

Minutes of the 23d Watamu Association 2020 Annual General Meeting

10th July 2021 at Turtle Bay Beach Club

The 2020 AGM was postponed to 2021 due to COVID-19 restrictions

1. Notice to convene the meeting.

The meeting started at 10:15, the Notice was read and a quorum was established.

The Vice-Chairman Damian Davis (DD) acting as Chair of the AGM welcomed the members to the meeting. He thanked Mrs. Hannah Karanja Briggs and her husband for helping arrange for a representative from KPLC to attend the meeting for a question-and-answer session to be held later in the meeting. He thanked Sir Michael Norton-Griffiths for all he had done as Chairman and presented his apologies for not being able to attend the meeting due to ill health.

2. Apologies for absence.

Apologies were received from John & Gwen Andrews, Tony and Sarah Barlow, Mark and Suzi Bullough, Greg and Sally Calder, Max Cheli, Rodney & Debbie Evans, Jack & Lee Flint, Martin Forster, Patricia Gakure, Anthony and Rowena Gross, Alexander Juras, Jens Kroczeck, Gemma and Ian McRae, Netty & Grant Munn, Gordon & Vanessa Murray, Mike and Annie Norton-Griffiths, Helen Outram, Ian & Karen Rowe, Mike and Nataschia Scarpellini, Clare Taylor and Nigel Warren.

3. Adoption of the Minutes of the 22nd AGM held on December 30th 2019.

The minutes of the 22nd AGM held on December 30th 2019 were approved and signed.

4. Adoption of the Supplementary Chairman's Report for 2019/20.

The Chairman's Supplementary Report was approved and adopted.

5. Adoption of Financial Reports: income/expenditures for FY2019/20, proposed budget for FY2020/21, financing PE expenditures.

The financial reports were approved and adopted.

The Chair explained that the WA must pay \$3000 to the lawyers who drafted the court case to address the proposed Palm Exotjca (PE) skyscraper to be built in Watamu. The WA was not able to bring the case to court as it would have potentially made the WA and its members financially liable

should PE decide to bring a claim for damages if WA lost the original court case. The case is strong, however, and the WA will be able to use it at a later date if necessary.

6. Election of Office Bearers and Committee Members for 2021:

Office Bearers Retiring, and those Standing for Election or Re-Election:

As Sir Michael Norton-Griffiths is retiring a new Chair was voted in.

Chair: Clare Taylor, proposed by DD, seconded by Giovanni Parazzi.

Treasurer: Shafiq Ebrahimjee, proposed by DD, seconded by James Taylor.

Secretary: Lucile Ford, proposed by Sandra Riches, seconded by Sharif

Athman Said.

Vice Chairman: Damian Davis, proposed by Chris Venn, seconded by Mike Wilson.

Damian Davis will continue his involvement with the Kilifi County Alliance.

Committee Members Standing for Re-Election:

Andrea Vernizzi, proposed by Ali Allport, seconded by Dan Rogers.

Mike Wilson, proposed by DD, seconded by James Taylor.

Richard Bennet, proposed by Richard Binns, seconded by Ali Allport.

Rod Evans, proposed by DD, seconded by Mike Wilson.

Sharif Athman Said, proposed by DD, seconded by Steve Trott.

Steve Trott, proposed by Richard Binns, seconded by Sandra Riches.

New Committee members:

Wallace Garland, proposed by DD, seconded by Lucile Ford.

Bea Andersen, proposed by DD, seconded by Ali Allport.

Ian Rowe, Proposed by Dan Rogers, seconded by Bea Andersen.

Max Cheli, proposed by DD, seconded by Chris Venn.

Wanyee Kinuthia will continue in his original capacity as legal advisor.

7. Decisions on further involvement with Palm Exotjca project.

The Chairman's Report states that there are 14 conditions that PE must fulfil before they can commence construction and the WA will continue to monitor the PE's progress with the help of Wanyee Kinuthia, our legal advisor. The WA will have to fundraise in order to continue to pursue the PE situation.

Shafiq Ebrahimjee asked if the WA could submit an injunction against PE stating that they had not complied with the requirement to improve power supply to the substation. DD said that we are working on that approach with NEMA and the Department of Planning in Kilifi.

8. Any other business.

Minute 8/2020 Website

Nick Cahill has moved out of Watamu and Mike Wilson has taken over the website. He will update it and make it more accessible.

Minute 11/2020 KPLC

Mr. Jonah Owade, KPLC Business Development Manager Coast Region, was introduced to the members. The questions that members had submitted to the KPLC through our acting Chairman had been given to him prior to the meeting. These questions, including the question as to whether there will be a repair team based in Watamu, will be taken back to headquarters in Kilifi and officially answered. The questions are attached to these minutes.

The membership applauded Elinathan and his Malindi based KPLC repair team for their amazing work and dedication to providing us with power despite their limited resources. Their feedback on the WhatsApp group is enormously appreciated.

Mr. Owade told the membership that there are three daily shifts of three people based in Malindi covering the entire Malindi area including Watamu.

The main cause of the outages in the last two weeks has been a defective breaker on the main line in Kilifi which they are working on.

