



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

Friday 7 February 2025 – SFPO Office 9 Philippa Place / Zoom

ACTION

1. **Present:** W Furphy (WF); L Aitken (LA), C Gray (CG); P Pezarro (PLP); N Dyer (ND); P Middleton (PM); J Prins (JP); D Harpur (DH); D Truter (DT); J Viljoen (JV)
2. **Welcome**
3. **Apologies**
C Jarvis (CJ); Craig Northwood (CN)
4. **Confirmation of the Previous Minutes**
Proposed by ND and seconded by CG
5. **Matters arising from the Previous Minutes of Meeting**
None.
6. **Finance**
 - The financial statements for December were circulated by PLP and approved. PLP
 - A draft 2025 budget was prepared and approved.
 - R12 000 is being held for the Aldabara Stairs fund. These are contingency funds for repairs and maintenance as required.
 - The new membership drive commenced on 1st October 2024 and a follow-up invoice run was sent this week. 471 subscriptions have been recorded so far. LA
7. **Marketing and Communication**
 - 7.1. **Database**
 - Databases for the SRA Demarcated area should be supplied by KLM quarterly. LA will request a further update at the end of January. However due to POPIA restrictions the database remains fairly weak. LA
 - 7.2. **Website, Social Media and Newsletter**
 - Each time a website refresh takes place LA will notify committee members for comment. CJ/LA
 - The next newsletter will be planned for February. CJ/LA
 - 7.3. **Membership**
 - We have received 471 membership subscription payments for the 2024-25 year as at end of December. The revenue is allowing us to invest in larger and more meaningful LA



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community projects and services. It also lends representational weight for our Association.

8. Technical

8.1 NPC Projects

- **Long Term Coastal Protection Solution (LTCPS).** Worley and the SFPO NPC Technical Committee are in the RFP process. CN/WF
- **Spit – Emergency Revetment –** No discussion CN
- **Roads -** The KLM have received a R200 mil loan for their road re-sealing project in Kouga which will be launched next week. We will request a list of St Francis roads which are to be included at the next meeting with the MM. CN
- **CCTV Security Cameras**
The CCTV network continues to function well. DT/PM

8.2 Association Projects

- **Street Signs**
This is our focus project for this financial year with a budget of R60 000. CG has sourced prices for concrete kerb street signs and SanStone in Humansdorp will manufacture these and deliver them to the municipal yard. CG has ordered 100 of these to commence the project. The kerbstones will replace all the standing street signs. CG hopes to begin rolling this out before the end of the month as soon as he can appoint a contractor to position the curbs. JV has offered to assist with St Francis on Sea area where many kerbs already exist. CG will print replacement street names for these. A sample Kerb stone was displayed at the AGM. CG will order the Chromadek printed street names. SanStone will deliver the kerbs to the SFBRHOA portion of the Municipal yard for storage while installation is in progress. CG/LA
- **Pedestrian Walkway St Francis Drive :** The Kouga Business Forum are looking into getting business sponsorships to complete the pedestrian pathway from Sunset Drive to the CBD. The Association will consider sponsoring a stretch of this pathway once cost per meter is available. The pathway would increase pedestrian safety on the main road. PM
- **Sea Vista Pathway bins :** We have received a request for funding to replace rubbish bins on this pathway. CG will investigate the cost of vandal proof options to replace these. CG
- **Main Beach, Granny's Pool Amenities and Two Harbour Walkway**
A meeting has been scheduled for next week with the KLM Director for Environment and the Municipal Manager in attendance to highlight the urgency of the projects for the Harbour walk and dune erosion. JP/DH
DH, JP and Si Cunneen of Kromme Enviro Trust will meet the Municipal officials to view the storm damage and dune erosion along the sea front from the walkway and discuss concerns around the dune slippage. The hope is that if an emergency situation can be declared, property owners will not have to wait for an EIA before being permitted to make emergency repairs on the Government public land to protect their properties. JP will re-visit the idea of a walkway between Main Beach and Granny's Pool. The removal of the set back line could do away with the need for such EIA's.



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JP has been informed that the KLM is intending to create a separate Environmental Affairs department within which Nomvelo Siwela will function. This will enable the KLM to conduct its own EIA's.

