



Cap Estate Association

Minutes of Annual General Meeting (AGM) held at Le Sport, The Body Holiday on Thursday, 20 March 2025 at 18:00

Existing CEAC Members Present (A-Z):

de Verteuil, Andy	President, and Zone 6W Rep.
Guillaume, Paul	Vice President
Kessell, Christopher	Treasurer and Zone 6E Rep.
Moffat, Timothy	Floor Member, and Zone 5 Rep.
Bain, Randall	Floor Member and Zone 8 Rep.

Existing CEAC Members Absent (A-Z):

Unable to attend	Fenelon, Raymond	Floor Member, and Zone 1 Rep.
Unable to attend	Read, Celia	Secretary - Retired
Unable to attend	St. Rose, Kim	Floor Member

AGENDA

1. Welcome
2. Guest Presentation by team from WASCO on water supply situation in Cap Estate
3. Acceptance of the Minutes of the last AGM
4. President's Report
5. Presentation and acceptance of 2024 Financial Report
6. Presentation of 2025 Financial status to date
7. Refreshment Break
8. Any Other Business (AOB)
9. Election of Cap Estate Action Committee (CEAC) Members
 1. President
 2. Vice president
 3. Secretary
 4. Treasurer
 5. P.R.O.
 6. Floor Reps (4)
10. Refreshments

1.0 WELCOME

After a delay to get the remote access live link set up, the meeting commenced at 18:35 with a welcome from the president, Andrew de Verteuil, who introduced the executive members present and acknowledged the guest speakers from the Water and Sewerage Company (WASCO) led by their CEO, Zilta Leslie George. He then announced that we exceeded the required quorum of 20, there being 28 members present with another 8 attending remotely. The floor was then handed over to the WASCO team to introduce themselves.



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2.0 WASCO PRESENTATION

WASCO members present: Zilta Leslie George - CEO, Aly Anthony, Jim King, Sherman Sylvester and Anthony Joseph.

The WASCO team stated that global climate change was damaging their infrastructure and hindering their ability to meet St Lucia's increasing long-term water demand. Additionally, insufficient capital investment has contributed to their poor service in recent years.

In response to questions from the audience they advised as follows:

- The de-silting of the John Compton Reservoir was never fully completed due to technical and contractual issues, the dredging contract has been terminated, and the floating dredger has been demobilized.
- Today's capacity of the reservoir is about 50% of the original design capacity of 660 million gallons.
- Despite its reduced capacity, the reservoir can still supply 8 million gallons per day during the dry season, sufficient for all northern St Lucia.
- The total output capacity of the Theobalds water treatment plant at Ciceron is 10 MGPd, more than enough to meet demand for years to come.
- The reason for the chronic water shortages in Cap Estate is thus not due to the scarcity of water but due to transmission/distribution failures. Firstly, the 24" raw water supply line from the John Compton Dam to the Theobalds treatment plant is compromised, is old, prone to leaks and regularly needs to be shut down for repair. Secondly, the transmission line to Cap Estate is inadequate (too small) and is also prone to leaks (estimated to be more than 50%). It is for this reason that the water supply must be rationed to small areas at a time resulting in the intermittent supply experienced by consumers in Cap Estate.
- WASO's medium term plans to address this deficiency include the following, which should make massive improvements when completed:
 1. 5 km of 24" raw water line between John Compton Dam and Theobalds Treatment Plant are to be replaced in 2025.
 2. Transmission pipeline from Rodney Bay to Cap Estate to be replaced in 2026.
 3. Theobalds Treatment Plant to be upgraded in 2026.

