



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

Friday 9th February 2024 – SFPO Office 9 Philippa Place / Zoom

ACTION

1. **Present:** W Furphy (WF); L Aitken (LA), N Dyer (ND); P Pezarro (PLP); J Prins (JP); P Middleton (PM); D Harpur (DH); J Viljoen (JV); Craig Northwood (CN);
2. **Welcome**
The Chairman welcomed all.
3. **Apologies**
C Gray (CG); D Truter (DT); C Jarvis (CJ)
4. **Confirmation of the Previous Minutes**
Proposed by PM and seconded by PLP.
5. **Matters arising from the Previous Minutes of Meeting**
None.
6. **Finance:**
 - The financial statements for January were circulated by PLP and approved. **PLP**
 - The 2024 budget has been updated and R80 600 is committed.
 - A second membership subscription invoice run was sent on 1st February.
 - 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. So far R45 000.00 has been received and will be 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 to pursue a follow up database update. These should be supplied by KLM quarterly. **LA**
 - 7.2. **Website, Social Media and Newsletter:**
 - A website refresh is necessary to ensure all the information is current and focussing on progress going forward. **CJ/LA**
 - A regular update on the Long Term Coastal Protection Solution (LTCPS) project has been booked in the property section of St Francis Chronicle for the year. The first full



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page advertorial has appeared in the January issue and a half page advertorial has been booked for the February, with further half pages booked monthly for the balance of the year.

LA/CJ

- Association projects need more exposure on social media. LA to discuss with CJ possibly appointing someone to focus on this and creating regular posts.
- The Q2 report and the funding update have been sent out at the end of January.

7.3 Membership:

- We received 522 membership subscription payments for the 2023-24 year as at first week in February. The second invoice run went out on 1st February.
- Advertising Membership renewal continues to be advertised in Info Ads, St Francis Today and all other media at CJ's disposal.

LA

CJ

8. Technical

8.1 NPC Projects

- Long Term Coastal Protection Solution (LTCPS) : The SFPO NPC is now focussed on implementing the LTCPS. Donations and loans are being sought to supplement available funding to begin the construction of the first three groyne at the Spit and Main Beach in May 2024.

CN

CN has appointed Worley (formerly Advisian) for the completion of the detailed design in readiness for the construction of Phases 1 and 2 of the LTCPS. CES have been appointed for environmental services.

KLM have been engaged in terms of the appointments of both Worley for Professional Engineering services and CES for Environmental services. KLM have appointed Nomvelo Siwela as the EO (Environmental Officer) who will serve as the link between the site management and DEDEAT. KLM have appointed JG Africa EMC as the EOC (Environmental Control Officer).

Worley started the Preparation work on 4/12/2023, including the detailed design of the LTCPS, bill of quantities and tender documents required to appoint a Contractor (s) to construct the LTCPS by the end of April 2024. An RFQ is to be released soon.

- Spit – Emergency : Storm damage was repaired.
- Roads : Funding for road repairs throughout Kouga is being sought by the KLM. KLM are proactively pursuing economically viable solutions to addressing the problem. Routes for the works being carried out on the LTCPS project will be identified so funding is not wasted if resurfacing commences before these works commence. The KLM are open to working partnerships with communities to provide materials if labour is supplied by communities.
- CCTV Security Cameras: All is functioning well. DT will move ahead with applications for additional cameras.

CN

DT

8.2 Association Projects:

- **Main Beach Pavilion/Club House and Board walk**: R10 million was awarded by DEDEAT for the re-construction of ablutions at Main Beach and Granny's Pool and the tidal pool and two harbours walkway. The funds will be managed by the Department and not the KLM.
- **Cycle/Pedestrian paths** : No discussion
- **Erf 400 Village Common**: Continue to await DPW decision on transfer of Erf 400 to KLM.

JP/DH



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- **Erf 554:** No further discussion.
- **Ann Avenue Stairs:** The stairs to the beach have as yet not been replaced.
- **Granny's Pool Development & Two Harbour Walkway:** DH is to meet with Kromme Enviro Trust on Tuesday to discuss pressing for approvals for the car park area enhancements and upgrade of two Harbours Walkway. DH
- **Additional Cameras :** The shark point / Mussel Ave / Otters Retreat/Landing sector cameras is being planned for installation. JV/PM

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: The service was much improved over the Festive season.
- Water infrastructure: The Association continues to put pressure on KLM to replace failing water infrastructure.
- Roads: There is no budget available from Province for the repair of the R330. The SFPO will continue to push for urgent budget allocation. Preliminary survey testing and traffic counts are taking presently place which is a lead up to design and tender process. CN
- Storm Water drains : No discussion.

10. Other Committees

- SFBRHOA: The erosion at the pump house and the flow through the canal system remains a concern. The budgetary process is underway. CN
- KJRC: The chairman of the KJRC is being kept abreast of progress with the LTCPS project plan. ND
- Santareme: The CCTV project organised by a group of Santareme property owners, through Calibre Security is performing well. Additional CCTV poles for Tom Brown Boulevard are being installed. DH/JV/DT
- St Francis-on-Sea and Port : JV reported that 4 camera poles are required at the Mussel, Coral, Otters Retreat and Otters Landing block. He has funding committed for 2.5 poles so far and is optimistic that this will be concluded by the end of the month. JV
- Community Policing Forum: The informal labour collection point developing on Assissi and St Francis Drive is of concern. The SAPS cannot act as the KLM by-law needs to be changed to allow for this. It was suggested that an area on Taragona should be identified for this purpose. This was raised at the Ward Committee meeting and was highlighted by past CPF Chairman Ollie Holmes this week. DT
DT is working with SAPS re the proposed new police station on the corner of St Francis Drive and Tarragona. He queried whether the project was removed from the SAPS list because the land is not suitable. This was the case and the land is a known wetland. DT will approach Tony Moore (past chairman of CPF) and Greg Miller (former projects manager) for advice on what took place in the past. Accommodation for 4 new patrol officers is being sought in St Francis to cut down on the SAPS vehicle travelling from Humansdorp and further. DT/LA
- DVG: A vote of thanks was given to the DVG team, community members and farmers for



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their efforts in combatting the recent bush fire at Oyster Bay. An entry in the next newsletter is suggested.

DH/CJ/WF

- Ward Committee: The February meeting is taking place today. DT is attending on behalf of the Association. The status of municipal accounting continues to be flagged for urgent attention. DT/LA
- Sea Vista: No discussion.
- Cape St Francis: No discussion.
- Kouga Business Forum St Francis Branch:. No discussion.
- Levy Relief Programme: No discussion.
- Aesthetics Committee: In answer to question posed by ND, plans for the Boutique Hotel on Lyme Road South have been processed through the Aesthetics Committee and supported. LA
- Kromme Enviro Trust : No feedback
- St Francis Tourism: No discussion
- Thyspunt Alliance: LA will try to ascertain from the Thyspunt Alliance on what the status is regarding developments on the proposed nuclear power facility. LA
- Sea Vista Ratepayers Association : No further feedback.

11. **General**

12. **Next Meeting Friday 8th March 2024 – 11 a.m. – SFPO Office/Zoom**