



9 Philippa Place
St Francis Bay
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**ST FRANCIS PROPERTY OWNERS ASSOCIATION
MINUTES OF THE ANNUAL GENERAL MEETING
HELD AT ST FRANCIS LINKS
ON MONDAY 15TH DECEMBER 2024 AT 15H30**

PRESENT:

Chairman Wayne Furphy, Committee members, Guests and attendees noted on attendance register

Committee

W Furphy, Chairman
C Gray, V Chairman
D Truter – Safety & Security
P Middleton – Safety & Security
C Carstens - Environment
D Harpur – Santareme
J Viljoen – St Francis on Sea
Norman Dyer – KJRC
Craig Northwood (SFBRHOA)
P Pezarro - Treasurer
L Aitken – Admin Manager

GUESTS :

Lorraine Maree – Ward 12 Councillor

AGENDA

- Attendance Register
- Apologies
- Confirmation of Minutes of AGM December 17th 2024
- Chairman's Report
- Financial Report : Consideration and Approval of Annual Financial Statements
- General Items
- Election of Committee Members
- Close of meeting

1. Welcome and Attendance

WF welcomed and thanked all for attending. The meeting was recorded for minuting purposes. 51 attendees were registered. A quorum was declared.

2. Apologies

Craig Northwood - SFBRHOA
Johan Viljoen – SFPO Committee

3. Confirmation of the Minutes of the AGM held on 17 December 2024

These are available on the website at www.stfrancispropertyowners.com and were taken as read.
Proposed : David Harpur; Seconded : David Truter



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4. **Chairman's Report**

4.1. **Presentation :**

The Chairman proceeded to present his Report and he introduced the Committee and service providers.

A copy of this Power Point presentation is available on the website at www.stfrancispropertyowners.com. He reminded the meeting that the SFPO Association is the Ratepayers' Association for St Francis Bay. Voluntary membership as at our year end on 30 September 2025 stood at 580.

SFPO NPC receives and manages the SRA levy for the Long Terms Coastal Protection Scheme; resealing of our arterial roads and CCTV camera installation.

The Saving St Francis NPC PBO was set up to enable us to provide donors to the Long Term Coastal Protection Scheme with a SARS Section 18A certificate as only our environmental project qualifies for PBO status.

The Committee has completed the second year of its two year election mandate and all nine members stood for re-election this evening.

4.2. **Services we provide to Members:**

- Communicating through multiple channels
 - o newsletters
 - o brochure
 - o website
 - o social media : Facebook, WhatsApp groups
 - o meetings (eg AGM)
 - o advertising the SFPO Association to current and prospective members
- Assisting Ratepayers with their queries related to their Municipal accounts
- Monitoring Municipal infrastructure and service delivery
- Participating in various Municipal forums eg SDF & CBD Precinct reviews, Coastal Management, etc
- Regular meetings with Municipal leadership, both officials and political leadership, to influence spend (IDP), performance (service delivery) and priorities

4.3. **Projects :**

Members are welcome to submit ideas for projects for the Association to undertake.

Completed projects for 2024/2025 include:

- Designed and installed 165 Kerbstone street signs at a cost of R77,000
- Installed Solar street lights in the CBD to ensure the precinct is lit during power outage and load shedding at a cost of R15 870.
- Contributed R20 000 to the repair of cycle paths damaged in storms
- Partnered with the Kromme Enviro Trust to fund a survey of Main Beach at Granny's Pool – R5 175
- Funded replacing of monkey proof waste bins on the Sea Vista pathway

Projects COMPLETED in PRIOR Years

- Established Transfer Station & Recycling at Municipal Yard which continues to function well under Municipality
- Funded the beach patrol in December/January 2022 which was effective. "Boots on the Ground" took over
- Upgraded Main beach ablution block and car park
- Improved beach access at Ann Avenue, George Rd and Peter Rd
- Managed the construction of the Pathway between the CBD and Sea Vista
- Cleared Erf 400 and Erf 554
- Cleared paths on Erf 53



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- Implemented storm water drainage solution at Link Road
- Organised the fixing of the dips in St Francis Drive near the Church and the Fire Station
- Rolled out the Wheelie Bins to property owners/residents