In response to vociferous complaints from members present that the situation has been so bad from the start of this year, with some households not getting supply for as much as 8 weeks, and having to pay extortionate rates to private truckers to fill their tanks, WASCO apologized and indicated that they did have a number of infrastructure failures especially with the raw water line in the past months but that some improvement should be expected from next week. They will still need to ration for years ahead, and consumers should reduce waste and harvest rainwater to help. The following phone numbers were released in the event of extended water supply interruptions:

482-0054: WASCO Control

482-0218: Sherman Sylvester, Distribution Engineer

482-0156: WASCO trucking



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The WASCO representatives were thanked for meeting with us and having this dialogue which provided a better mutual understanding of the situation and giving Cap Residents some hope for improved supply in the immediate future.

3.0 MINUTES OF LAST AGM

A motion to accept the minutes of last year's AGM held on 02 May 2024 was made by Liz Jennings Clarke and seconded by Marc Linett.

4.0. PRESIDENT'S REPORT

4.1. Roads & Drainage

- CABOT eventually got around to "repairing" Windward Rd. and Mahogany Drive last year, but these roads are already deteriorating
- Repairs were also done by the Ministry of Infrastructure (M.O.I.) along Cap Drive, and they are presently tackling some new potholes and distressed pavement
- We met with the Mayor of Gros Islet and the Deputy Chief Engineer in August last year about the state of our roads and were advised to write the Chief Engineer requesting that the M.O.I formally take over the upkeep of all our Cap Estate Roads
- A copy of our letter dated September 02 is presented on the next page. To date we have not received a response
- I know that this was reported at the AGM last year and nothing was done but we continue to pressure the Ministry of Infrastructure concerning repairs to the following:

11. Flamboyant Road

12. Flamboyant Drive (between Osprey Rd and Man-o-War Drive)

13. Flamboyant Crescent

14. Kilibwi Road and Crescent

15. Warbler Place

16. Oriole Place

17. Finch Rd

18. Hibiscus Crescent

19. Bamboo Rd

20. Immortel Way and Close

21. Repairs to a broken culvert at Palmis Way

22. Repairs to blocked or damaged culverts along Windward Rd, Mahogany Drive, and South Hills

23. Need for a culvert at the entrance to Bougainvillea Close, at Kilibwi Crescent and along Flamboyant Drive

- We continue with our roadside de-bushing programme twice per year at a budget cost of about \$10,000.
- Also clearing of critical drains just before the onset of the rainy season, budgeted cost \$3,000
- We painted the speedbumps in November last year and should be re-doing them within the next month. Annual budget: \$3,000

Acting for & on behalf of



Cap Estate Residents

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Cap Estate Residents

Cap Estate Action Committee (CEAC)

C/O Celia S. Read, CEAC Secretary, PO Box GI 2200, Gros Islet, LC01 101,
St. Lucia

WWW: <https://CapEstate.org> | eMail: Admin@CapEstate.org
Telephone/WhatsApp: +1 (758) 718-8901

Ms. Renata Philogene-McKie - Chief Engineer
Ministry of Infrastructure, Ports, Transport, Physical
Development and Urban Renewal
Union

Saint Lucia

02 September 2024

Dear Madam,

Road and Drainage Infrastructure at Cap Estate

This letter is an appeal to you on behalf of the Ministry of Infrastructure, Ports, Transport, Physical Development and Urban Renewal to undertake full responsibility for the infrastructure maintenance within Cap Estate following advice given by your Deputy Chief Engineer at a recent meeting with residents.

As you are aware the road and drainage infrastructure in Cap Estate is in dire need of maintenance with some areas requiring major upgrades. It has been a point of contention for some time as to exactly where the responsibility lies for this. In recent years the Ministry of Infrastructure had assumed responsibility for some of the major roads, but it is our view that the Ministry should extend that responsibility to all the infrastructure within Cap Estate as the majority of lots within the Estate are now occupied by property tax paying residents.

