



Cap Estate Action Committee (CEAC)

# NEWSLETTER

Acting for & on behalf of Cap Estate Residents

Issue 007 : Aug. 2021

## *It's Your Association*

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## PRESIDENT'S REPORT – August 2021

**D**ear members of the Cap Estate (Residents) Association (CEA),

Ever since Cap Estate Ltd began developing Cap Estate as an upmarket residential area some 60 years ago, there have been many attempts to unite the property owners and residents. Associations have been formed, become dormant, revived again, and survived with varying levels of activity or success over the years.



Our current Association (CEA) was formally constituted at a Special General Meeting held at the Sandals Golf Club on 05 December 2019. At this meeting, a Constitution was adopted and the Steering Committee, which had been appointed seven months earlier, were all officially elected to form the Management Committee, dubbed CEAC (Cap Estate Action Committee). Shortly thereafter, in February 2020, CEA was formally registered as a Community Based Organisation (CBO) with the Ministry of Equity, Social Justice, Local Government and Empowerment. Our objectives, as enshrined in our Constitution, are:

1. To help enforce the building codes and covenants for dwellings and developments within Cap Estate.
2. To liaise with the respective agencies for the maintenance and improvement of Cap Estate's Infrastructure, such as public roads, drainage, sewage and solid waste disposal, and supply of water, electricity, and communications.
3. To protect existing infrastructure by ensuring developers are held accountable.
4. To promote road safety measures within the Cap Estate area.
5. To promote and support crime prevention and noise abatement measures in Cap Estate, in co-operation with the Royal St. Lucian Police and private security companies.
6. To promote the common interests and rights of all property owners, residents, tenants, and leaseholders (with lease terms of longer than one year), regardless of nationality, age, gender, race, colour, religious or political beliefs.
7. To liaise with and support NEMO for disaster preparedness and relief for the Community in times of emergency.
8. To be a united voice for lobbying or liaising with Government and other institutions that may help achieve the Association's objectives.
9. To organise and promote social activities for Members of the Community.

It is hoped that, with this newest Association (the first to have a formal Constitution and be registered as a CBO), we would be better able to achieve the objectives outlined above. It is also hoped that regular social gatherings and community roadside clean-ups would be organised to provide opportunities for residents to meet each other and discuss issues affecting us all. Unfortunately, the Covid-19 pandemic, with all its restrictions, has prevented such activities for much of 2020 and 2021, including the holding of our AGM in 2020.

This era of social media has certainly benefitted our new Association with its ease of information sharing. The Cap Chat group, with 189 members, has recently been the forum for much discussion and healthy debate, even though it has revealed that, within our Community, opinions are quite divided when it comes to certain topics like politics and Covid-19 vaccination policy. I sincerely hope that



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these opinion differences do not prevent us from being good neighbours, and united as a Community with the common goal of keeping Cap Estate a lovely and safe place to live.

Membership in our Association is open to all residents and owners in Cap Estate, and for us to achieve the objectives outlined above, we need a strong Membership base. I am disappointed that, out of over 400 hundred properties in Cap, we only have 81 Registered Members, and of these only 45 paid-up for 2021. It only costs EC\$100 per year, per Member, and we rely on this income to carry out our planned projects. If you are eligible and have not yet joined our Association, please do so. Information for joining is available elsewhere in this Newsletter. If you are already a Member but in arrears, please pay-up as soon as possible.

Our Annual General Meeting (AGM) is constitutionally due before end of April every year. We were unable to hold one in 2020 due to the lockdown, and again in 2021 restrictions on gatherings prevented us holding one before April. These restrictions have now been lifted, so we plan to hold the 2021 AGM in September, at a date and place soon to be announced. All positions on the Management Committee will be up for election, so please, if you are willing to serve, or if you wish to nominate someone else, please notify our Secretary in good time. There will be an opportunity at the AGM for new Members to sign-up, and for paying dues; but remember, only paid-up Members are eligible to vote.

I look forward to seeing you at the AGM, or at one of our social events in the near future.

Thanks and best wishes to all,

**Andy de Verteuil**  
**CEAC President**



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## CEA welcomes Kenson Casimir to Gros Islet

**C**ongratulations to Kenson Casimir, Gros Islet's new SLP Elected Member of Parliament. We look forward to working with you in the coming years for the benefit of our CEA Members and all our Cap Estate Residents.



