



SPOA Annual General Meeting 2026

Chairman's Address

It is a privilege to welcome you all to the 2026 Annual General Meeting of the Southbroom Property Owners Association. Thank you for taking the time to be here today. Your presence is a reflection of what makes Southbroom unique: a community that genuinely cares about its people, its town, its environment.

Looking back over the past year, it has been a period of focus, resilience, and ultimately, triumph. In Southbroom, we have maintained that we cannot control everything that happens in the broader world, but we can influence and protect what happens *within* our borders.

The satirist P.J. O'Rourke once observed:

"No drug, not even alcohol, causes the fundamental ills of society. If we're looking for the source of our troubles, we shouldn't test people for drugs, we should test them for stupidity, ignorance, egotism and love of power."

While we face our fair share of those elements when dealing with external bureaucracies, this year the SPOA chose to meet those challenges not with complaints, but with organized, strategic action.

Our day-to-day work maintains our town scheme, manages the local infrastructure, worries about security and acts as a polite but persistent thorn in the side of the Ray Nkonyeni Municipality and UGU.

This this year will be remembered for four milestones.

1. Securing Long-Term Safety: The 3-Year Wolf Security Contract

The bedrock of our village's prosperity is our safety. While neighbouring coastal towns face rising challenges, Southbroom has maintained its hard-earned reputation as a secure sanctuary—a place where you can walk your dog without looking over your shoulder, even if you do have to dodge the occasional duiker or bushbuck.

This year, following a rigorous evaluation process, we concluded and signed a new 3-year contract with Wolf Security.

The implications of this contract are:

- **Operational Continuity:** It locks in our trusted, specialized security framework, keeping our dedicated visible patrols, tactical teams, and automated control center firmly on the ground without disruption.
- **Property Value Protection:** Crime statistics directly dictate property values. By locking in our security protocols for the next three years, we are actively protecting your largest financial investments—your homes.

- **Advanced Technological Integration:** This contract includes provisions for ongoing upgrades to our camera networks. It ensures that while criminals are getting smarter, our defence systems are staying several steps ahead of them.

2. The Ongoing Operation of UMILA

Second, you will recall that last year Southbroom and the SPOA and the Conservancy assisted in raising the seed capital for **UMILA**—the UGU Mining Integrity Land Action association. We took a proactive stance against the looming threat of **irresponsible, unsustainable and destructive** prospecting and mining across the UGU region.

UMILA now serves as our regional shield, pulling together legal expertise, environmental advocates, and local associations. It is something we can be proud of as Southbroomers.

3. Winning the Water Park Battle

Our third triumph hits much closer to home. We faced a threat to the peace, environmental integrity, and town planning framework of our village with the proposed commercial water park development on Southbroom Estuary.

To quote the great Mark Twain:

"Buy land, they're not making it anymore."

We took that to heart by defending what we already have. The SPOA and the SRA and the Conservancy stood firm, backed by the mandate you gave us to oppose the commercialization of our beaches. We love our tourism, but we prefer it without neon plastic slides and megaphone commentary on our main beach. Thanks to a monumental community effort and countless hours of regulatory navigation, we won the water park battle. Southbroom's beaches remain exactly what they were meant to be—untamed, peaceful, and ecologically protected. Special thanks go to Walter Robinson, Bruce Burt, Adam Gunn, and Greg Harpur for all their extraordinary input, not all of them for free, mind you.

A live battle ensued on Fig Tree beach at the northern side of Southbroom Beach on 16 December 2025. Huge boxes of park equipment were off loaded and after a fight ensued which resulted in blows being traded, the boxes were all removed – in the face of a court interdict as well. Fig Tree Beach has now been renamed Victory Beach!

4. Securing Tavistock through Private Investment

Finally, our commitment to environmental conservation achieved a massive victory. We lead a campaign with the Conservancy to raise funds for the purchase of the four Tavistock properties. The community whole-heartedly supported this initiative. As a result of our efforts an angel investor emerged who has purchased all 4 properties in perpetuity for conservation.