To put things in perspective it is useful to reflect a bit on the history. Most of the infrastructure was installed by the land developer, Cap Estate St. Lucia Ltd, more than 30 years ago (between 1967 and 1990 in various phases). I have been told by some of the older residents that some time ago, prior to 2005, an agreement had been reached with the then government, that if the developer together with a group of the residents came up with 50% of the estimated cost to pave the roads that the government would pay the remainder. The residents failed to raise the funds in time and the offer was withdrawn. After this, in 2006, the then government agreed to take over the roads if they were brought up to a minimum standard (with tar and chippings surface or better). This was done by the developer who has since relinquished responsibility for the infrastructure. The government only partially took over and many of the minor roads have since deteriorated and some drainage culverts have collapsed or become blocked over time. At residents' expense, within the last 10 years, some roads were surfaced with concrete and others repaired with gravel to stem the deterioration. Your Ministry did also pave with asphalt the following roads: Flamboyant Way, Flamboyant Street, and part of Flamboyant Drive using the contractor, Nationwide Construction Ltd. In the past few months Cabot St Lucia used C.O. Williams to repair damage to Windward Rd, Mahogany Drive and Atlantic Way caused by the heavy trucking during their golf course construction. The time is now ripe for the government through the Ministry of Infrastructure, Ports, Transport, Physical Development and Urban Renewal to step in and take full responsibility going forward.

I personally have surveyed many of the roads and drains and would be happy to work with your team to prioritize requirements.

We look forward to your response.

Yours respectfully,

Andrew de Verteuil
President, Cap Estate Action Committee (CEAC)
Ph: 716-6168

cc. 1. Mr Len Leon, Dep. Chief Engineer, 2. Minister Kenson Casimir, Parliamentary Rep. for Gros Islet,
3. Minister Stephenson King, 4. Mayor Lennox Dupal,



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4.2 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 opposed to any such breaches of covenant in the future.**
- We met with Karen Augustin at the DCA on Friday Sep 6, 2024, to discuss the DCA's role in enforcing the covenants relevant to building approvals, and she advised that that is not the DCA's job. They take each building or change of use application on a case-by-case basis, and they will consider our objections but are not bound to honour them. I think that we need legal advice on this as it is contrary to what we were told in the past.
- CEAC will continue to contest in writing whenever 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.
- The clauses 2 and 5 in question are presented here for reference:

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.*

4.3 Noise Issues

- The new Noise Abatement Act (DRAFT) was on the order paper last week for reading in Parliament but was sent back as representatives requested more time to review and comment.
- It remains to be seen if this new legislation will eventually get passed and be supported by proper enforcement.
- We did receive an encouraging response from Sandals to our complaints about their hosting disturbing events on their premises. Their letter is presented on the next pages.



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The Sandals logo is written in a large, blue, cursive script font.

February 26, 2025

Andy de Verteuil
President
Cap Estate Action Committee (CEAC)

Dear Andy,

Thank you for your follow-up communications via telephone on this issue, however despite our communications I want to extend my apology for this late formal response.

While I note your concerns in your formal response where you state that you have been raising this matter for the past three years with no resolution, I would like to clarify that your formal email was the first occasion there has been any direct communication sent to me.

So please allow me to reiterate once more that I am in fact mindful of and I do take your concerns very seriously, and I have committed to resolving this issue in a mutually acceptable and beneficial manner.

Suffice it to say that we are very much aligned in terms of the nature of events that we would want to see held at the Sandals Golf and Country Club, because our primary goal is to offer a safe place for not only the development of our young athletes and the enjoyment of our members – several of whom are residents - but to the wider Cap Estate community. In fact we had already started reviewing all applications for events and there will be much more specific and stringent guidelines in particularly any disruptions they may cause.

As I indicated there are three parties who had confirmed bookings during the carnival season, and as I assured we are going to engage them regarding your concerns and our expectations, and we will see what solution can be arrived at, before we seek to so easily cast aside any agreements/obligations we have to these stakeholders. It may very well be that there are change of plans after our discussions.

I can advise that outside of what had been agreed before, we have taken no further bookings for any mass outside event, as we intend to have very clear guidelines for such events going forward, with the intent that these events cause minimal disruptions for the residents.

