association to extend communications on their behalf. He will be meeting with new Councillors, Lorraine Maree and Shena Ruth to interview them for his next newsletter. He will also include thanks to retired Ward Councillor Ben Rheeder for his service to the community. **CJ**
- More of the 2 minute videos will be recorded and aired to regularly update our members. The Association projects and services will be highlighted.
- Newsletter : The drive for CCTV cameras in Santareme is being given exposure in this medium. CJ will also be focussing on the water shortage in the next few months. The Q2 report went out last month and the next one is due in April. **CJ**
- CJ has access to the advertising flat screens in Spar and Kouga Print for advertising. Association projects and membership can be promoted on this medium. **LA/CJ**
- CJ has access to the advertising flat screens in Spar and Kouga Print for advertising. Association projects and membership can be promoted on this medium. **CJ**
- LA will follow up with CJ re the leaflet aimed at estate agents to boost Association membership. It is proposed to offer new property owners their first year membership for free. JV has suggested a breakfast to host the key role players for each estate agency. **LA/CJ**
- A photo collage is to be built up to be posted to the website showing the Association projects, such as Link Rd, 2 Harbour Walk, Main beach ablutions, Ralph Rd etc. **LA**

7. Technical

7.1 NPC Projects

- Beach Phase 2 : The outcome of the appeal is still awaited. It would seem that DEDEAT are struggling with work load and Deon Pienaar continues along with Nomvelo Siwela (Environmental Officer for KLM) to push for a speedy outcome. **WF**
- Beach Phase 1: Repairs were completed to the wash away area at Main Beach in December. Repairs are currently underway on the Ralph Road revetment. **CG**



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- **Spit - Emergency:** The SFBRHOA and SFPO continue to monitor the status of the spit revetment. The KLM appointed PRDW to oversee further emergency work on the spit which includes the extension and breakwater of 67 metres. About 42 metres has been created. Work on rock armouring was halted over the holidays. It will re-commenced once further KLM funding is allocated to finish this work. **CG/WF**
- **NPC Company for donations :** A second NPC has been set up to accept and manage donations and other funding for the Beach Phase 2 project aside from the SRA Levy. An application for PBO status was submitted to SARS, and is still in process. **WF**

Roads:

- **Entrance:** Complete.
- **George Road Car Park:** Complete.
- **Arterial Roads :** Complete.
- **Road Furniture :** To be completed after the beach restoration is complete. **CG**

CCTV Security Cameras:

DT reported a slight increase in petty crime.

The main concern at the moment remains the lack of resources at our local SAPS with the loss of detectives. DT is engaging with Brigadier LeBok to try and resolve the problem. DT and WF are meeting with Atlas on Monday afternoon to address problems with communications. **DT**

Facts on the CCTV system and security should be communicated through the CPF.

There are 8 projects for additional street cameras at Lovemore, Peter, Kansies, Aldabarra Run, The Island, Golf Course, Frank and Napier Rds.

The Santareme CCTV is gathering momentum, but they are still short of the targeted number of contributing property owners.

There is a Community in Blue initiative being started by CPF/SAPS which is hoped will assist to bring more support for the Neighbourhood Watch.

Sea Vista Pathway:

Phase 2 – Awaiting a decision from KWFCDT. Kansies Street residents have complained that the pathway has not continued down the servitude between the Garage and tennis club. The problem is that this is no longer a servitude and access for the pathway extension was denied by the Tennis Club.

7.2 Association Projects:

- **Precinct Plan for St Francis :** Consultants are expected to be appointed to prepare a new precinct plan for the St Francis Bay CBD area. This is an opportunity to manage ideas such as the rezoning of Erf 53 as part of the overall plan for Main Beach development and beach restoration programme as well as areas such as Granny's Pool for sporting and recreation development. **WF**
- **Erf 400 Village Common and Erf 554:** Continue to await DPW decision on transfer of Erf 400 to KLM. Preparation work by KLM on subdivision and rezoning of Erf 554, together with public participation, is still work-in-progress at KLM. A proposal for the use of this land as a shared infrastructure for a school and church, with sports fields, endangered plant species garden/protection, and additional shared parking facilities was submitted **WF**



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some time ago. Rezoning of erf 554 is currently in the hands of a consultant. DH attended the Kromme Enviro Trust where they stated they are opposing any development on Erf 554 to protect endangered plant species.