Funding is needed for trimming branches and the clients need to help the crews decide which branches to trim to avoid over pruning.

The long-term plans are to replace all existing lines and to provide a second line from Malindi so that there is an alternative line to switch to if necessary.

If a Client's bill has drastically increased one month the KPLC will negotiate a payment scheme. The KPLC wants to have a more partner-like relationship with its clients than an adversarial one.

A Client can request that their bills will be sent by email or by downloading the KPLC App.

When a power outage is reported a reference number is given to the Client. The company automatically tracks how long that power has been cut off. They are working on improving the response time.

Emergency numbers are 041 222 2259 and 0700 832 643 or *977#.

Mike Wilson tabled a formal question:

We understand that in October 2017 the KPLC sent a quotation to the Palm Exotjca project proponents to provide an electrical supply to their site in Watamu. This included the installation of a 23 MVA transformer

at Kakuyuni, 25 km of 33 KV overhead line and the establishment of a 33 KV metering station on their Watamu site. Can you please tell us how far these works have progressed?

Mr. Owade replied that there had not been any follow-up with PE and that KPLC will not connect PE as long as there are outstanding objections from the Watamu community. A further answer to this question will be given when the KPLC HQ responds to the written questions submitted from the members.

Ali Allport stated that the connection fees proposed by KPLC are exorbitant. The group of five land owners brought together by Mrs. Hannah Karanja Briggs were quoted KSh 1 million for connection to the KPLC grid. Mr. Owade confirmed that the charges for connection are expensive but should be about KSh 30,000 each and that if the Client provides a portion of the payment the KPLC will reduce the bill to between KSh 19,000 and KSh 25,000 for a single-phase connection.

James Taylor asked if the dispute between KPLC and the Coast Water will be resolved so that the water supply will stop being interrupted. Mr. Owade said that the Coast Water does not pay their bills on time.

The Chair thanked Mr. Owade for coming to speak to the AGM and Mr. Owade thanked the members for inviting him.

Minute 12/2020 AOB

Giovanni Parazzi told the meeting that a Cape Town engineer came to Watamu three years ago and informed him of the regulations of how tall and wide street bumps should be and that they should be painted white. Giovanni offered to hire a work gang to implement these regulations. The Chair thanked him but told the meeting that it is illegal for our teams to do road works. The Chair said that he would attempt to find a solution.

Giovanni Parazzi commended both WAC and the WA for working hard to keep Watamu a good place to live. He said that the hotels should support them more. He also said that the Kilifi police are helping WAC and the local police on reducing noise pollution.

The Chair agreed that WAC is doing a good job and that the hotels should support the WA and WAC efforts. The Chair also thanked the Red Cross team for their excellent work.

The New Committee will announce the date for the 2021 AGM.

The meeting ended at 11:10

General Questions and Comments Tabled to KPLC Representative for Written Answers.

Maintenance

- How big is the maintenance team that covers Watamu, where is the team based and what area do they cover in addition to Watamu?
- What capacity / provisions are there for 24-hour emergency response?
- Would they put in place a night team so that night emergencies can be dealt with immediately?
- Once the system has been updated and improved there needs to be a regular maintenance schedule which there is not at the moment.
- Can the KPLC please assign a team to be based in Watamu since it would probably cost them less than sending a team from Malindi multiple times a day?
- Would they trim, rather than destroy, the roadside vegetation on a regular basis - that is be proactive, not reactive.

Reporting Faults

- Many / most people are reporting power problems on the WhatsApp group - should we also be calling in these same fault reports to the KPLC fault reporting line? Do fault reports called into the KPLC line actually reach the team in a timely manner?
- What are the most common faults with the grid in Watamu, and what are the causes? Is there anything we can do as a community to prevent or fix some of these?

System Upgrades

- What are the immediate, medium- and long-term plans to upgrade the Watamu grid and reduce the multiple power outages that we have on a daily basis?
- Will adequate funding be available to achieve any of this?
- Can old equipment be replaced (upgraded) rather than patched up?

Billing Problems

- Clients who request KPLC to send bills by email are simply told to use the KPLC App. However, full bills are often required for official files. Emails to the manager in Malindi go unanswered.
- We have constantly reported that our meter is illegible but KPLC say they do not have any new meters in stock.

- Clients often received outrageous bills of 60k to 80k for a month and when the bill is questioned they are told to either pay up or get cut off. Is the Coast Manager aware of this? What redress do people have if this happens? This has happened to owners of ordinary households who pay, on average, between 8k to 12k per month.

Apologies: Clare Taylor, Patricia Gakure, John & Gwen Andrews, Tony and Sarah Barlow, Mark and Suzi Bullough, Greg and Sally Calder, Max Cheli, Rodney & Debbie Evans, Jack & Lee Flint, Martin Forster, Anthony and Rowena Gross, Alexander Juras, Jens Kroczek, Mike and Annie Norton-Griffiths, Gemma and Ian McRae, Netty & Grant Munn, Gordon & Vanessa Murray, Ian & Karen Rowe, Mike and Nataschia Scarpellini, Nigel Warren.