



CEA AGM May 02, 2024

President's Report



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- **Roads & Drainage**

- Flamboyant Drive between Windward Rd and Flamboyant Crescent (unfinished Government contract from 3 years ago) was finally paved in January 2024.
- The two main arteries in Cap Estate, i.e Windward Rd and Mahogany Drive/Atlantic Way which were used by Cabot for heavy trucking during their golf course construction were not repaired and resurfaced by Cabot prior to their grand opening in December of last year as promised. However, they are being done now.



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- **Roads and Drainage (continued)**

➤ We have written to and will continue to pressure the Ministry of Infrastructure concerning repairs to the following:

1. **Flamboyant Road**
2. **Flamboyant Drive (between Osprey Rd and Man-o-War Drive)**
3. **Flamboyant Crescent**
4. **Kilibwi Road and Crescent**
5. **Warbler Place**
6. **Oriole Place**
7. **Finch Rd**
8. **Hibiscus Crescent**
9. **Bamboo Rd**
10. **Immortel Way and Close**
11. **Repairs to a broken culvert at Palmis Way**
12. **Repairs to blocked or damaged culverts along Windward Rd, Mahogany Drive, and South Hills**
13. **Need for a culvert at the entrance to Bougainvillea Close, at Kilibwi Crescent and along Flamboyant Drive**



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- **Roadside de-bushing**

➤ The following streets were de-bushed in April and June of last year at a cost of \$4,490 and again in March of this year at a cost of \$4,000.

Flamboyant Way, Street, and Drive, (by CEAC)

Palmis Drive, (by CEAC)

Mahogany Drive (by local council)



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- **Roadside de-bushing**





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- **Environmental**

- 5 “No Littering” signs were installed last year at 4 places around Cap. Two were stolen and one damaged. One has since been recovered and the damaged one replaced.
- The public access to the beach at the southern end of Royalton had been cleaned up and 4 large bins provided for waste disposal. 2 were later stolen and one since replaced.
- Monitoring of sewage and brine disposal from hotels continues. One hotel was again caught dumping raw sewerage into the sea and when approached, quickly stopped the illicit activity, blamed it on a broken discharge line and moved swiftly to have it fixed.
- The Mayor of Gros Islet in conjunction with Rotary Club of Gros Islet are embarking on a litter clean-up campaign. CEAC intends to join in this campaign. More information will be provided in due course.





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- **Enforcement of Covenants**

- There have been breaches of clauses 2 and 5 of the restrictive covenants in the past, however **CEAC maintains its position that unless some unique or special circumstances are involved, we are adamantly opposed to any such breaches of covenant in the future.**
- The clauses 2 and 5 in question are presented in the next slide:



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- **Enforcement of Covenants**

- **Clauses 2 and 5 of the restrictive covenants:**

2. BUILDINGS: *Not more than one dwelling house and other usual outbuildings shall be constructed on The Property. No hut, shed, caravan or temporary building or structure of any kind may be erected or placed on The Property except that with the written approval of The Intending Vendor a temporary hut or shed may be erected on The Property to be used only for and during the works incidental to the erection of a dwelling house on The Property. The Guide to Building issued by The Intending Vendor and attached hereto should be adhered to unless otherwise allowed in writing by The Intending Vendor.*

5. USER: *No building erected on The Property shall at any time hereafter be used for any other purpose than as a private dwelling house with garage and out buildings belonging thereto and no trade manufacture or business of any kind shall at any time be carried out on The Property except such profession as may be approved by The Intending Vendor nor shall anything be done thereon which may be or become a nuisance, injury, annoyance or disturbance to The Intending Vendor or the neighbourhood.*



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- **Enforcement of Covenants**

- CEAC continues to be proactive and will contest in writing wherever such breaches are brought to our attention. Since our inception in 2019, eight letters have been written to the DCA objecting to change of use applications within Cap Estate and South Hills.



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- **Street lighting**

- During 2023 KLED has retrofitted all the existing streetlights with LED ones (some 397 lamps) and also added 50 new residential lights in places where they could.
- The section of Windward Road between the first RAB and the Golf Club has been approved for lighting whenever LUCELEC can provide the LV supply.
- Any new request for streetlights may be sent by email to:

electrical.complaints@govt.lc

remember to include the pole number



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- **Security**

- Security cameras which are tied into the Police network have been installed at the first Roundabout by KLED along with others along the main road leading into Cap Estate.



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- **Noise Issues**

- CEAC has written to Paris Villa, Jardin Romantique, Tamara Gibson and Sandals (numerous times) about the staging of excessively loud events in our residential area.
- We have also submitted petitions to our Parliamentary Representative and the police commissioner pleading that excessively large and loud mass crowd events should not be allowed in our neighbourhood.
- We are pleased that our petition has been heeded and new stronger legislation has been drafted to help deal with this issue.
- It remains to be seen if new legislation will be supported with strong enforcement



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- **Website Development**

- During 2023 our Cap Estate website was set up by our able secretary and web master Celia Read. Within it one may find all pertinent information about our association as well as convenient links to past newsletters, our constitution, the restrictive covenants, Bank Details and more.

www.capestate.org



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• **Public Transport**

- Installation of 5 bus shelters along the Cap Estate Shuttle Route is still in the works, awaiting DCA approval.
- The DCA has requested a detailed survey of each bus shelter site. We hope to do that later this year when more funds are available.
- Cabot St Lucia has confirmed that they will fund the installation of these bus shelters. **Thank You Cabot**



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- **Future Projects**

- Roundabout beautification
- Bus Shelters
- Cap Estate Sign at Entrance
- Flamboyant Park
- Derek Walcott Memorial Bench (near Great House Rd)
- Paved pedestrian sidewalks



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- In closing,
- Our current membership stands at 119 registered members. This is a relatively small amount considering there are over 800 properties within our boundaries. Please encourage others to join and contribute to bettering our neighbourhood. It only costs \$200 per person per year.
- As of yesterday, 48 members were in arrears (some for more than 1 year), leaving over \$9,200 in uncollected revenue and therefore unavailable for funding the projects we would like to do. I plead to the membership to pay up if you are in arrears and in future to get your dues paid early in the year. (constitutionally due by Jan 31).
- That's all from me.



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Questions??

