



Cap Estate Action Committee (CEAC) NEWSLETTER

Acting for & on behalf of Cap Estate Residents

Issue 2019-002 : Sept 2019

CEAC Chairman's Report

by Andy de Verteuil—16 September 2019

Dear Members of the CAP ESTATE [Residents] ASSOCIATION (CEA), here is a brief status report on the activities of your Action Committee to date.



Since our election on 3 May this year, CEAC (Cap Estate Action Committee) met four times. At the last meeting on 29 August, we discussed and edited a draft Constitution, which we think is now ready for discussion and ratification by the wider Membership. The full document will be circulated shortly, and we propose that after a two-month evaluation period, we have a Special General Meeting of all Cap Estate Owners and Residents to adopt any changes, and vote on accepting a final version. A sneak preview of the first two sections of the draft Constitution, outlining our objectives and proposed Membership Categories, is presented elsewhere in this Newsletter.

Apart from drafting a Constitution, your Committee has also been making good progress in the following areas:

- **Membership Database**

It is important to have an accurate database of Members, or I should say, potential Members, because we are not yet a properly constituted organization. Our Secretary has been working diligently on cleaning up an existing inherited database of names, addresses, and phone numbers, and cross-checking with our WhatsApp contact list. You will appreciate there are many discrepancies, information gaps, and names of persons who are known to be deceased or who have left the area. This exercise is on-going, and I am confident that we will have a substantially completed version before the end of October.

- **Zonal Representation**

Cap Estate is divided into nine (9) geographical Zones, as defined below, and we have nominated Zonal Representatives for each. Please familiarize yourself with your own Zone and get to know your Rep. A new map, which clearly defines the Zone boundaries, is being prepared.



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Zone	Area	Representative	email	phone
1	Becune-Park	Danny-Belizaire	Beli_d@hotmail.com	285-0777
2	Gate-Park/Golf-Ridge	Cuthbert-Phillips	Phillipsccd@hotmail.com	720-6096
3	Windward-Hills	Lynn-Holstein	lholstein@yahoo.com	285-3230
4	Smuggler's-Cove/Cap-Park			
5	Saline-Point	Tim-Moffat	timmoffat@hotmail.com	724-4343
6E	Central-Golf-Park-East	Chris-Kessell	kessellc@gmail.com	720-0100
6W	Central-Saddleback-East	Andy-de-Verteuil	ajdeverteuil@gmail.com	716-6168
7	North—Flambouyant-Way-to-Mount-du-Cap	Marcella-Clarke-Johnson	maclarke@hotmail.com	285-2848
8	Anse-Galet-Hill-and-East	Randall-Bain	bain61@gmail.com	720-5491
9	South-Hills/Cotton-Bay	Holly-McNamara	hollyanya@gmail.com	720-5111

• Duties of Zone Reps.

1. To get as many as possible of the residents or property owners within your Zone registered as members of CEA.
2. To keep the Action Committee (CEAC) informed of issues within your Zone that may need attention from the Committee: issues such as security, garbage disposal, littering, traffic, drainage, property use violations, and street signage needs, etc.
3. To be your Zone's point of contact for any local Neighbourhood Watch groups.
4. To be your Zone's point of contact in the event of national disaster or emergency.

• Security

Discussions are ongoing with Guardsman Security regarding the addition of more armed response patrols within Cap Estate. Guardsman are willing to provide an additional patrol vehicle if they can secure another 75 customers. See below from Guardsman:

“Below are the present options we offer and their attendant pricing. We will, in due course, provide the list of the new security services we intend to make available to you in the future.

Existing Available Services

1. Monitoring, Response and Patrol: \$300.00 per month (Includes a free basic alarm system consisting of keypad, sounder, 2 motion detectors and 3 contacts)
2. Monitoring Only: \$150.00 per month
3. Response Only: \$200.00 per month
4. Patrol Only: \$250.00 per month (This is based on having a minimum



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of 75 new clients so that another team can be placed in the area. Without new clients we cannot afford another team. Of course if you are able to get duty concessions on additional vehicles to be placed at Cap then the cost for this service could lessen or the minimum for new clients required can be reduced)

5. Armed guarding: \$15.00 per hour
6. Unarmed guarding: \$10.00 per hour”

We have invited Guardsman to make a presentation to our broader Membership to explain the details of their offers, at a date to be determined. Stay tuned.

We also encourage residents to form small localized Neighbourhood Watch groups to look out for each other and report any incidents on our Community WhatsApp.

