



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

Friday 12th July 2024 – SFPO Office 9 Philippa Place / Zoom

ACTION

1. **Present:** W Furphy (WF); L Aitken (LA), P Pezarro (PLP); D Truter (DT); C Gray (CG); Craig Northwood (CN)
2. **Welcome**
3. **Apologies**
P Middleton (PM); C Jarvis (CJ); N Dyer (ND); D Harpur (DH); J Prins (JP); J Viljoen (JV)
4. **Confirmation of the Previous Minutes**
Proposed by CN and seconded by PLP.
5. **Matters arising from the Previous Minutes of Meeting**
None.
6. **Finance:**
 - The financial statements for June were circulated by PLP and approved. PLP
 - The 2024 budget has been updated.
 - R45 000 is being held for the Aldabarra Stairs fund. These are contingency funds for repairs and maintenance as required.
7. **Marketing and Communication:**
 - 7.1. **Database:**
 - POPI Act Compliance – LA monitors compliance on an ongoing basis.
 - Databases should be supplied by KLM quarterly. LA
 - 7.2. **Website, Social Media and Newsletter:**
 - The website has been refreshed with all the current information and focussing on progress going forward. CJ/LA
 - A regular update on the Long Term Coastal Protection Solution (LTCPS) project is being published on a monthly basis in the property section of St Francis Chronicle during the course of the year and in St Francis Today. CJ/LA
 - Association projects need more exposure on social media. CJ has launched a media campaign to introduce the various Association committee members, and other prominent community members ahead of the next membership renewal year. This will include video clips and interviews conducted by CJ. This will also include Directors of the NPC. CJ/LA



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- The Association utilises Info Ads to market membership.
- A newsletter for July needs to be planned. It is suggested that the next issue should focus on Association projects over the year and going forward aimed at driving up membership renewals for the next year. A newsletter with timeline for the groyne project can be planned toward the end of the month if there is progress to report.
- Clear communication, differentiating the Association from the NPC is increasingly important. LA and CN will approach Gail Petrie, who creates the Rotary Club newsletter for advice on how to improve the look and feel of our newsletters. Andrew Bowren will need to be involved for the SFPO NPC perspective.

LA/CJ

LA/CN

7.3 Membership:

- We have received 604 membership subscription payments for the 2023-24 year as at end of May. This is the highest number of members to-date, and is clear confirmation that the SFPO Association is offering value to its members. The additional revenue is allowing us to invest in larger and more meaningful community projects and services.
- Advertising Membership renewal continues to be advertised in Info Ads, St Francis Today and all other media at CJ's disposal.

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 2024.

CN/WF

- Spit – Emergency : The SFBRHOA and SFPO continue to monitor the status of the spit revetment and the erosion at Shore Road and pump house. The spit was damaged by recent storms. SFBRHOA will conduct emergency repair works with sand bags in places, and KLM have been advised.
- Roads : Funding for road repairs throughout Kouga is being sought by KLM. KLM are proactively pursuing economically viable solutions to addressing the problem. KLM are open to working partnerships with communities to provide materials if labour is supplied by communities.
- CCTV Security Cameras: The CCTV network is functioning well. DT and PM are moving ahead with applications from specific Streets for additional cameras to be funded by these Street groups. The solar lights in the CBD are not bright enough. The electric streetlights need to be kept in working order at all times. The solar lights are intended as back up during power outages and loadshedding.

CN

CN

DT/PM

8.2 Association Projects:

- **Street Signs** : This is our focus project for the next financial year with a budget of R100 000 being set aside over two years. CG has sourced prices for concrete curb street signs and has met with Sandra Galer of SanStone in Humansdorp who can manufacture these and deliver them to the municipal yard. CG has quotes and samples for Chromadek printed street names, both reflective and non-reflective, with the SFPO logo to be stuck on to these curbs from Signarama. He estimates that the cost to create these and place them will be around R600 each. LA will request feedback from Ward Councilor Maree re awaited

CG/LA



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approval of the proposed curbs from the Roads Engineer, as well as approval to use a portion of the Municipal yard to store the concrete curbs while installation is in progress. A few years back we provided Alderman Rheeder with a detailed audit of required street signs. CG has the report we provided our Ward Councillor with a few years ago which details 126 streets which will need at least one curb sign each. The aim is to standardise the street signage with one sign on each street initially.

A local emerging contractor needs to be appointed for the project.

- **Main Beach Pavilion/Club House and Board walk:** The R10m awarded by DEDEAT for the re-construction of ablutions at Main Beach and Granny's Pool and the tidal pool and two harbours walkway has been withdrawn. JP advised that he and DH have not been able to find a workable time for all parties involved to discuss the detailed designs based on the meeting they had with Si Cunneen and various other parties -- there has been no feedback from the municipality (Christa Venter) on the queries and next steps raised. Next meeting is planned for second half of July.

JP/DH

Architect Jason Erlank has produced a draft design linking the Main beach along to Granny's Pool and walkway to get a total concept approved in one EIA approved by DEDEAT. CN will advise WF when the next meeting of all concerned parties will take place so that WF can involve the KBF in the discussion with a view to making this a joint project between the SFPO, KBF and KET.

