



9 Philippa Place
St Francis Bay
6312

Tel: 042 294 0594
eMail: info@sfpo.co.za
Website: www.stfrancispropertyowners.co.za

PO Box 18
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MINUTES OF ST FRANCIS PROPERTY OWNERS ASSOCIATION COMMITTEE MEETING

Friday 13th May 2022 – SFPO Office / Zoom

Present: W Furphy (WF); P Pezarro (PLP), L Aitken (LA), C Northwood (CN); C Gray (CG); J Viljoen (JV); N Dyer (ND)

ACTION

1 Welcome

The Chairman welcomed all.

2 Apologies

D Harpur (DH); D Truter (DT); C Jarvis (CJ)

3 Confirmation of the Previous Minutes

Proposed by JV and seconded by CG

4 Matters arising from the Previous Minutes of Meeting

5 Finance:

- The financial statements for April were presented by PLP and approved.

PLP

Administration:

- PLP also tabled an updated budget that projected a small surplus of R16 000 for the year.
- Membership numbers stand at 474.

PLP

6 Marketing and Communication:

6.1. Database:

- POPI Act Compliance : Nothing to report.
- LA has requested an updated database for the demarcated area from the KLM.

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.
- 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 is in communication with the KLM who are keen for the Association to extend communications on their behalf.

LA/CJ

CJ

CJ



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- CJ is keen to profile active community members who are contributing time and effort to community projects through the SFPO. 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 Q3 report was sent in April. CJ/DH
- CJ is editing the leaflet targeting new property owners to boost Association membership. He has proposed inserting it into the new Wildside Times community magazine either as a loose insert or in the content. A link could be incorporated from St Francis Today to the leaflet on our website. LA will follow up on the production of this leaflet. 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, Erf 53, Erf 400, etc. LA will share these with CJ. LA/CJ
- The documentation for the SFPO NPC's application for leave to appeal against the recent ruling in favour of the CRA's action against the KLM, declaring the SRA levy illegal is to be available on our website. Mr Gerald Friedman of Friedman Scheckter Attorneys in PE will be representing the NPC supported by advocate Wim Trengrove. LA
- Social media comments on the recent ruling are being monitored by CJ. CJ

6.3 Membership:

- We have received 474 membership subscription payments as at the end of April 2022.
- A Quicket payment option is now active, as well as the EFT and Payfast options.
- Membership renewal is being advertised in Info Ads, St Francis Today and all other medium at CJs' disposal.
- A campaign to 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 is still to be launched. LA to follow up. LA
- 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
- A membership drive to encourage membership in the Links and Port is being planned. JV will action the Port, WF will action the Links, LA will action estate agents and pick up the leaflet creation with CJ. A free year's membership will be offered to new property owners who have purchased a property in the current subscription year. JV/WF/LA

7. Technical

7.1 NPC Projects

- Beach Phase 2 : DEDEAT authorisation for the beach restoration project has been received valid from 7 April 2022. Expenditure on the project is on hold until the Appeal against the court ruling against the SRA is finalised. WF
- Beach Phase 1: No discussion.



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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. CN
- NPC Company for donations and loans: A second NPC is operational to accept and manage non-SRA levy funding for the Beach Phase 2 project. SARS has approved our PBO and Section 18A application for donations. A proposal to raise funding for the acceleration of the beach project is ready, and was launched. This now on hold until the Appeal is finalised. WF

Roads:

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

CCTV Security Cameras:

The contract service and camera infrastructure is performing satisfactorily.

DT

7.2

Association Projects:

- **Precinct Plan for St Francis**: A Consultant has been 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. DH/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 some time ago. Rezoning of erf 554 is currently in the hands of a consultant and has been prioritised. DT has assured the Kromme Enviro Trust that the church will work in tandem with them to preserve the endangered plants in part of this area. A meeting between the church, Kromme Enviro Trust and SFPO to be arranged to discuss the plans. DT/WF
- **Main Beach**: Monitoring status.
- **Anne Avenue**: Monitoring status of stairs.
- **Two Harbours Walk Way**: 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
- **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
- **Erf 53**: Public open space around the old hotel site bordering St Francis Courts and Ann Avenue. Clearing of non-indigenous bush from this area will be undertaken by Working for Fire through the Fire Department and the KLM will remove all waste from illegal dumping WF



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and cut bush.

