



Cap Estate Action Committee (CEAC)

Minutes of Annual General Meeting (AGM)
held Sandals Golf Clubhouse
on Wednesday, 26 April 2023 at 18:00

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

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Existing CEAC Members Present (A-Z):

Alexander, Andre	Floor Member & Zone 2 Rep.
Bain, Randall	Floor Member & Zone 8 Rep.
de Verteuil, Andy	President, Infrastructure Leader, & Zone 6W Rep.
Guillaume, Paul	Vice President & Infrastructure
Kessell, Christopher	Treasurer & Zone 6E Rep.
Moffat, Timothy	Security & Safety Leader, Floor Member, & Zone 5 Rep.
Read, Celia S.	Secretary & Animals Leader
St. Rose, Kim	Legal, Floor Member, & Zone 9 Rep.

Existing CEAC Members Absent (A-Z):

<i>Unable to attend</i>	Betts-Hermiston, Indra	PRO & Social
	Clarke, Hans	Zone 7 Rep.
	Fenelon, Raymond	Environment, Floor Member, & Zone 1 Rep.
	Taylor, Roston	Floor Member & Zone 4 Rep.

The Agenda contained these items for the AGM to consider:

- Welcome
- Acceptance of the Minutes of the last AGM
- President's Report
- Presentation and acceptance of 2022 Financial Report
- Presentation of 2023 Financial status to date
- Election of Executive Committee Members
 - • President
 - • Vice president
 - • Secretary
 - • Treasurer
 - • P.R.O.
 - • Floor Reps (4)
- Any Other Business
- Refreshments

WELCOME ADDRESS BY PRESIDENT

Andy de Verteuil, CEAC's President, welcomed assembled Members (of which there were 21), to the third CEA AGM Meeting, and thanked Sandals for availing the venue. He referred to the screen-shared Agenda (shown above). He mentioned that snacks will be provided at the end, and that the bar was open for purchase of liquid refreshments.

MINUTES OF THE LAST AGM

The Minutes of the previous CEA AGM, which were attached to the Agenda, were approved by the Members, then moved by Randall Bain and seconded by Heather Floissac, with no matters arising.



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1. PRESIDENT'S REPORT

Andy de Verteuil reported that CEA Membership was increased slightly on the previous year, with 117 Members currently; however, he commented that, with over 800 properties in Cap Estate, this number is disappointing, but we continue our efforts to encourage membership.

He was able to confirm that, with the relaxing of Covid restrictions in 2022, CEA had been able to achieve most of its objectives. He reported upon the status of these with the help of his prepared supporting slides, which were screen-shared and contained the following content:

1.1 ROADS & DRAINAGE

1.1.1 Cap Estate Main Roads

Windward Road and Mahogany Drive, being the two main arteries in Cap Estate, were extensively used by Cabot for trucking during their golf course construction. Cabot are committed to repairing and resurfacing these prior to their grand opening in December 2023.

1.1.2 The Flamboyants

Nationwide Construction was awarded the contract to pave Flamboyant Drive and Flamboyant Crescent by the previous administration, and this was subsequently suspended. We are currently awaiting a status update on the completion of this project.

1.1.3 Drainage & Pothole Maintenance

We have written to, and held site meetings with, the Ministry of Infrastructure Engineer responsible for Cap Estate concerning the following local roads:

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

In the interim, with our meagre resources and a contribution from some residents, CEAC has accomplished pothole and drainage repairs to Kilibwi Road, Kilibwi Crescent, Flamboyant Drive, Bamboo Road, Bougainvillea Drive, and Immortel Way.

1.1.4 Speed Bumps

In October 2022, we painted the Speed Bumps along Mahogany Drive and Windward Road. Due to the heavy traffic, some of these deteriorated badly, and were repaired by Cabot; therefore, we shall repaint these when weather permits.



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1.2 BUSH CUTTING

1.2.1 Bush Cutting Volunteers

We had very limited success in two attempts to engage volunteer bush-cutters, although those few residents who turned-out did manage to cut a large section of Flamboyant Drive in October 2022, for which we thank them profusely.

1.2.2 Bush Cutting Contractor

In view of the difficulty in encouraging volunteers, CEAC has since engaged a Contractor, who is charged with the de-bushing of Flamboyant Drive, Flamboyant Street, Flamboyant Way, and Palmis Way, at a cost of EC\$2,800, and work is underway. We plan to budget about EC\$6,000 per annum to maintain these and other roads.

1.2.3 Gros Islet Constituency Council

The Council will maintain bush cutting for the main arteries, being Cap Drive, Bougainvillea Drive, Flamboyant Drive, Mahogany Drive, Atlantic Way, and Windward Road.

