



9 Philippa Place
St Francis Bay
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MINUTES OF ST FRANCIS PROPERTY OWNERS ASSOCIATION COMMITTEE MEETING

Friday 8 December 2023 – SFPO Office 9 Philippa Place / Zoom

ACTION

1. **Present:** W Furphy (WF); L Aitken (LA), N Dyer (ND); C Gray (CG); P Pezarro (PLP); Craig Northwood (CN); D Harpur (DH); J Viljoen (JV)
2. **Welcome**
The Chairman welcomed all.
3. **Apologies**
D Truter (DT); C Jarvis (CJ)
4. **Confirmation of the Previous Minutes**
Proposed by JV and seconded by PLP.
5. **Matters arising from the Previous Minutes of Meeting**
None.
6. **Finance:**
 - The financial statements for November were circulated by PLP and approved. **PLP**
 - A reserve of R100 000 for projects is provided for in the 2024 budget of which R49 000 remains uncommitted..
 - A second membership subscription invoice run will be sent in January.
 - A group of Aldabara property owners have sponsored the repair of the stairs to the beach at Aldabara car park. Rocco Henning (RH) recently contacted WF asking if the SFPO could hold the R90,000 collected and pay the stairway contractor(s) when invoiced and approved by RH. WF agreed to do so through the SFPO Association. The money has been received and is reserved exclusively for the Aldabara stairs, to be controlled by PLP.
7. **Marketing and Communication:**
 - 7.1. **Database:**
 - POPI Act Compliance – LA monitors compliance on an ongoing basis.
 - LA has received a database update for the demarcated area from the KLM. **LA**
 - 7.2. **Website, Social Media and Newsletter:**
 - A newsletter including the KLM press statement on the result of the appeal hearing and summarising the plans for the beach restoration project going forward will follow immediately after the AGM. **LA**



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- The AGM has been advertised in compliance with the Constitution and members have been sent the notice via email and SMS. LA
- A website refresh will be necessary in the early new year to ensure all the information is current and focussing on progress going forward.

7.3 Membership:

- We received 485 membership subscription payments for the 2023-24 year as at end of November. These include 9 for the Links, 1 for Air Park, 1 for Kromme, 47 for Santareme. CJ
- Advertising Membership renewal continues to be advertised in Info Ads, St Francis Today and all other media at CJ's disposal. CJ

8. Technical

8.1 NPC Projects

- Long Term Coastal Protection Solution : The appeal hearing took place on 13th November 2023 and was attended by WF, CG and P Mountford as well as the KLM Mayor, MM and their legal representative. The ruling has now been received in favour of the KLM with no costs awarded. The SFPO NPC will now focus on implementing the Long Term Coastal Protection Solution. CN
- Spit – Emergency : The breaches on the spit have been repaired and work continues on Main Beach. Storm damage is being addressed by the KLM who have applied for disaster funding from Province. No feedback is available as yet. CN
- CCTV Security Cameras: Paul Middleton, the new owner of Calibre Security, will join the Committee in the new year to focus on safety and security. DT

8.2 Association Projects:

- **Beach Pavilion**_: R10 million has been awarded toward the construction of the proposed pavilion for Main beach. Jaco Prins has been asked to join the Committee in the new year to oversee this project with assistance of DH. DH/WF
- **Shore Road Parking and Pump House**: The Riparian HOA have improved the parking area and provision for additional parking along Shore Rd with the assistance of KLM. CN
- **Precinct Plan for St Francis** : No further feedback available.
- **Erf 400 Village Common**: Continue to await DPW decision on transfer of Erf 400 to KLM.
- **Erf 554**: No further discussion.
- **Ann Avenue Stairs**: These are now the responsibility of the Municipality who have committed to replacing this beach access before holiday season.
- **Granny's Pool Development & Two Harbour Walkway**: This area is a feature for visitors and is under-equipped to cope with current numbers. DH has discussed with Kromme Enviro Trust proposed contribution towards funding for the retaining wall and steps needed once the KLM has approved this.. DH
- **Erf 53** : Public open space bordering St Francis Courts, old hotel site, and Ann Avenue.
- **Power and Water Security Proposal**. The Power and Water security proposal was sent out to members in March 2023, and remains on the website for referral. WF