- **Storm Water Drain** – Santareme : Nigel Aitken is working with the KLM to find a solution to water seepage affecting properties in Santareme below St Francis Drive. CG

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 being received 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/
Water shortage continues to be a major problem. CJ continues to publicise the water shortage in newsletters. WF
- Roads: Pothole filling is taking place.
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 the budget adjustment in early 2022, 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. WF/JV/DH
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 and JV have highlighted the need for more of this work in the Santareme to Port area. DH/JV



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9 Other Committees

- SFBRHOA: No discussion. CN
- KJRC: The application for an event to be held in December on the northern side of the Kromme mouth is being opposed by the KJRC and SFBRHOA. It is proposed that all services, provisions and patrons will be ferried to and from the site from the small boat harbour. The small boat harbour does not have the capacity at this time of year to handle the logistics required. ND
- Santareme: The active group of Santareme residents working on security improvements for their sector have now achieved 70% of the target number of 65% of residents in favour of the CCTV project. Administrative work through Calibre Security is now underway to sign these people up. DH/JV/CJ/DT
This will also present an opportunity to collect property owners' data to update our database.
- St Francis on Sea and Port : Property sales in this sector are lagging due to poor infrastructure. JV is keen to investigate an SRA to address some of the more critical problems. He is engaging with the Ward Councilor on infrastructure issues. JV/WF
- Community Policing Forum: Open meetings will take place each quarter going forward. LA has taken up secretarial duties for the CPF. DT/LA
Facts on the CCTV system and security are being communicated through the CPF. Minutes of these meetings will be included in a security page to be created on the SFPO website.
The refurbishment of the Victim Support facility is nearly completed.
Theft of copper cables has decreased after the arrest of a local scrap dealer. George Road incidents seems likely to be connected to out of town building labour.
- DVG: No discussion
- Ward Committee: LA and DT represent the CPF and SFPO on this committee. The draft IDP was tabled for public participation at the Bowling Club at 17h00 on 9th May. 5. The KLM have appealed the ruling in favour of the CRA's case against the KLM declaring the SRA levy illegal. Provision of water and looming Day Zero and how it is to be managed is the top priority for the KLM and our Ward Councilor. St Francis boreholes are being used to supplement the water supply by 70%. DT/LA
- Sea Vista: The new Ward Councillor for Ward 1 is a lady called Nozuko Ntshota of the ANC. We are advised that the transfer of land from DPW (Eastern Cape) for the area west of the township has now taken place and planning for RDP and other housing development can now commence. Progress will be monitored through the Ward Committee, Ward 1 Councilor and our PR Councilor Shena Ruth. WF
- Cape St Francis: No further input from the CSF Civics noted.
- Kouga Business Forum St Francis Branch: The launch of the St Francis branch of the KBF will take place at the Links on Thursday 19th at 17h00. The SFPO office is available for use as a satellite office for the St Francis Branch of the KBF. The local Branch Committee meets monthly. It is focussing on two primary activities: WF
 - Membership : building membership of the KBF in the SF business community.
 - Business development : it has identified a number of events being held in SF over the next 12 months that will be supported by the KBF, with specific focus on identifying opportunities for local businesses to participate in and benefit from these events.



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- Levy Relief Programme: No discussion.
- Aesthetics Committee: LA continues to provide administration support. Councilor Hattingh Bornman is the new Councilor in charge of Planning. He has confirmed that at some stage 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 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. WF
- Street Signage : There is a proliferation of illegal signage around the town. LA has raised it at the Ward Committee. Municipal Law Enforcement are the correct body to police this matter. CN/LA

10 **General**

11. **Next Meeting Friday 10th June 2022 – 11 a.m. – SFPO office/Zoom**