## Flamboyant gets a Road Repair Makeover

**A**s part of the Ministry of Transport's upgrade of Saint Lucia's Roads, Flamboyant Crescent, Road, & Street have been completely resurfaced. Take a look at Christopher Kessell's amazing drone video of the entire area...

[Flight over Cap Estate to see Flamboyant paved road](#)





## Security at Cap Estate

By CEAC's Security Sub-committee Leader, Timothy Moffat

**Present Conditions.** *Security concerns are one of the top issues for Cap Residents at present, as several break-ins and robberies have occurred recently.* We must all be more vigilant to our surroundings, vehicles, and people traversing our Community, as there are no indications these incidents will stop without focused attention from us, the Residents, and assistance from the authorities and security companies.

In addition to our homes, there are several hotels and rental villas in Cap Estate, so it is now a very public Community with high levels of both foot and vehicular traffic. In the last few months, there has been an increase in construction activity leading to higher forms of traffic. Several years ago, the Community experienced a spate of burglaries which, without proof, several Residents tied to the increased construction activity at that time.

Committee representatives have been in discussion with Guardsman on the possibility of offering an alternative security system – discussions are in the early stages, but the idea at this point is to have a second option of not only being tied to an alarm system response, but instead, for Guardsman customers, being able to call upon them for a security response for all incidents. The idea behind this additional approach is to offer security support to those who do not currently subscribe to the current Alarm/Response Service. There are also alternative companies we can consider for these services, which have already been in contact with us.

**Going Forward.** *THERE IS AN UPCOMING AGM. Please let us attend in large numbers as a unified Community in an effort to work on and solve our issues.* Security is not an issue that can be dealt with by one person or a handful of individuals operating independently. We need to come together as a Community and decide on how we want to deal with the issues, then a handful of individuals/Committee can deal with putting the plan into place. ***At present, less than 25% of the residents/properties of Cap Estate subscribe to a security company.***

We are certain that, if we can get the subscription numbers up to approximately 70% of the residents/properties of Cap Estate, we can lower the subscription fee to EC\$150.00 per month, or lower. This fee would cover at least one Patrol Vehicle and Response Team designated to the Community for 24 hours 7 days a week. There is also potential in tying the Community security into working with the five or so hotels in the Community, and using the economies of scale to be achieved from this – a thought not yet explored.

**Fellow Community Residents and Property Owners** – we must attend the next AGM and come together as one – we can make great things happen easily if we talk with one voice and operate as a unit.

**Additionally** – *We are certain there are more incidents occurring in the Community than have been reported, so must ask all to consider the following:*

- Do we want to have all incidents reported and made public? Or,
- Do we want to keep as many incidents as possible quiet, so as not to affect our tourism product? Or,
- Would it be better to have all incidents reported to a central Cap Committee Unit which, in return, will work with the authorities (Police, Constituency Rep., Security Companies, etc.) privately and quietly as one bigger voice for the Community?

There are many more issues and suggestions regarding security we can discuss and consider for the Community, but ***we must start by approaching Security as one body with one voice*** so that plans may be easily and affordably executed.





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## Proposed CEA Projects for Cap Estate

**Street Signs.** Phase 1 of Cap Estate Street Signs installation has been completed, paid for by the 2020 Membership Fees. Dependant upon the amount of Membership Fees received in 2021, we plan to complete Phase 2 of 21 Street Signs at a cost of EC\$3,205, being the price ExelSIGNS' has agreed to hold.

**Bus Stops.** Having consulted with the Minibus Driver who has a round in Cap Estate from 2PM until 5PM, we have identified eight places pertinent for Bus Stop signs. We assume these will cost less than EC\$150 each from ExelSIGNS and, again dependant upon Membership Fees, we hope to install these this year.

**Bus Shelters.** Yet to be costed, we propose to install at least some Bus Shelters to protect travellers from inclement weather when waiting for a bus. We hope to be able to provide one or two this year or next (dependant upon cost and Membership Fees received, and perhaps even Sponsorship), and to commission a Design & Build to enable us to plan and budget.

**Roundabout Safety Signs.** We wish to encourage the Ministry of Transport to install the Roundabout Safety Signs this year, and remove the existing signs. Sandals will plant and maintain the first Roundabout, and le Sport the second Roundabout.

## Cap Alerts Migration to Telegram



CAP ALERTS is MOVING...



to TELEGRAM!