- **Granny's Pool Development & Two Harbour Walkway:** There has been significant storm damage which will need to be repaired and pressure needs to be put on KLM to provide a longer term solution. In this emergency situation, it was agreed that a private sector quotation is to be sourced for a reinforced concrete wall with natural stone clad to be presented to the KLM for approval. The walkway has been badly damaged by the recent storm and will need to be relocated in some areas in Santareme where the stability of some properties is being threatened. DH is working with the KET to get signage to divert walkers on the 2 Harbours Walkway in front of threatened homes where the critical large dune is being badly eroded by the sea and rain water.

DH/JP

- **Cycle Park Sea Vista :** No discussion.

- **Solar lights :** DT is liaising with the KLM electricians to improve the effectiveness of both the electric and solar street lights in the CBD.

DT

- **Cycle/Pedestrian paths :** No discussion

- **Erf 400 Village Common:** Continue to await DPW decision on transfer of Erf 400 to KLM.

- **Erf 554:** A community park has been suggested for this Erf to include Erf 400 once the transfer from DPW has taken place. The updated Precinct Plan is outstanding for public comment.

- **Ann Avenue Stairs and car park repair:** We have been advised that a contractor has been appointed for repairs to Ann Avenue and Ralph Roads and car park to run between July and September. These works do not include revetment repairs. This will be raised at the next meeting with the Municipal manager. The possibility of using sand bags to protect George Rd car park until proper repairs can be conducted will be explored.

JP

- **Additional Cameras :** The Shark Point/Mussel Ave/Otters Retreat/Landing sector cameras (Phase 4) has been installed.

JV

9. Community Issues:

- The regular meetings between the Chairman and the Municipal officials continue. KLM

WF



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have listed roads, waste water treatment and solar energy as their focus over the next two years.

- Precinct Plan: We are advised that the new Precinct plan for St Francis will be tabled toward the middle of the year for public comment. Ward Councilor will keep us updated. WF/DH
- Municipal Accounts : This is still problematic at present and calls and emails are not being answered. This is raised regularly for urgent attention at the Ward Committee meeting.
- Plot Clearing : No discussion
- Sewerage: The same group of property owners that have raised funds to resurface Moby Dick Wharf and Spray Avenue are planning installation of main line sewerage. CN
- Water infrastructure: The Association continues to put pressure on KLM to replace failing water infrastructure. Borehole water is being treated and stored in St Francis Bay.
- Roads: There is no budget available from Province for the repair of the R330 from Humansdorp to Cape St Francis. The SFPO will continue to push for urgent budget allocation. Repair work from KwaNomzamo in Humansdorp to Hankey is expected to go ahead very soon.
- 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 Shore Road car park is under threat of being eroded away. CN is engaging with the KLM on the matter. After the storm, two potential breaches on the spit were identified and repaired within one day by a private contractor. CN has permission to submit this invoice to KLM for payment.. CN
- KJRC: The chairman of the KJRC is being kept abreast of progress with the LTCPS project plan. The proposed dredging programme is being discussed between chairman David Hurr and CN. The new licence fees for 2024/5 came into effect on 1st July and can be accessed on the website. ND
- Santareme: The CCTV project organised by a group of Santareme property owners, through Calibre Security is performing well. Phase 4 installation has been completed. DH/JV/DT
- St Francis-on-Sea and Port : JV's group have created a roads sub-committee and have held discussions with the Municipal Roads engineer. They are seeking commitment to a timeline to have all roads resealed/slurried in Santareme/St Francis-on-Sea. JV
- Community Policing Forum: The last meeting took place on 14th June. A public meeting will be planned for mid August. SAPS - A new Captain is yet to be appointed for St Francis. It was noted that the spread of foot-and-mouth disease has led to quarantine measures being implemented between Humansdorp and St Francis. DT will approach the KBF for assistance in addressing the escalating car guard problem. A decision was taken to not allow car guards in the CBD area. DT
- DVG: A meeting is planned in the next few weeks to strategise and discuss required expenditure. WF
- Ward Committee: The July meeting took place this week. Suggestions for Ward Funds project have been called for. DT/LA
- Sea Vista: The land for housing is in the process of being transferred to the Municipality.
- Cape St Francis: No discussion.
- Kouga Business Forum St Francis Branch: WF has handed over chairmanship to Frank Harpur. He has suggested a joint project between SFPO and KBF, as well as possibly the WF



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Kromme Enviro Trust for the beach pavilion development.

- Levy Relief Programme: One further application has been received for consideration. DT
- Aesthetics Committee: No discussion.
- Kromme Enviro Trust: No feedback.
- St Francis Tourism: The Calamari Festival will take place in September and the plan is to run it over a 2 weekend and 1 week period. Tourism are branding St Francis as the Calamari Capital of South Africa.
- Thyspunt Alliance: No discussion.
- Sea Vista Ratepayers Association: This group continue to be monitored. WF/DT

11. **General**

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