- **Main Beach Facilities:** The facilities were refurbished by the KLM assisted by the SFPO and Nigel Aitken. Although the facilities are functional some work to make this area attractive is needed. *DH/WF*

We submitted an application for replacing the existing ablution block with a multi-purpose Pavilion to the national Oceans & Coasts department in DEDEAT. DEDEAT approved the funding application. KLM have reported that DEDEAT 's funding granted a few years ago of R10 million was withdrawn because of the pressure on budgets due to the COVID pandemic, but has recently been advised that it has been reinstated. KLM is following up.
- **Ann Avenue Stairs :** the staircase needs to be properly secured. CG will discuss with Nigel Aitken *CG*
- **Two Harbours Walk Way :** DH attended the Kromme Enviro Trust AGM on 27 January. He reported the walkway was used extensively over the Season. Funding for the maintenance of the walkway is needed. There are problems where banks below some properties are collapsing. One property owner has spent a considerable sum to shore up his section with gabions. The walkway may need to be diverted to prevent further damage to private properties. A possible solution may be to shore up the banks using the sand bags owned by the NPC. DH is to contact Colleen Ebersohn (local coastal engineering expert) for advice. *DH*
- **Entrance Circle :** CG organised a sweep up of loose stones and rubbish at the entrance circle and sprayed for weeds. CG will submit costs for payment. *CG*
- **Link Road drainage :** This has been done as an Association project to protect the integrity of the newly resurfaced Lyme Rd North along Link Road. The Golf course have now provided drainage through onto the course. CG has built two catch pits and the project is now completed. This expenditure was approved through the Association. It will be maintained by the KLM. Two grids are leftover from the project. One will be utilised at the dip on St Francis Drive below Harbour Road and the other could be used at the corner of Lyme Rd South and St Francis Drive. *CG*
- Rubble from a demolished water tank stand needs to be removed from this cul-de-sac. CG will discuss with Nigel Aitken to have it removed. *CG*
- **Granny's Pool Development :** This area is a feature for visitors and is under-equipped to cope with current numbers. DH will take this up with the Kromme Enviro Trust with a view to creating more parking, a tidal pool etc. *DH/WF*
- **Erf 53 :** Public open space around the old hotel site bordering St Francis Courts and Ann Avenue. The SFPO has proposed it's re-zoning from public open space to accommodate a park with coffee shop facilities etc. The areas is now being abused by vagrants, criminals and illegal dumping is taking place. A meeting is being held on site on Saturday 12th Feb with Nomvelo Siwelo, Nigel Aitken, WF, Simon Jordan, Jason Erlank (affected resident with a house bordering the area and also representing the Hotel Site property owner) and Jon Rigby-Fielder (St Francis Court) and other affected parties to investigate possible clearing and solutions. Plans for this area should tie in with upgrades and developments of the main beach facilities.



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8. **Community Issues:**

- The regular monthly meetings between the Chairman and the Municipal officials continue. The hearing for the application by the CRA against the KLM took place on 2 December 2021. Judgement is still pending. **WF**
- COVID-19 Crisis : Ongoing.
- Transfer Station / Recycling Depot: It is well staffed and running properly.
- Illegal Dumping and Plot Clearing: No discussion.
- Planning and Certificates of Occupation:
No further progress. Kouga homeowners were granted a further six months until end of December 2021 to apply for amnesty from fines and penalties for incomplete or incorrect building plans. **DH/WF**
- Bush Clearing : Plot clearing is taking place around the town to help reduce risk of fire.
- Ralph Road Pathway : This public amenity is now complete, and allows people to traverse between Ralph Road and George Road, where walking along the beach or along the top of revetments is not possible. The Association paid for the development of this pathway with support of the Ralph Road property owners, and driven by Simon Jordan. **DT/WF**
- Sewerage: The problems experienced with the poor service received over the holiday season continue to be raised by concerned residents. SFPO will continue urging KLM to prioritise the provision of water born sewerage, and ensure sufficient honey suckers are servicing the town. A private service was available over the Season to provide supplementary service for those who chose to pay the extra for a quicker service. **WF**
- Water infrastructure: The Association continues to put pressure on KLM to replace failing water infrastructure. KLM has issued tenders to replace some of the aging water pipe infrastructure. **CJ/ WF**
Water shortage continues to be a major problem. CJ continues to publicise the water shortage in newsletters.
CG will write a letter from the Rivertide Estate for WF to take to his meeting with the Municipal Manager to highlight the lack of service delivery on water infrastructure.
- Roads: Pothole filling is taking place. **WF/JV**
Road re-surfacing of the main arterial roads will continue as part of a three year plan by KLM.
The KLM have resurfaced Lyme Road South, St Francis Drive from Lyme Rd North to Sea Glades Drive as well as Tarragona Road. Lyme Road North has been completed. Depending on budget review early next year, Grand Comore to the small boat harbour will be undertaken. JV has requested that the resurfacing of the section of St Francis Drive to the Port be prioritised. DH recommended Tom Brown Blvd and Esmerelda Street in Santareme for consideration. The ring road comprising Sunset Drive and Canal Road will follow for submission.
The new street names mounted on concrete poles are in the process of being mounted.
- Storm Water drains : KLM has begun giving attention to cleaning drains around the town and this needs to be highlighted in communications. DH highlighted the need for more of this work in the Santareme area. He will talk to Nigel Aitken to put this on his list of projects to take up with the municipality. **CG/DH**
- SA Post Office Closure – The Post Office has been closed and the post boxes are no longer serviced. Clarity on where post can be collected has been sought from the Humansdorp Post Office. It is understood the post boxes will be reinstated at some stage.