1.

Sandals Resorts Management Limited
Company No: 2022-00079
Registered Office: 20 Micoud Street, Castries, Saint Lucia
Address: Sandals Haleyon, Choc Bay, Castries, Saint Lucia
Telephone: +1-758-456-8678

Acting for & on behalf of



Cap Estate Residents

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I believe we have opened a very productive line of communication, where we have been in contact on the phone, and I suggest that we keep this line open moving forward as we intend to do. I am confident that working together we can resolve any concerns the residents might have.

A handwritten signature in black ink, appearing to read "W Anderson", is written over a horizontal line.

Winston Anderson
Managing Director
Sandals Resorts Management Limited

Cc: Adam Stewart- Executive Chairman, Sandals Resorts International
Simone Skinner – General Manager, Sandals Golf and Country Club

Sandals Resorts Management Limited
Company No: 2022-00079
Registered Office: 20 Micoud Street, Castries, Saint Lucia
Address: Sandals Halcyon, Choc Bay, Castries, Saint Lucia
Telephone: +1-758-456-8678

2.



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4.4 Public Transport

- Our plan to install 5 bus shelters sponsored by CABOT along the Cap Estate Bus Shuttle Route is still in the works.
- CABOT apologizes for the delay due to higher priorities
- After pressuring them 2 days ago, they did agree to proceed with the first one as soon as we can provide the DCA approvals and detailed costing.

4.5 Future Projects

- 1) Roundabout beautification. In progress, thanks to Sandals and Le Sport
- 2) Bus Shelters and improved Minibus Service
- 3) Cap Estate Sign at Entrance (will discuss under AOB)
- 4) Flamboyant Park (next to Jardin Romantique)
- 5) Derek Walcott Memorial Bench (near Great House Rd)
- 6) Paved pedestrian sidewalks (long term dream)

In closing,

- Our current membership stands at 165 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, 54 members were in arrears (some for more than 1 year), leaving over \$14,000 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 concludes the President's Report.

5.0 FINANCIAL REPORT 2024

Our 2024 Financial Report Profit which includes the Profit and Loss Statement and Balance Sheet for the Financial Year ended Dec 31, 2024, (with previous year's figures included for comparison), was presented:

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Cap Estate Association (CEA)

Profit and Loss Statement

For the period from 01/01/2024 to 31/12/2024

Accrual basis

	31/12/2024	31/12/2023
Income		
Annual Subscriptions	24,800.00	10,590.65
Donations/Sponsorship	-	-
Interest received	-	-
Sales	75.00	180.00
Total — Income	24,875.00	10,770.65
Less: Expenses		
ADMINISTRATIVE		
Administrative Stipend	700.00	800.00
Advertising and promotion	-	-
Computer equipment	-	-
Electricity	-	-
Legal fees	-	-
Postal	150.00	200.00
Printing and stationery	-	-
Telephone	-	-
Transport expenses	-	-
Total — ADMINISTRATIVE	850.00	1,000.00
EVENTS		
Environmental	-	-
Independence Day	-	-
Meetings	1,183.59	600.00
Social	-	-
Total — EVENTS	1,183.59	600.00
FINANCIAL		
Accounting fees	-	-
Bank charges	121.99	68.10
Total — FINANCIAL	121.99	68.10
Foreign exchange gains (losses)	-	-
PROJECTS		
Bus Stops/Shelters	-	35.65
Debushing	8,801.31	4,490.00

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2024 Profit and loss statement continued:

Cap Estate Association (CEA)

Profit and Loss Statement

For the period from 01/01/2024 to 31/12/2024

Accrual basis

	31/12/2024	31/12/2023
Drainage	2,160.00	2,851.25
Entrance Sign	-	-
Road Repairs & Safety	-	900.00
Roundabouts	-	-
Speed Bumps	2,008.10	-
Street Signs	1,925.72	1,237.50
Total — PROJECTS	14,895.13	9,514.40
Rent	-	-
Repairs and maintenance	-	-
WEBSITE		
Website Development	2,500.00	-
Website Hosting	400.00	400.00
Total — WEBSITE	2,900.00	400.00
Total — Expenses	19,950.71	11,582.50
Net profit (loss)	4,924.29	(811.85)

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Our Balance Sheet at the end of our Financial Year ended Dec 31, 2024, with the previous year's figures included for comparison, was then presented.