- **Erf 53** : WF provided a copy of our written Spatial Development Framework submission, which includes Erf 53 (public open space), to Councillor Ruth. DH and JP to ensure that this is included in planning for the future, possibly as primary access to Main beach. The Association is calling for a workshop to discuss this proposal along with the Kouga Business Forum. Erf 53 should be included in an overall EIA for the beach front. WF will ask the MM for feedback at the his next meeting with him. DH/JP/WF
- **Erf 400 and Erf 554 Village Common:**
We continue to await DPW decision on transfer of Erf 400 to KLM. A community park has been suggested for Erf 544 to include Erf 400 once the transfer from DPW has taken place.
- **Ann Avenue / George Rd Stairs and car park repair:**
Beach access was very limited for the December season. LA has requested through the Ward Committee for improved beach access ahead of the Easter holiday season. The KLM is due to start work on the George Road beach access solution in February. JP/LA
- **Set Back Line :**
This is now being dealt with by the KLM.
- **Street Resurfacing initiative** : Spray Avenue and Moby Dick Wharf residents volunteered contributing funding to resurface their roads in collaboration with the developer of Grand Comoros. They had approached Scribante who are working in the Kouga area for the next year resurfacing the R330 from Humansdorp to Hankey. An MOU has been put in place with the KLM. The work has now taken place and was completed in two days. A resident of Beauvalon Place followed suit and a similar agreement was put in place. This work has also been completed. The model is to be promoted to the broader community and has been put out in the media. Interested residents can contact our office for information on how to proceed. Costs vary depending on condition of the roads but are very reasonable. This project involves both the NPC and the Association. WF/CN

9. Community Issues

- KLM have listed roads, waste water treatment and solar energy as their focus over the next two years.
- Precinct Plan: Further consultation has still to take place.
- Sewerage: The same group of property owners that have raised funds to resurface Moby Dick Wharf and Spray Avenue are planning installation of mainline sewerage. There were problems with sewerage spills during the Season and better management is called for. LA will request a copy of the sewerage master plan. LA
- Water infrastructure: The Association continues to put pressure on KLM to replace failing water infrastructure with emphasis on Canal and Shore Roads.
- Roads: We were told that there is no budget available from Province for the repair of the R330 from Humansdorp to Cape St Francis this year. However, it is on the list for 2025. The SFPO will continue to push for urgent budget allocation. Repair work from KwaNomzamo in Humansdorp to Hankey is under way. CN
- Storm Water drains : JV has requested that this is on the agenda for meetings with the KLM. A storm water master plan is needed for Santareme to the Port. LA was advised at JV



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the Ward meeting that repairs and drainage for Harbour Rd are due to commence in February.

- Job Seekers collecting on St Francis Drive : This was discussed at the Ward Committee meeting. God's Acre on Tarragona Road is being considered for an employment centre. DT will push our Ward Councilor for the development of this area for this purpose. PM/DT

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
 - KJRC: The chairman of the KJRC is being kept abreast of progress with the LTCPS project plan. The holiday season went relatively smoothly with the three patrol officers very active. The KLM have now approved an addendum to the MOA removing indemnity liability from the KJRC. Liability will now fall to the Municipality. Under-age skippers remain a concern. ND
 - Santareme: The main focus is centred around the problem of dune erosion discussed earlier. DH/JV
 - 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 and to have effective storm water drainage created. WF suggested that a member of this community should sit on the Ward Committee. JV
- The camera at Shark Point funded by the Association has been very effective in hampering the perlemoen poachers. An SRA will be investigated to expand support for the CCTV coverage growth.
- Community Policing Forum: Our new SAPS Station Cammander is CaptainTessa Qwebe who commenced her duties on 1st January. DT
 - DVG: No discussion. DT
 - Ward Committee: DT and LA attend these meetings. The first meeting for the year was held on 15th January. DT/LA
 - Sea Vista: No discussion DT/LA
 - Sea Vista Ratepayers Association : No discussion DT/LA
 - Cape St Francis: No discussion. DT/LA
 - Kouga Business Forum St Francis Branch: No discussion DT/LA
 - Levy Relief Programme: Further funding will be necessary from donors to be able to continue relief payments. DT
 - Aesthetics Committee : The first meeting for the year is set for 21st January. LA
 - Kromme Enviro Trust : AGM date 29 January 2025. LA
 - St Francis Tourism: LA will circulate SF Tourism Season 2024/5 report. LA

11. General

- We received an email from the Port Alfred Ratepayers Association asking us to join a coalition to fight the new electricity tariffs being imposed by Municipalities. We will not do so as our Mayor has already formally lodged an objection and the Mayor has circulated a petition. LA to refer this to our Ward Councilor. WF/LA

12. Next Meeting Friday 7th February 2025 – 11 a.m. – SFPO Office/Zoom



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