



9 Philippa Place
St Francis Bay
6312

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

PO Box 18
St Francis Bay
6312

MINUTES OF ST FRANCIS PROPERTY OWNERS ASSOCIATION COMMITTEE MEETING

Friday 13th January 2023 – SFPO Office / Zoom

Present: W Furphy (WF); P Pezarro (PLP), L Aitken (LA), N Dyer (ND); D Truter (DT); C Gray (CG); J Viljoen (JV); C Jarvis (CJ) **ACTION**

1 Welcome

The Chairman welcomed all.

2 Apologies

D Harpur (DH); Craig Northwood (CN).

3 Confirmation of the Previous Minutes

Proposed by JV and seconded by PLP.

4 Matters arising from the Previous Minutes of Meeting

5 Finance:

- The financial statements for December were presented by PLP and approved. **PLP**
- PLP tabled an updated budget for 2023 for consideration.
- A project budget of just under R40 000 is proposed dependent on subscriptions income. **PLP**
- Membership numbers for the 2022/23 year so far stand at approximately 470. Follow up subscription invoices were sent in the first week of December with a link to the new electronic brochure. Payment options include EFT, Cash, Payfast and Quicket. LA will report weekly on numbers received. **LA**
- A third invoice run is planned for February.

6 Marketing and Communication:

6.1. Database:

- POPI Act Compliance : Nothing to report.
- LA will request an updated database from the KLM ahead of the next subscription follow up. **LA**

6.2. Website, Social Media and Newsletter:

- LA maintains the documents on the website. CJ loads and sends our newsletter through this website. Website statistics are being provided by DNA Online. **LA/CJ**
- 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.



9 Philippa Place
St Francis Bay
6312

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

PO Box 18
St Francis Bay
6312

- CJ liaises with the KLM for the Association to extend communications on their behalf. **CJ/LA**
- Newsletter : There is a newsletter planned for the end of January.
- Info Ads continues to be used to promote membership.
- Leaflet :
 - A re-run of 1,000 SFPO Association brochures was necessary to replace an incorrect telephone number for Dr Jean Malan.
 - The new brochure has been re-distributed. JV confirmed that it is receiving a good response and is very useful for new property owners and rental clients.
 - The booklet has been provided to estate agents for new property owners, inserted into the Wildside Times community magazine, and is available at the SFPO office with copies supplied to participating organisations. **LA/CJ**
 - The brochure has been converted into a 16 page flipper e-magazine placed on our website, as well as on the St Francis Today website. The e-mag can be used on social media as a link, and can also be converted into 16 x individual Facebook posts. This has proven to be very successful.
 - A list of distribution points has been created.
- Social Media : CJ reported that the beach patrol initiative attracted a very positive response over Season.

6.3 Membership:

- We have received 470 membership subscription payments as at the end of December 2022 so far. **LA**
- Membership for the 2022-23 year was initiated in early October through DNA Online.
- Membership renewal continues to be advertised in Info Ads, St Francis Today and all other media at CJs' disposal. **CJ**
- A campaign to be launched through estate agents promoting membership to new property owners as a means to maintain an accurate database whilst building membership, will be launched as soon as the printed brochure is available. 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. A screen ad has also been created for the four advertising screens in the village. **CJ**

7. Technical

7.1 NPC Projects

- Beach Phase 2 : DEDEAT authorisation for the beach restoration project is valid from 7 April 2022. Expenditure by the SFPO NPC on this project is on hold until the Appeal against the court ruling against the SRA is finalised. In the meantime, the KLM are applying to the South African Government's National Climate Fund for funding for the project. **WF**
- Spit – Emergency : The SFBRHOA and SFPO continue to monitor the status of the Spit revetment. **CN**
- CCTV Security Cameras:
The contract service and camera infrastructure are performing satisfactorily and crime has **DT**



9 Philippa Place
St Francis Bay
6312

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

PO Box 18
St Francis Bay
6312

been quiet with good arrests and convictions. There has been no spike in spite of loadshedding. The Santareme CCTV installation has been implemented successfully by a group of Santareme property owners.