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9 Other Committees

- SFBRHOA: The commercial operations on the canals are being reviewed to produce a sustainable system and ensure that the canal waterways are not abused. This will need to be done in conjunction with the KJRC. **CN**
- KJRC: ND reported that there is to be a meeting at the river mouth tomorrow regarding the signage which has become a problem for the kite surfers. **ND**
- Santareme: DH reported that the active group of Santareme residents working on security improvements for their sector continue to try and increase support. This will also present an opportunity to collect property owners' data to update our database. This group of people are working on introducing CCTV Cameras to protect Santareme. There has been a lot of interest. Calibre Security have been selected as service provider and will be doing the invoicing. CJ will drive awareness through the security updates, newsletter and St Francis Today. The viability of the project will be re-assessed at the end of February. **DH/JV/CJ**
- Community Policing Forum: The main concern at the moment is the lack of resources at our local SAPS with the loss of detectives. The CPF will now be holding public meetings every quarter with a view to improving communication with the community. Minutes of these meetings will be included in a security page to be created on the SFPO website. This could include materials such as a video at Atlas explaining the CCTV monitoring system. **DT/JV**
- DVG: No discussion
- Ward Committee: The election of the new Ward Committee under Ward Councillor Lorraine Maree took place on 20th January. A Ward assistant has now been appointed. LA will represent the SFPO in place of WF and DT will continue to represent the CPF and SFPO on this committee. Matters to raise include CBD parking and Erf 554 and illegal sign posting. **DT/LA**
- Sea Vista: The new Ward Councillor for Ward 1 is a lady called Nozuko Ntshota of the ANC who we understand is well respected in the community. KLM are still waiting for the transfer of land from DPW in the Eastern Cape for the area west of the township. **WF**
- Cape St Francis: No further input from the CSF Civics noted.
- Kouga Business Forum St Francis Branch: The SFPO office will be available for use as a satellite office for the St Francis Branch where local meetings can be held. A local Branch committee has been formed. Public/Private partnership for Infrastructure development funding is being explored. The focus is on development of the LED. The St Francis sub-committee have identified four projects to focus on for the year ahead. Leilani Coetzee has visited the SFPO office and would like to hold a networking evening in St Francis in March. **WF**
- Levy Relief Programme: A second person has now qualified for Levy Relief and DT is working with him to assist with a payment plan to cover arrears incurred. **DT**
- Aesthetics Committee: This committee will also need to be re-constituted since the Municipal elections. LA continues to provide administration support. Councilor Hattingh Bornman is the new councillor in charge of Planning. He has confirmed that at some stage that the administration should be taken in-house but for the time being LA will continue. The department is under-staffed at present. **LA**
- St Francis Tourism: No discussion
- Thyspunt Alliance: Regarding the National Nuclear Regulator's call for public



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comment/objection on Eskom's application for a Nuclear Installation Site Licence (NISL) for the Thyspunt site, the Association will monitor progress against the proposed Thyspunt nuclear site and how it might affect St Francis.

- Street Signage : There is a proliferation of illegal signage around the town. LA will raise it at the Ward Committee. Municipal Law Enforcement are the correct body to police this matter.

CN/LA

10 General

11. Next Meeting Friday 11th March 2022 – 11 a.m. – SFPO office/Zoom