**On Thursday, 30 September 2021, Cap Alerts on WhatsApp will be discontinued!**

To continue being advised of **Urgent Alerts** pertaining to **Security or Disaster Preparedness** or **General Announcements** pertinent to CAP ESTATE, then install TELEGRAM on your device (<https://telegram.org>). This is a **Private Channel by invitation only**, but CEA Members with Telegram accounts will be added automatically.

Request a link from CEAC's Secretary on WhatsApp (Celia Read on 718-8901).  
Only persons providing all the following information will be invited to join:

- Full Name, Telephone Number(s), & eMail Address
- Physical Address (inc. Road & Zone)
- State if Tenant or Property Owner (Land only or House)
- Are you a Guardsman Customer?



## Open Source Tools to keep in touch through Covid-19 (& beyond) –FREE for Everyone!

**A**s a service to our Community, CEAC's Secretary and IT Techie, Celia Read, would like to introduce you to long-established and well-known (in the IT industry, at least) Open Source alternatives to the giant corporations to help you traverse these lock-down days securely, and for free. The first suggestion here will save money for businesses, NGOs, and Charities within our Community, who hold meetings for multiple participants and/or longer than 40 minutes' duration (the Zoom threshold for free meetings).

Open Source organisations hold the original precepts of the WWW inventor, Tim Berners-Lee—the principles of the [GNU](#) and the [\(FSF\) Free Software Foundation](#) are: “Free software means that the users have the freedom to [run, edit, contribute to, and share](#) the software. Thus, free software is a matter of liberty, not price. We have been defending the rights of all software users for the past 35 years.” As an IT Techie, I have been a fervent advocate of these organisations and their worthy principles for donkey's years, so I am happy to share these gems with you:



**Jitsi Video Conferencing:** In these lock-down times, when everyone goes first to Zoom for online meetings, the open source software I am recommending is [Jitsi.org](#) as a **free and unrestricted Zoom alternative**. Due to its principles, it does not data-mine and profit from your information. It also does not require registration or any download as it works within your chosen browser, and can be found here: <https://Jitsi.org> and <https://meet.jit.si/>. It's very easy to use (just go to the second link and input your chosen meeting name, then invite up to 75 participants. It costs not one cent, however long your meeting—and it simply works...!



**Telegram Messenger:** The second software is [Telegram Messenger](#), again a well-known IM (Instant Messenger), and virtually without restriction—read more about it from FAQs [here](#). For example, Groups can have up to 200,000 Members, and “Telegram has no limits on the size of your media and chats.” It is secure and has more functionality than WhatsApp, including Secret Messaging and Broadcast Channels. Furthermore, they don't data-mine either, as WhatsApp's owner, Facebook, does, and it's against their principles to monetize with advertisements on this message platform, as WhatsApp is about to.



**Thunderbird**

**LibreOffice & Thunderbird:** Another goodie is [LibreOffice](#), an off-shoot by the original developers of OpenOffice, having been around and continuously developed for very many years. It is a wonderful open source alternative to the very expensive Microsoft Office, and is fully compatible with ALL MS Office formats. Apart from the email client, Outlook, it does everything, and more, that MS Office does, and even Outlook can be replaced by the open source [Thunderbird](#) email client, which is infinitely customisable. Furthermore, **LibreOffice** is also highly customisable, which is difficult to achieve in any MS Office version since 2007.



## It's Your Association

### Who and What are CEAC and CEA?

**W**e are **CAP ESTATE ACTION COMMITTEE (CEAC)**, charged with reconstituting the Cap Estate Residents & Land Owners Association (CERLOA)—now named **CAP ESTATE ASSOCIATION (CEA)**—which had faltered in its mission to bring improvements in Safety & Security and Environmental Conditions to all the residents of Cap Estate. Having achieved our objective to formalise the **CEA Constitution**, we now hope to greatly extend **CEA's** Registered Membership (*see Membership Form on next page*—just EC\$100 per person per annum gives full voting rights) and increase the involvement of all Cap Estate Residents in the improvement of our wonderful community by the effective dissemination of information regarding our existence and our activities.