Cap Estate Association (CEA)

Balance Sheet

As at 31/12/2024

Accrual basis

	31/12/2024	31/12/2023
Assets		
Accounts receivable	3,900	600
Cash & cash equivalents	2,345	2,721
Special Accounts	-	-
Total — Assets	6,245	3,321
Liabilities		
Accounts payable	-	-
Advance Annual Subscriptions	200	2,200
Expense claims	-	-
Tax payable	-	-
Total — Liabilities	200	2,200
Net assets	6,045	1,121
Equity		
Inter Account Transfers	-	-
Retained earnings	6,245	1,321
Suspense	(200)	(200)
Total — Equity	6,045	1,121
Total equity	6,045	1,121

With no objections the movement to accept the 2024 Financial Report was made by Brenda Floissac and seconded by Tim Moffat.



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6.0 2025 FINANCIAL STATUS TO DATE

As of today's date, we have a total of **\$10,642** in cash assets and no liabilities:

\$7,290 in the bank

\$2,118 in cash with Celia Read

\$1,234 in cash with Andy de Verteuil

For this financial year to date we have spent a total of **\$5,072.93**:

\$4,400 on roadside de-bushing

\$663.63 for road marking paint for roundabout and speed bump markings

\$10.30 for bank charges

7.0 ANY OTHER BUSINESS (AOB)

7.1 A proposal has been submitted to reconsider the current street naming system and to develop alternative names, moving away from the repetitive use of names such as Flamboyant, Bougainvillea, etc. There was a majority in favour of this so the new executive will be tasked with this review and come up with recommendations.

7.2 Another proposal to install a tasteful concrete sign at the entrance to Cap Estate, saying something like "*Cap Estate, a clean and quiet neighbourhood*" was discussed. The majority agreed to proceed with this plan, and the new executive will be responsible for developing alternative designs and cost estimates before returning to the general membership to vote on a preferred option.

7.3 The plan to put a commemorative bench and plaque for Derek Walcott near the flamboyant tree he loved and painted will be shelved as the location is within land recently sold and no longer available to us.

7.4 Our plan to convert the small triangle of open land on Windward Rd just before Jardin Romantique into a public recreation area was discussed. The land belongs to Cap Estate Ltd. who has granted permission to use it as a public park. It is currently maintained by Jardin Romantique who is willing to work with us to improve it. It was agreed that we could name it "Flamboyant Park" after the large tree that occupies the space, add a bench or two, some colourful plants or shrubs and some outdoor fitness apparatus. This will be another project for the incoming executive.

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8.0 ELECTION OF CAP ESTATE ACTION COMMITTEE (EXECUTIVE)

The current incumbents all stepped down and agreed to run for re-election, except for Celia Read, Secretary, who retired due to ill health. Other nominations received: Brenda Lee Byrne (for secretary), Ted Power (for treasurer) and Derek Hoddinott (any position).

The results of the election were:

President	Andrew J. de Verteuil (returned)
Vice President	Paul Guillaume (returned)
Secretary	Brenda Lee Byrne (new)
Treasurer	Ted Power (new)
Public Relations Officer (PRO)	Tim Moffat (previously floor member)
Floor Reps (4)	Randall Bain (returned)
	Derek Hoddinott (new)
	Xavier Ribot (new)
	Donatia Deterville (new)

8.0 END OF MEETING

Andy concluded the meeting by congratulating the new Executive Committee at around 20:40.