- **Road Signs**

Your Committee has been evaluating the roads within Cap Estate, and will shortly be getting cost estimates for erecting signs on the ones without. Since we have no \$\$, we expect the residents on each road to share the cost of their own sign.

- **Covenant Review and Enforcement**

Preliminary discussions have been held with Cap Estate Ltd about how we can move forward with modifying the Covenant to make it more relevant to today's needs, and how to make it more enforceable. Discussions continue.

- **First Cap Estate Roundabout Signage**

An alternative to the unsightly and dangerous signage at the first (Lollypop) Roundabout is being sought. Signage designs are being evaluated to replace the existing haphazard array of directional and advertising signs in the middle of Cap Estate's first roundabout. Watch this space.

- **Speed Bumps**

Our Environment & Road Safety Sub-committee has identified the need for speed bumps near Gate Park, along Windward Road, and also between the two roundabouts on Cap Drive. We are now lobbying the Ministry of Works to install these speed control measures.

- **Cabot Links Development at Pointe Hardy**

Shortly after the announcement of this new Golf Course and real estate development, your Committee had requested a meeting with Cabot Links to obtain some details about their plans, especially regarding how they may impact



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our neighbourhood, vis-à-vis construction nuisances, water supply, future access to the northeast coastline, and preservation of the ancient Amerindian burial site at Anse Lavoutte. A meeting arranged for 23 September has been postponed by Cabot Links, but should be held shortly. In the meantime, we have written to the DCA expressing the same concerns.

- **Recycling and Hazardous Waste Collection Depot**

We are evaluating the feasibility of setting-up a collection depot somewhere near the entrance/exit of Cap Estate. We are in consultation with “Greening the Caribbean” on this venture, and the goal is to have a convenient place where we can dispose of our plastics, glass, paper/cardboard and, of course, “e-waste” (i.e. electrical and hazardous stuff such as computers, mobile phones, batteries, etc.). Hopefully, most of this will be recycled, and the rest properly disposed of, rather than just indiscriminately dumped in the Deglos landfill.

- **Social and Environmental**

Regular roadside clean-ups and social events, including one “Games Night” and a fun BbQ evening, have been organized, and we will continue with these events, which are a great opportunity to get to know your fellow Cap Residents.

The months of July and August were not very productive as many of our Committee Members were away on vacation, but that’s over now and we expect to face our projects with renewed vigour in the months ahead. A draft Constitution will be circulated soon, so we may prepare for a Special General Meeting before the end of November.

Thanks, and best wishes to all,

Andy de Verteuil
CEAC Chairman

*Please read on for a taster of our proposed **Constitution** (which will be published for ratification soon), and more **CEA** news...*



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The CEA Constitution—a Snapshot

...here are the first two Clauses...

1. OBJECTIVES OF THE ASSOCIATION (CEA)

The overall objectives of the Association are to improve the quality of life and the environment in Cap Estate for the betterment of members and their families. These objectives are specifically, but not limited to, the following:

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

2. MEMBERSHIP

There shall be two (2) Association Membership Categories: Ordinary Member and Honorary Life Member, as hereafter defined. In this Constitution, the singular includes the plural and the masculine gender the feminine gender. For the purpose of this Constitution:

2.1 Ordinary Member

"Ordinary Member" shall mean any person aged 18 years or over, who is a Property Owner or Resident within the area defined as Cap Estate, as shown on the map (Appendix 1), and who has completed the Membership Registration Form, has been accepted by the Executive Committee (constituted as hereinafter mentioned), and has paid such Annual Subscription as the Executive may determine from time to time.

- 2.1.1 The **Ordinary Member Annual Subscription** shall be EC\$100 (one hundred East Caribbean dollars), is non-refundable, and is payable in advance by the 31st January in each year. Any individual joining the Association for part of a year only shall be liable for a full year's Ordinary Member Subscription (unless levied pro-rata at the sole discretion of the Executive).
- 2.1.2 There shall be a maximum of three (3) Ordinary Members from any one household or vacant property lot.

2.2 Honorary Life Member

"Honorary Life Member" shall be any person who, based on outstanding service to the Cap Estate community, is recommended by the Executive Committee to the general membership for such status at an **Annual General Meeting** or **Special General Meeting** and shall be elected by a two-thirds majority of members present at the meeting. Such members shall not be required to pay any entrance fees or subscriptions.



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CEA will work with Cabot for burial site conservation.

Cabot Links plan to develop Pointe Hardy as a Golf Course with Condos.