#### Current Cap Estate Action Committee (CEAC) Members:

Chair & Legal Sub-committee:	de Verteuil, Andy	716-6168
Secretary, PRO, & Animals Sub-committee Leader:	Read, Celia S.	718-8901
Financial Sub-committee Treasurer:	Kessell, Chris	720-0100
Legal Sub-committee:	Holstein, Lynn	285-3230
Environment & Road Safety Sub-committee Leader:	Floissac, Heather	716-0468
Environment & Road Safety Sub-committee:	Guillaume, Paul	716-2218
Social Sub-committee Leader:	Skinner, Simone	727-7767
Non-voting Adviser & Community Safety & Security Sub-committee Leader:	Moffat, Timothy	724-4343
Non-voting Adviser:	Wagner, Kris	484-3066

#### Zone Representatives:

1	Becune Park	Raymond Fenelon, Jr.	RaymondFenelon@gmail.com	716-1306
2	Gate Park/Golf Ridge	Phillips, Cuthbert	PhillipsCCD@hotmail.com	720-6096
3	Windward Hills	Holstein, Lynn	LHolstein@yahoo.com	285-3230
4	Smuggler's Cove/Cap Park	de Verteuil, Andy	AJdeVerteuil@gmail.com	716-6168
5	Saline Point	Moffat, Tim	TimMoffat@hotmail.com	724-4343
6E	Central Golf Park	Kessell, Chris	KessellC@gmail.com	720-0100
6W	Central Saddleback	de Verteuil, Andy	AJdeVerteuil@gmail.com	716-6168
7	North—Flamboyant Way to Mount du Cap	Clarke, Hans	HansClarke195@gmail.com	285-5665
8	Anse Galet Hill and East	Bain, Randall	Bain61@gmail.com	720-5491
9	South Hills/Cotton Bay	Hughes-McNamara, Holly	Hollyanya@gmail.com	720-5111





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## It's Your Association

*Identify your Zone...*



### IDENTIFY YOUR ZONE & REP.

- |                                   |                                 |                                     |
|-----------------------------------|---------------------------------|-------------------------------------|
| 1. Raymond Fenelon Jr. (716-1306) | 4. Andy de Verteuil (716-6168)  | 7. Hans Clarke (286-5665)           |
| 2. Cuthbert Phillips (720-6096)   | 5. Tim Moffat (724-4343)        | 8. Randall Bain (720-5491)          |
| 3. Lynn Holstein (286-3230)       | 6W. Andy de Verteuil (716-6168) | 9. Holly Hughes-McNamara (720-5111) |
|                                   | 6E. Chris Kessell (720-0100)    |                                     |

Anyone wishing to join the **CEA** should contact Celia Read on 718-8901, or any other member of the **CEAC**.



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*Identify your Street...*



Anyone wishing to join the CEA should contact Celia Read on 718-8901, or any other member of the CEAC.

Acting for & on behalf of



Cap Estate Residents

# Cap Estate Association (CEA)

## MEMBERSHIP APPLICATION FORM

01 January to 31 December Annually

Facebook Group News: [Cap Estate Community](#) | Join on WhatsApp: [Cap Estate Community](#)

Title:	MR. <input type="checkbox"/>	MRS. <input type="checkbox"/>	MISS <input type="checkbox"/>	MS. <input type="checkbox"/>	DR. <input type="checkbox"/>	Other/ Suffix:	
Name:	LAST NAME		FIRST NAME(S)				
Nationality:			CONFIRM 18+ <input type="checkbox"/>	DATE OF BIRTH: dd/mm/yyyy (Optional)			
Physical Address:					PLOT N <sup>o</sup> :		GUARDSMAN REGd. <input type="checkbox"/>
Postal Address:							
Phone Numbers:	MOBILE(S):		WORK:		HOME &/or OTHER(S):		
Email Address(s):							
<b>SPECIFIC AREAS OF LOCAL CONCERN OR INTEREST</b> <i>(Comments &amp;/or suggestions welcome)</i>							
Community Safety & Security:		<input type="checkbox"/>					
Environment & Road Safety:		<input type="checkbox"/>					
Zonal Matters:		<input type="checkbox"/>					
Other (please specify):							
Other Comments:							
SIGNATURE:					DATE:		
Annual Membership Fee:	<b>Ordinary Member</b> <b>EC\$100.00 per Person</b> <input type="checkbox"/> <i>(Full or part year &amp; non-refundable)</i>		Confirm Fee(s) Attached: <input type="checkbox"/>		<b>Honorary Member</b> Requires CEAC Ratification <i>(Free of Charge)</i> <input type="checkbox"/>		
Thank you for completing this Application Form, and your interest in becoming a Member of CEA							
<b>CEA ADMINISTRATIVE USE ONLY</b>							
MEMBERSHIP NUMBER:				Block Number:			
Issue Date:				Date Paid:			
COMMENTS:							