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- **Car Guards Project** : No discussion. DT
- **Solar Lighting Project** : No further discussion DT
- **Beach Patrols** : No further discussion. DT has established that Boots on the Ground will be conducting patrols in Season controlled by the KLM Law Enforcement officer who will be based in St Francis for the Season.
- **Cycle paths** : A donation of R20 000 has been made towards the cycle route which was washed away during the recent storms. JV
- **Additional Cameras** : JV suggested an additional CCTV camera to be placed at Shark Point where there is currently a poaching problem and a problem with petty crime. The Association agreed to allocate R45 000 for the cameras and pole at this point. JV will provide a formal proposal. He envisages the donation will be needed toward the end of February. JV
- **Entrance Circle** : CG proposed getting some labour to sweep and clean the roads around the circle where haulage trucks are spilling cement, sand and gravel to prevent damage. CG

9. **Community Issues:**

- The regular meetings between the Chairman and the Municipal officials continue. WF
- Planning and Certificates of Occupation: No discussion.
- Plot Clearing : No discussion.
- Sewerage: No further discussion.
- Water infrastructure: The Association continues to put pressure on KLM to replace failing water infrastructure. WF
- Roads – R330: CN has observed that the R330 has been marked up all way from Cape St Francis to Humansdorp so it seems a consulting engineer has been appointed to undertake the rehabilitation design for the R330. The SFPO has written a letter supporting a letter from Cape St Francis Civics to the Area Engineer requesting immediate attention to the condition of the road. CN
- Storm Water drains : No discussion
- Main Beach : The revetments from Main Beach to Ralph Road were all damaged in the recent storm. The ablutions and lifeguard room were also damaged in the recent storm and funding is being sought for repairs to be conducted before the holiday season.



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10. Other Committees

- SFBRHOA: The SFBRHOA met with the Ward Councillor regarding the sewerage pump stations and their capacity to meet demand with all the new development. The load shedding schedule has been further impacting the performance of the system. Some residents of Harley St around the Cove are looking into the possibility upgrading their infrastructure to enable them to link into the main line sewerage system. CN
- KJRC: The KJRC AGM took place 1st December. David Hurr was re-elected as chairman. One of the members is pushing for a no wake zone from the bridge past Goedgelooft and Rivertide because of the danger to swimmers. However this is impractical but investigations are underway. The road to the launch site under the bridge has been repaired in time for Season. ND
- Santareme: The CCTV project organised by a group of Santareme property owners, through Calibre Security is performing well. A group of residents are applying for additional CCTV poles for Tom Brown Boulevard. DH/JV/DT
JV's group of volunteers have had a very constructive meeting with new engineers from KLM to review the state of the roads and drainage in Santareme and it is hoped that this will have positive results going forward.
- St Francis-on-Sea and Port : JV will approach the POA to discuss participation in the Santareme committee. JV
- Community Policing Forum: No discussion .
- DVG: No discussion. DT
- Ward Committee: The meeting planned for early December did not take place.
- Sea Vista: No discussion.
- Cape St Francis: No discussion.
- Kouga Business Forum St Francis Branch:. No discussion.
- Levy Relief Programme: No feedback available.
- Aesthetics Committee: No discussion.
- Kromme Enviro Trust : DH met with chairman Si Cunneen this morning to discuss the improvements to the retention wall and parking area, as well as the 2 Harbour walkway. They discussed cooperation between the SFPO and KET on this. Estimated cost for the full project would be R2 million. It was agreed to approach the Wind Farm and Buco for funding. DH proposed a wheel chair friendly section from the Cordobas which was supported. This will be taken to the KET meeting on 14th December after which they will call a meeting for interested parties to discuss a path forward. It was suggested that DH put a proposal to the Rotary Club for support. DH should also chat to the management of The Port to become involved. DH
- St Francis Tourism: No discussion
- Thyspunt Alliance: No further news.
- Sea Vista Ratepayers Association : No further feedback.



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11. **General**

AGM : The AGM will take place at the Links at 16h00 on 20th December. This is an election year for the Association. Jaco Prins and Paul Middleton have been nominated to join the Committee. There were no further nominations received by 8th December. Advance voting/proxy forms are available on the website and forms will be available at the meeting. The presentation has been prepared. Committee members to assemble a little before the meeting to run through the presentation.

12. **Next Meeting Friday 12th January 2024 – 11 a.m. – SFPO Office/Zoom**