CEAC are seeking to hold discussions with Cabot Links (as are the National Trust) with a view to preserving the ancient Amerindian burial site (known as the Lavoutte Site) beside Cas-en-Bas and Donkey beaches, and also the Queen's Chain and public beach access as these could be under threat by the proposed development without careful planning. (Continued on next Page)

Inset: The Caribbean Research Group of the Faculty of Archaeology with Mr Eric Milton Branford and Mr Henry Nathaniel of the St. Lucia Archaeological and Historical Society.



End of Summer BbQ a huge success, benefiting GI Primary Students...

More than 30 Cap Estate Association (CEA) Members attended a Barbecue on 31 August 2019, hosted by our Committee Chairperson, Andy de Verteuil, and his wife, Christine, at their lovely home overlooking the golf course. Chef de partie for the night was our fellow Committee Member and celebrated Chef, Xavier Ribot, who took charge of the grilling to perfection!



Simone Skinner, who heads CEAC's Social Sub-committee, had the splendid idea of incorporating "Back to School" donations of backpacks full of school supplies for the Grow Well's children who attend the Gros Islet Primary School. Many CEA Members contributed to this initiative, which was conveyed to the children at a small ceremony on 6 September, organised by Grow Well Trustee, Colleen Newman, and attended by ten of Gros Islet Primary School's children, selected by the school's current Principal, Mrs. Merlissa Charles. Also in attendance was Grow Well's President (and former school Principal), Mrs. Paula St. Luce, and Grow Well's PRO, Maria Fontenelle, together with Teacher, Mr. Long, and CEA Member, Angela Coleby. CEAC were represented by Simone and Celia Read, CEAC Secretary.



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The History of Cap Estate

(a multi-part series, by CHRIS KESSELL, PRO)

One cannot discuss the history of Cap Estate without starting at the very beginning—with the indigenous Indians which inhabited the very northern part of St. Lucia. The earliest traces of human settlement in this part of the island has been found at what is known as the Lavoutte archaeological site, better known as Cas-en-Bas.



The site, which is situated on the northern side of the bay of Cas-en-Bas, was discovered by Harold Devaux and Mr. Easter of the St. Lucia Archaeological and Historical Society in 1958. It first became the focus of attention when a unique ceramic figurine, depicting a seated female, was discovered there in 1963 by Mr. Ronald Sinson.

Subsequent visits to the site by Devaux, Sinson, and others such as Father Jesse, revealed other exceptional artefacts.



The ceramics found during this investigation indicated that the site dates to a period spanning AD 800-1500, and is characterized by rough, poorly finished pottery with scratched surfaces. Numerous fragments of large figurines were also found, which led to the interpretation of the site as a 'Carib ceremonial centre'. All in all, the research carried out indicates that the site of Lavoutte was most likely an important settlement, which would have been in contact with other contemporaneous sites in the region, relating the Lesser Antilles to the Greater Antilles to the north.

It is, however, the more recent discovery in 2006 by members of the St. Lucia Archaeological and Historical Society, of a large number of eroding human burials at the site, which indicates the immense historical value and need for preservation. To date, these sites remain buried as it was decided that, in order to best preserve them, everything unearthed be reinterred. Until the funds and means are found to properly preserve and display these objects, there are no plans to further interfere with this site—this is why it is extremely important that any future development of the area needs to show how this important archaeological site will be treated.





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It's Your Association

Who and What are CEAC and CEA?

We are **CAP ESTATE ACTION COMMITTEE (CEAC)**, charged with reconstituting the Cap Estate Residents & Land Owners Association (CERLOA), now named **CAP ESTATE ASSOCIATION (CEA)**, which has faltered in its mission to bring improvements in Safety & Security and Environmental Conditions to all the residents of Cap Estate. Our objectives are to formalise the **CEA**, greatly extend **CEA's** membership, 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 CEA Committee Members:

Chair & Legal Sub-committee:	Andy de Verteuil	716-6168
Secretary:	Celia S. Read	718-8901
Community Safety & Security Sub-committee:	Xavier Ribot	720-5672
Environment & Road Safety Sub-committee:	Heather Floissac	716-0468
Environment & Road Safety Sub-committee:	Paul Guillaume	716-2218
Legal Sub-committee:	Lynn Holstein	285-3230
Public Relations Officer:	Chris Kessell	720-0100
Social Sub-committee:	Simone Skinner	727-7767
Non-voting Adviser:	Timothy Moffat	724-4343
Non-voting Adviser:	Kris Wagner	484-3066

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