7.2 Association Projects:

- **Ann Avenue** stairs were damaged and Nigel Aitken has arranged for the Municipality to take responsibility for the repairs and maintenance going forward. A vote of thanks to him for achieving this. CG/NA
- **Precinct Plan for St Francis** : A Consultant has been appointed to prepare a new precinct plan for the St Francis Bay CBD area. We are still awaiting notification of the public participation meeting for this project. 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 the beach restoration programme, as well as areas such as Granny's Pool, and erf 400 and 554 for sporting and recreation development. DH/WF/CG
- **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. No further feedback available. DT
- **Two Harbours Walk Way** : DH continues to monitor the status. DH
- **Granny's Pool Development** : This area is a feature for visitors and is under-equipped to cope with current numbers. DH is in discussions with Kromme Enviro Trust with a view to working in tandem on any new development. Environmental approval for the retaining wall and steps is being sought from the KLM. DH and Nigel Aitken continue to work on this. DH
- **Erf 53** : Public open space around the old hotel site bordering St Francis Courts and Ann Avenue. The clearing of non-indigenous bush from this area through the Fire Department and the KLM is completed.
- **Storm Water Drains** –The KLM have undertaken works to clean the drains in Santareme and this will continue. Recent flooding in the village has highlighted the need for improved drainage.
- **Entrance Gardens** : CG will hand over the maintenance, weed spraying and sweeping of the entrance circle to Nigel Aitken. The bus shelter is in need of re-coating. CG
- **Beach Patrols** : The Association funded two trained patrollers from Sea Vista for Main beach from 16th December until 6th January which was very well received by the public. The patrols achieved the aim of reducing petty crime and anti social behaviour. Thanks to Nigel Aitken for oversight of this project. SAPS/Municipal Law Enforcement "Boots on the Ground" were also active. DH/NA
- **Philippa Place Pathway to Main Beach** – A new resident in Philippa Place is initiating a project to clear and light this pathway to the beach to provide safer and easier access to the beach. This was a popular beach access route over the Season. DH/NA
- **Pump House Parking** : More provision for parking in this popular area needs to be investigated. NA



9 Philippa Place
St Francis Bay
6312

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

PO Box 18
St Francis Bay
6312

8. Community Issues:

- The regular monthly meetings between the Chairman and the Municipal officials continue. A meeting request is to be sent for February. WF
- Planning and Certificates of Occupation: There is concern over the number of new developments and the impact on infrastructure, electricity and water supply. A new Director for Planning at the KLM needs to be appointed following resignation of the incumbent, and Mayoral Councillor Shena Ruth has been given responsibility for Planning, Development and Tourism.
- Plot Clearing : Plot clearing is taking place around the town to help reduce risk of fire. The Kromme Enviro Trust are offering environmental advice on how best to go about plot clearing.
- 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. New trucks have been deployed. The general feeling was that the service was better than in past years over Season although there was still some frustration over slow service. WF
- Water infrastructure: The Association continues to put pressure on KLM to replace failing water infrastructure. Water usage was high over Season and dams are now critically low. St Francis boreholes are being used to supplement the water supply by 70%. Water purifying plants have been installed in Jeffreys Bay and Humansdorp to filter borehole water for consumption, and one will be installed in St Francis soon. CJ continues to publicise the water shortage in newsletters. WF/CJ
- Roads: Pothole filling is taking place and the repair method has been improved. The KLM will provide materials to local residents who wish to club together to repair roads themselves. NA will facilitate this for those who wish to take this action. A private contractor has been appointed by the KLM for pothole repairs. Road re-surfacing of the main arterial roads will continue as part of a three year plan by KLM. Much of the budget for this work over the past year has had to be diverted to the water crisis. NA
- Storm Water drains : Cleaning drains around the town and in particular in Santareme and Sea Vista is ongoing. Recent flooding in the village has highlighted the need for improved drainage. NA
- Property Valuations : These will be done in the 2022-23 year, effective for the 2023-24 financial year.
- Main Beach : The problems with drinking on beaches, vandalism etc at the life savers hut and main beach were under control with the introduction of the beach patrols. "Boots on the Ground" and Peace Officer to monitor. DT
- Loadshedding and Power : There was real inconvenience experienced with this over the Season, particularly over delayed switch on. Power solutions will be investigated. CJ to focus on power solutions in newsletters. CJ