1.3 STREET LIGHTING

A government contract has been awarded to KLED Saint Lucia to replace 22,000 existing sodium street lights throughout the country with energy-saving LED lights, and install 2,640 new lights in dark areas where non currently exist; this contract includes Cap Estate, and dark sections are identified as being in these roads:

- Windward Road
- Flamboyant Drive
- Mahogany Drive
- Bécune Point

KLED's CEO, Richard Burden, was invited to speak to the assembly to give context to this project, work on which is imminent. He referred to a progress map on the screen, which is updated regularly and may be found on their website, <https://kled.lc>.



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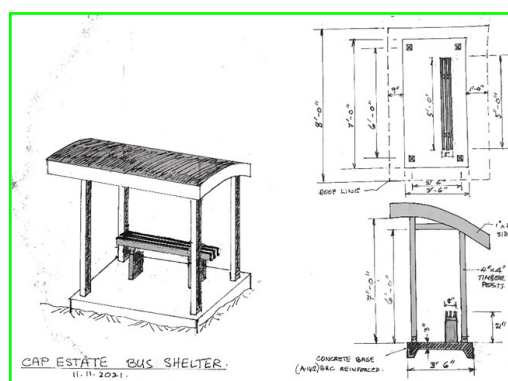
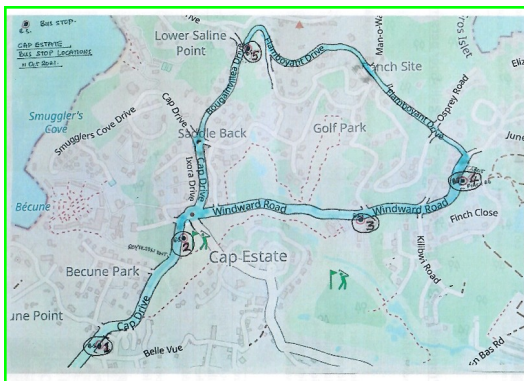
1.4 ROUNABOUT SIGNAGE

After three years awaiting approval of design and positioning, with the sponsorship of Cabot and le Sport (Bodyholiday), directional and give-way signs have been installed at the two Cap Estate roundabouts. Road markings are still to be undertaken.



1.5 PUBLIC TRANSPORT

We are currently awaiting DCA approval of the five (5) bus shelters along the Cap Estate Shuttle Route, and Cabot have confirmed that they will sponsor these once approval is received.





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1.6 ENFORCEMENT OF COVENANTS

Andy referred to Clauses 2 and 5 of the restrictive Covenants, which are applicable to all property in Cap Estate:

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.

Whilst there have been breaches of these Clauses in the past, he confirmed CEAC's position to adamantly oppose such breaches of the Covenants in the future, and he gave an assurance that CEAC will do all in its power to proactively contest them in writing.

1.7 SECURITY

1.7.1 Cameras

We have assessed the main entry points into Cap Estate for the strategic deployment of security cameras to monitor traffic in and out of the area. We have obtained a preliminary cost estimate of EC\$19,000; however, KLED are also negotiating a government contract to install some Cap Estate cameras, which will be linked to the Police network. Therefore, this project awaits the outcome of KLED's project in order to modify ours to complement theirs.

1.7.2 Guardsman

Fresh discussions are underway with Guardsman to upgrade their security level of service in Cap Estate.

1.8 ENVIRONMENTAL MATTERS

1.8.1 No Littering Signs

"Please, No Littering" signs and Litter Bins have been installed in various locations throughout Cap, where littering is prodigious.

1.8.2 Sewerage Disposal

CEAC became aware that certain Cap hotels were disposing of sewerage into the sea near the coast. These hotels were made aware that this is totally unacceptable, and they have taken steps to amend their disposal systems; however, CEAC continues to monitor Cap hotels in this regard.



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1.8.3 Vector Control

CEAC continues to organise regular inspections of abandoned mosquito-infested properties, and implements solutions in collaboration with the Ministry.

1.8.4 Beach Access at the Royalton

The public access to the southern end of the Royalton Beach has been cleaned, and a large waste disposal bin has been installed.

1.9 SOCIAL EVENTS & PROJECTS

1.9.1 Christmas Carols Under the Moonlight

On 08 December 2022, we held a well-attended event at Marjorie's Bar at Cas-en-Bar beach, with a dinner buffet provided by CEA. A great time was had, and big thanks to those who sang carols and provided instrumental backup.

1.9.2 Easter Poolside Barbeque

On 09 April 2023, our new PRO/Social Leader kindly opened her home, "Rivendell", for a social event for Members and Cap Residents. About 15 people attended and enjoyed a good Barbeque and merriment.