Ongoing Projects & Roles

- Ward 12 Committee under Ward Councilor Lorraine Maree
- Administrative assistance for Aesthetics Committee, Community Police Forum, and Kromme Joint River Committee.
- Maintaining the gardens around the Village Entrance
- Security strategy for St Francis Bay which includes the CCTV camera project
- DVG Liaison & Fire Mitigation Committee
- Liaising with the Municipality on : infrastructure failures & improvements such as: Replacement of water pipes, Sewerage services (both water borne (pump station failure) and honey sucker service). Readiness for the December holiday season
- Liaison with Kouga Business Forum, St Francis Tourism, Cape St Francis Civics and St Francis Bay Riparian Home Owners Association

Santareme

- o Focusing on infrastructure improvements, through Committee members David Harpur & Johan Viljoen
- o Two Harbours Walk : continue to assist the Kromme Enviro-Trust with repairs
- o Granny's Pool improvements

Projects for 2025/6

- Beachfront Upgrades : Main Beach SFPO Association & NPC propose replacing the existing Ablution block with a beach Pavilion (Wayne Furphy).
- Grannies Pool together with Kromme Enviro Trust (David Harpur)
- Coral Tree Planting : Planting Coral Tree offcuts along St Francis Drive from Harbour Road to Otters Landing (Clint Carstens)
- Street Resurfacing : Coordinated with the rollout of KLM's road resurfacing project across Kouga region (Craig Northwood)
- Traffic Circles : Investigating replacement of stop streets at our busiest intersections on St Francis Drive (All)
- Pedestrian Pathway St Francis Drive : Contributing funds to this KBF-led project
- Philippa Place Beach path : Provided crushed stone material for community members to upgrade for use by residents and holiday makers

The meeting agreed that these are suitable projects for the Association to be funding and undertaking.

5. Financial Report

The Chairman presented the Financial Statements for the year ended 30 September 2025. An abridged version of these were included in the Power Point presentation. A full copy of these is available for scrutiny on the St Francis Property Owners website at www.stfrancispropertyowners.com.

The 2025 Annual Financial Statements were accepted.
Proposed : Paul Middleton; Seconded : Brett Dawson



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6. General Items :

- a) Question : Are there plans for upgrade and improved services in Sea Vista?
Councillor Lorraine Maree responded that transfer of land from Dept of Public Works is expected in March next 2026 for construction of more houses. Illegal structures are being removed at present and electricity supply being formalised. Land has been purchased in Humansdorp for housing. Bulk infrastructure is to be supplied by the Municipality.
- b) Question : On Behalf of St Francis Court, what is the current plan for Erf 53 with regard to boardwalk and bush clearing.
Chairman responded that Erf 53 is public open space and is the only access from the CBD to Main Beach. It is included in our submission to the St Francis Bay Precinct Plan. We believe Erf 53 should be rezoned commercial for e.g. bespoke coffee shop and gardens. Storm water run-off is channelled through Erf 53 which has been a problem in the past and this will need to be taken into consideration. Erf 400 should remain public open space or sport facilities as a green lung.
David Harpur added that there are plans to extend and improve the walkway from the 2 Harbours Walk through to Granny's Pool and later Main Beach. This would include sections which would be suitable for wheelchair access. Contributions to the project would be welcomed.
- c) Question : On behalf of Peter Road residents, what measures can be taken to manage the use of the beach areas so that there are swimming beaches separated from fishing areas.
The chairman has met with the Municipal Manager after receiving several complaints of this nature. Everyone should have access to the beach and a public participation process is needed so that allocations can be included in the Coastal Management Plan which is currently being formulated. The groynes are attracting many fishermen and controlling access is very difficult.
The problem is acknowledged and planning with the Municipality is needed to ensure that everyone's interests are provided for.

7. Election of SFPO Committee Members

Committee Members Elected for period Dec 2025 – Dec 2027

The votes were tallied after the meeting to include both hard copy voting forms, proxy votes and online votes submitted before 19h00 on 15th December 2025.

- The following members were re-elected : Wayne Furphy, Chris Gray, Craig Northwood (SFBRHOA), Norman Dyer (KJRC), David Harpur (Santareme), Johan Viljoen (St Francis on Sea); David Truter (Safety and Security); Clint Carstens (Environment); Paul Middleton (Safety and Security)
- There were no further nominations.
- Employees of Association : Lyn Aitken (Admin Manager part-time) and Paul Pezarro (Treasurer)

8. Close of Meeting :

There being no further business the Chairman closed the meeting by thanking his committee and staff as well as service providers. He thanked all for attending and wishing everyone a safe and prosperous 2026.



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