The Conservancy together with the SPOA are developing a trust to fund future purchases of vacant land. Rather than have a knee-jerk reaction every time an opportunity arises a well-funded trust will be in a strong position to buy land where appropriate and for the longevity of Southbroom maintain the contiguous wildlife habitats that make our village a living eco-reserve rather than a concrete jungle

This is being led by Paul Fleishack. More on this from Paul later.

Ongoing Pillars of Success

Sound Financial Governance, Fastidious Control of Crime and Massive

All of these achievements require sound fiscal backing. I am pleased to report that the SPOA remains in a solid, stable financial position, underpinned by our UIP collections through RNM.

A robust balance sheet makes a resilient village. Your board continues to exercise strict, conservative fiduciary management over these funds. I can assure you that every single rand collected from our property owners is handled with the kind of care usually reserved for a rare vintage. Our financial records have been audited, reflecting absolute transparency, and ensuring we have the reserve depth to weather whatever challenges next year throws at us.

The lion's share of our budget remains firmly deployed where it matters most: fortifying Southbroom's security infrastructure and backing the sterling work of our CPF. Safeguarding our village remains the cornerstone of our strategy, keeping Southbroom the secure, exceptional haven we all call home.

And the exceptional, sustained work that is done by Paul Longmoor and the SRA is so important. Paul will tell you all about it just now.

WhatsApp Etiquette

*In Southbroom the WhatsApps chime,
"I have water!" for the hundredth time.
Every drop is declared,
Every trickling shared,
Till we're drowning in texts, not in crime!*

What a powerful tool that we are all getting to despise. It holds us hostage with its banal messaging and demand for attention.

If you are sending messages to group with hundreds of people, please make sure hundreds of people need and want to know what you are about to say.

If a message has 'Forwarded Many Times' at the top, there is a 99% chance it's either a hoax or a recipe nobody asked for.

Simple rule: if you sending messages after 6 in the evening – do us all a favour – don't! Especially after 3 glasses of wine.

Sadly – if a stranger is having a heart attack 50 kms away its not useful to tell 780 people that a stranger is having a heart attack 50 kms away.

We don't need to know there is a beautiful rainbow – we can all see it! Or that the wind will blow tomorrow – we all have weather apps.

Real useful information looks like this: There is beached whale on the beach. The highway is blocked. Umtamvuna is down so there no water, etc.

Let's keep it real, guys. Please. Then WhatsApp is interesting, informative and very helpful.

A Collective Thank You

None of these victories happened by accident. They are the direct result of a community that refuses to be passive.

I want to extend my thanks to my fellow SPOA and SRA committee members especially Paul Longmoor, the chair of the SRA. The volume of voluntary hours, running around, legal scrutiny, and emotional energy poured into this past year has been unprecedented—and they did it all for the grand salary of zero rands a year.

I also extend our gratitude to our partners at the Southbroom Conservancy, who work tirelessly for the protection of our beautiful eco-system.

And to the Library under the new stewardship of Laura Fleischack which has reinvented itself with support from the SPOA. And Southbroom Village Gardens who make our village a wonder to behold. Well done to Peter and Sylvia and their ever-energetic team. And to SWAT VI who have made great strides in the management of our water – more on this later.

And thank you to SAPS, the Wolf Security teams on the ground, Maser Security who keep us safe. And Chantel Elliot our auditors.

And to every single property owner whose levies give us the teeth to fight these battles.

Looking Ahead

As we look to the year ahead, our focus turns to consolidating these wins. We will keep a highly vigilant watch over regional environmental issues, we will work hand-in-hand with Wolf Security, we will firmly uphold our local town planning scheme.

Margaret Mead said:

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has."

We have proven this year that when Southbroom stands together, we are an undeniable force. Let us maintain that unity as we keep our village the safe, pristine, and beautiful sanctuary we are all proud to call home.

Thank you

Eric Annegarn

Chairman: SPOA