1.9.3 Future Projects

- **Flamboyant Park.** Subject to permission, we are investigating creating a small park area, with a bench, on the triangle in Windward Road, adjacent to, and currently maintained by, Jardin Romantique.
- **Derek Walcott Memorial Park.** With the blessing of his widow and subject to permission, we are also investigating creating a memorial to Derek Walcott near Great House Road, in front of a huge Flamboyant Tree that was painted by Derek.
- **Community Centre.** We are investigating the possibility of obtaining use of the disused Squash Court near the old Golf Clubhouse (which is part of a parcel of land for sale), for use as a Community Centre in which we can hold meetings and social/fundraising events. If we obtain permission, this will require investment to upgrade with toilets, etc.
- **Paved Pedestrian Sidewalks (Pavements).** A very long-term project is to facilitate paved sidewalks along Cap Drive and Windward Road.

2. FINANCIAL STATEMENT

Our Treasurer, Christopher Kessell, presented a Financial Statement, summarised as follows (the 2022 Financial Reports are attached herewith):

2022 – Year End

Our 2022 Revenue was EC14,497.42, of which EC\$12,800 was Membership Fees, EC\$360 for Maps, and EC\$1,337.42 in donations.



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Our spending of these funds was a total of EC\$14,312.82, broken down as follows:

38.41	Bank Charges
1,970.00	Events, including Independence Day, Meetings & Socials
1,058.00	Printing & Stationery
83.00	DCA Planning for Bus Stops
735.00	Debushing
8,739.50	Road Repairs
1,413.28	Speed Bump Painting
275.63	Street Signs Phase 2
<u>\$14,312.82</u>	

So, in 2022, we were left with a Net Surplus of EC\$184.60.

The above 2022 Financial Report was accepted and approved.

2023 – 01 January to date

In 2023 to date, our Revenue is:

10,400.00	Membership Fees
180.00	Map Sales
<u>\$10,580.00</u>	

of which our outgoings are:

21.60	Bank Charges
900.00	Road Repairs
1,237.50	Littering Signs
<u>\$2,159.10</u>	

Therefore, our 2023 Accrued Net Surplus to date is EC\$8,420.90.

We have EC\$4,626.46 in the Bank, and a total of EC\$2,217.85 in Cash, which is a grand total of EC\$6,844.31 in current liquid assets.

Chris stated that our current Membership is 117, of which only 85 are paid-up Members, and he urged the 32 not yet paid-up to contact our Secretary. He also encouraged the assembly to invite family, friends, and neighbours to join CEA and help us improve our community – and he ended with, “As you can see, your annual dues go a very long way towards the betterment of our Community!”

The above 2023 Financial Status to Date was accepted and approved.



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3. ELECTION OF EXECUTIVE COMMITTEE

The current incumbents all stepped down and agreed to run for re-election. There were no new Nominees for any post. The result of the election was:

President	Andrew J. de Verteul
Vice President	Paul Guillaume
Secretary	Celia S. Read
Treasurer	Christopher Kessell
Public Relations Officer (PRO)	Indra Betts-Hermiston
Floor Reps (4)	Randall Bain, Raymond Fenelon, Kim St. Rose, and Roston Taylor

The Zone Reps. remain the same, but a vote was taken to allow them to be given a CEAC vote, for which it was stated that the Constitution would have to be amended; therefore, this is now a work in progress.

4. ANY OTHER BUSINESS (AOB)

4.1 Belle Vue, South Hills

A discussion was held regarding the seven (7) homes in Belle Vue which are accessed via Mahogany Drive in Zone 09, for their inclusion in the purview of CEA Community. There was a positive vote in favour of inclusion, whilst the remainder of Belle Vue, accessed from the main highway, remains excluded.

4.2 CEA Membership Fees

In view of our present low membership numbers throughout Cap Estate, which limits our revenue and thus our ability to achieve more projects for the betterment of our environs, Andy proposed an increase of the current EC\$100 per person per annum to EC\$200 from 01 January 2024. A positive vote was taken with very little opposition, and the motion was passed.

4.3 Secretary's Stipend

The case was made for a small stipend to be awarded to whomever is the elected Secretary in acknowledgement of the amount of work involved with the Secretarial role. This was proposed at EC\$100 per month. A positive vote was taken and the stipend was approved.

4.4 CEA Website

Celia displayed and walked-through the CEA website she had written. In view of the normal cost of commissioning such a website, she requested a one-off payment of just EC\$2,500 for her work to date on this project (which she explained is about half the commercial rate), and agreed to maintain it going forward.

A further sum of EC\$400 bi-annually (EC\$200 per annum), is required to purchase the inclusive domain and hosting package. These sums were voted on and agreed by a majority.

5. END OF MEETING

Andy wound-up the Meeting with congratulations to the new Executive Committee, and the meeting was concluded at approximately 21:10, when a buffet was provided for all to enjoy.

Acting for & on behalf of



Cap Estate Residents

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