

D R A F T.

MEETING OF THE MOUNT ALEXANDER HOMEOWNERS ASSOCIATION AT THE HOUSE  
OF MR. S. BROOKS, on the 17th JUNE, 1967, at 8.p.m.

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Present were: The Executive plus 32 members.

The Minutes of the previous meeting were read and accepted. Proposed by Mr. Letarte, seconded Mr. Beiringer.

Matters arising from previous minutes:- Mr. Banfield stated that a letter has been sent to Mr. Rocafort, advising him of the formation of the Association, and offering him honorary Presidency, but so far no reply has been received. The main purpose of this meeting was to settle a name for the Association, but he suggested that the discussion be held over until after Mr. Tremblay's talk on present conditions at Mount Alexander, as this may have some bearing on the decision.

Mr. Tremblay, who had recently returned from a holiday in Grenada, was then asked to say a few words on the situation there. He opened by saying that he had been visiting Grenada for the past three years, but only this year had met Mr. Rocafort. He learned from Mr. Rocafort that there would be an ample supply of water on the Development, since the main water supply of the Island was at Mount Alexander, and he had Government permission to take 50,000 gals. a day. ✓ Electricity would have to be overhead wiring, at least for the first two or three years, but it was hoped that permission would eventually be granted to put it underground. ✓

Mr. Rocafort is trying to have the Development recognised by the local Government as a tourist project, so that construction materials and furnishings would come into the Island tax free. This would keep costs as low as possible, the savings on a \$6,000 house being as much as \$1,000. ✓ Mr. Tremblay also saw the Bank Manager of the Royal Bank of Canada, and reported that the financial arrangements were quite sound. ✓ Regarding property taxes, the present land tax, not built on, is about 25¢ per acre per annum. The Property Tax is based on 5% of the rental value of the house unfurnished, and the water tax 10% of the amount of property tax, for example

Rental Value, say	\$1,000 -	Property Tax	= \$50.-- p.a.
Plus Water Tax @ 10%			= 5.-- p.a.
		Total	= \$55.-- ✓

A Septic Tank, and a spare water tank, capacity 200 gals., will be included in the price of the house, but driveways would be the purchaser's responsibility. ✓

Garbage disposal will also be the responsibility of the owner.

Electricity costs at present are 11¢ per kilowatt<sup>hour</sup> for the first 60 units, and 6¢ per kilowatt<sup>hour</sup> thereafter. ✓

Cooking and heating is mainly by propane gas. ✓

Insurance: Comprehensive cover on an average size house would approximate W.I. \$100 p.a. ✓

Banking: Cheques cannot be drawn on a Savings Account in Grenada, only withdrawals in person.

Marketing: Most produce which can be obtained in Canada is available as well as local products. Fish can be bought from 10¢ a pound. Meat would be available for purchase in bulk for freezer storage.



Furniture: random examples of furniture costs locally are:-

39 inch metal bed	...	W.I.\$40.--
Spring Mattress	...	60.--
Gas Stoves	...	210.--
14 cu.ft.Refrigerator	...	790.--

Legal Situation - The Lawyer for the Estate is a highly reputable one.

Legal costs for the average house should amount to about W.I.\$125.--. ✓

Mr. Brasseur asked about the Hotel on the Estate, which it is now proposed be 20 units. Mr. Tremblay said he understood Mr. Rocafort was intending to sell shares in the Hotel to the future residents of the Estate. Relatives and friends of the residents would be entitled to special rates in the Hotel. Mr. Rocafort will be ready to start building as soon as he has Government recognition of the Development as a tourist project. This should not be too long delayed, as the Minister of Public Works has bought a piece of land on the Estate. !)

Mr. Rocafort has house plans available, suitable for the climate, but he will accept other designs, adapting them to suit. ✓

The Materials used will be mainly cement blocks, which Mr. Rocafort is making himself to save costs, with corner posts of reinforced concrete. The only wood used in the construction would be the roof. The price would amount to about W.I.\$9. per sq. ft., based on living quarters only. ✓ The propane gas cylinders may now be enclosed, and not kept outside, as previously required.

Mr. Jacyk suggested that a plan of the Estate should be sent with each contract. Mr. Tremblay said that Mr. Rocafort was having copies of the plan printed, and these will be sent to the Association. Mr. Jacyk, who had also just returned from Grenada, was asked give a report.

He complimented Mr. Tremblay on his thoroughness, which left him very little to add. When he, Mr. Jacyk, spoke to Mr. Rocafort, the water mains had already been laid to the Estate, and this month would be continued along Prospect Road. The North end of the project would have water by the end of the year. The Electricity lines will run down the middle of the project, from south to north, and the costs of the relative systems would be approximately, for Overhead Wiring Can.\$13,000, Underground Wiring Can.\$20,000. The underground wiring was not approved owing to maintenance problems and danger of damage by termites. It is expected to have water and electricity available to the whole project within one year and roads, with at least a gravel surface, completed.

Price of Cars: American cars are impractical on the island.

Other cars range in price from W.I.\$2,700 for a Morris

Minor, to W.I.\$5,000 for a Holden 6 cylinder luxury model.

Regarding registering the name of this Association in Grenada, Mr. Rocafort had no knowledge as to how to set about it, but would enquire.

Medical Services: A scheme is in force similar to the National Health Scheme in the U.K., but it is not known if this would cover retired persons. Mr. Tremblay mentioned that the Great Western <sup>LIFE</sup> Insurance covers retired Air Canada personnel.

Car Rental: usually around \$10. per day.

Mr. Tremblay then mentioned that Mrs. Rocafort knew of two families living near Mount Alexander, ~~who~~ <sup>AND WOULD</sup> ~~would~~ <sup>TO ENQUIRE WHETHER THESE FAMILIES</sup> would be prepared to accept Air Canada personnel as paying guests, if they wished to stay near the project, <sup>AND LET US KNOW.</sup> Mr. Tremblay and Mr. Jacyk were thanked for their very informative talks.

x 21.000 going to ... if they



Association Name: After some discussion regarding whether it was necessary to have the word "Tourist" included in the name to qualify for Government recognition, it was decided that this could not be definitely settled until a reply was received from Mr. Rocafort on the subject of the registration. It was agreed a temporary title should be chosen, in which a Bank Account could be opened. Two titles were suggested

- (1) Mount Alexander Community Association,  
Proposed by Mr. Ayres, seconded Mr. Ekins.
- (2) Mount Alexander Property Owners Association  
Proposed by Mr. Tremblay, seconded Mr. ~~W~~ N. BOULE(?)

A vote was proposed, and resolved as follows:-

11 votes for Mount Alexander Community Association.

5 " " " " Property Owners Association.

It was therefore agreed that the Association should be known as "Mount Alexander Community Association" for the present.

Mr. Banfield advised the membership that the Canadian business of the Development was now being handled by the Royal Bank of Canada, Place Ville Marie, Montreal. Property owners could, however, continue to deal through the Grenada Branch if they preferred. He also asked how frequently in the opinion of the members present, the Association should meet, and it was considered sufficient to meet whenever there was anything new to discuss, the minimum being once every three months.

Mr. Bumstead volunteered to assist Mr. Ayres in the running of a Newsletter. Mr. Ayres pointed out that he would need any item of information on Grenada from all Association members.

Mr. Brooks was thanked sincerely for the use of his home once again, and Mr. Bumstead proposed the meeting closed, seconded by Mr. Beiringer.

The Meeting closed at 10.30 p.m., and refreshments were served.