9 Philippa Place
St Francis Bay
6312

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

PO Box 18
St Francis Bay
6312

9 Other Committees

- SFBRHOA: No discussion. CN
- KJRC: There were a few minor incidents at the river mouth between boats and kite surfers but fortunately nothing major was reported. Kite surfing needs to be managed and the KJRC are meeting to discuss this. Jetskis remain a problem both on the river and canals although behaviour is improving. More vigilant checking on licences is being discussed. ND
- Santareme: The CCTV project organised by a group of Santareme property owners, through Calibre Security, has been implemented and there have been very few incidents reported as a result. The service is being very well received by residents. More support for the project is being actively pursued. There has been a marked increase in property /housing development in Santareme, and an update on Aesthetics should be investigated with a more modern approach. JV and DH to work on this. DH/JV/DT
- St Francis-on-Sea and Port : JV wants to take up the offer from the Municipal Manager to provide pothole repair materials to residents prepared to provide labour and supervision. He will put this in writing to the MM. A date for the resurfacing of St Francis Drive and Triton is requested. JV
- Community Policing Forum: Crime has been quiet with good arrests and convictions. There has been no spike in spite of loadshedding. We are in the early stages of forming our own sector - currently we fall under Humansdorp, which would make our CPF more autonomous. Two patrollers, sponsored by the Association, were in place for Main Beach from 16th December to 6th January. The "Boots on the Ground" presence over December along with increased Municipal Law Enforcement visibility contributed to reduced number of incidents this year. They will take over the beach patrol function going forward. The next CPF meeting is scheduled for 25th January 2023. DT
- DVG: Other than occasional food relief requirements and shack fires, there is nothing to report. WF/DT
- Ward Committee: LA and DT represent the CPF and SFPO on this committee. Provision of water and how it is to be managed is the top priority for the KLM and our Ward Councillor. Our Councillor continues to appeal to us all to report service delivery problems through official channels so that these are officially recorded. The more reports that are recorded (potholes, roaming animals, blocked drains etc), the more resources are allocated. The date of the first meeting for 2023 has not yet been set. A new Ward Assistant needs to be appointed. LA/DT
- Sea Vista: There is a plan for housing development but details are unclear at this stage. Progress will be monitored through the Ward Committee, Ward 1 Councillor and our PR Councillor Shena Ruth. The land has been transferred to the HDA.
- Cape St Francis: No further input from the CSF Civics noted.
- Kouga Business Forum St Francis Branch: The KBF have met a group from Sea Vista to encourage them to participate in the Forum with a view to receiving mentorship and business guidance. The next meeting of the St Francis sector will be in early February. The Forum has addressed the controversial rates increases for estates with the KLM, and provided support to the estates to assist them with their negotiations with KLM. The SFPO office is used as a satellite office for the St Francis Branch of the KBF. The local Branch Committee meets monthly. It is currently focussing on two primary activities: WF



9 Philippa Place
St Francis Bay
6312

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

PO Box 18
St Francis Bay
6312

- Membership : building membership of the KBF in the SF business community. A new website has been developed.
- Focus on events – supporting a number of big events, which will provide a boost to the local economy.
- Levy Relief Programme: One application is up for renewal but the full application with affidavit has not been received so far. PLP was requested to amend his financials which state that disbursements have “been halted”. This is not the case and needs be re-worded to “no applications received”. DT
- Aesthetics Committee: LA continues to provide administration support. The Committee will re-convene on 24th January 2023.
- Kromme Enviro Trust : DH is in discussions with the KET regarding planning of development of Granny’s Pool and Two Harbour Walkway. LA
- St Francis Tourism: A full calendar of events is planned. Water shortage remains a concern for future events. December events and markets were all well supported. The Tourism committee will be appointing a new Chairman as Dee Cranswick has stepped down. DH
Upcoming events include Wine on Water, The Mzansi Challenge, Expedition Africa as well as some big cycling and mountain biking events. Events are very important to the economy of our region. A co-hosted DP Golf (European Tour) and Sunshine Tour event will take place at the Links on March 16-19 2023.
- 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.

10 General

The Chairman called for input on new projects for this year.

11. Next Meeting Friday 10th February 2023 – 11 a.m. – SFPO office/Zoom