

D R A F T

MEETING OF THE MOUNT ALEXANDER COMMUNITY ASSOCIATION HELD AT
ST. BARNABAS CHURCH HALL on DECEMBER 2nd, 1967.

Present were: Executive and 26 members.

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

There was no business arising from the minutes of the previous meeting.

A Letter from Mr. N.J. Boulet was read (text on file) and Mr. Banfield noted that there was no business arising from this letter.

Election of New Officers. Mr. Banfield brought up the subject that the present Executive's term of office would be over at the end of the year and asked for a volunteer to handle the Nominations and election of the new Officers. Mr. Bieringer volunteered and was accepted.

General Business. Mr. Bieringer noted that all the measurements on the Surveys are in seconds and degrees, with no corresponding foot values. He volunteered to contact Mr. Rocafort on this point.

MANY MEMBERS OF THE ASSN Mr. Banfield, who had just returned from a trip to Grenada, brought up the following points.-

1. Loans for Housing: According to Mr. Rocafort, there is an abundance of money available. However, he sees difficulty in getting rates that seem fair to him, i.e. 7% for periods of 5 - 20 years.

Apparently he was about to discuss this with two financiers from Venezuela in the immediate future.

2. Name of the Association: Mr. Clyne advised that the exact name of the Association is not important. What is so is the Constitution. He suggested that a draft copy be sent to him, which he would return with comments and suggestions, which would then be returned to him for registration.

3. Mr. Rocafort, when asked to accept the Honorary Presidency of the Association, asked what its purposes were. After Mr. Banfield's explanation, he accepted and gave his full support.
4. Houses can be built as soon as decided by the prospective builder.
5. There are no local financial papers for the Caribbean area. The Wall Street Journal, or similar reputable financial paper was suggested. ^{FINANCIAL TIMES OF CANADA}
6. Cost of ~~concrete pool~~ ^{STEEL WATER STORAGE TANK} would amount to about W.I. \$1.00 per gallon capacity, ~~i.e.~~ ^{CEMENT WATER STORAGE CISTERN} approximately W.I. \$6,000 for ~~average size pool~~ ^{OF 30,000 gals}.
7. Construction materials would be brought mainly from Canada, Trinidad and Venezuale. No problems are foreseen.
8. The ~~hotel~~ was apparently being started on ~~November 4th~~ ^{END OF THIS year} (approx.)
9. The general impression of Mount Alexander compared to Westerhall was that Mount Alexander would be far superior. The people were courteous, amicable and hospitable. At no time did Mr. Banfield feel like a tourist, more as if he were a welcome guest.

NOT STRICTLY TRUE

Mr. Bumstead pointed out that Westerhall started as a more inferior area - mainly flat scrub land. Mount Alexander is more hilly and versatile. He was impressed by the prospect of what Mt. Alexander would be in 5 or 6 years. The development of Mt. Alexander hinged on it being accepted as a tourist development and therefore tax free. Modern equipment was needed, as roads which were cleared a year ago were already being grown over. *Equipment is at True Blue Estate and, it having come on to the Island tax free, would cost \$30,000 to move to Mount Alexander as the law stands at present. Development would take up to 7 years without the equipment, and a maximum of 3 years with it.

Mr. Brasseur, who had also recently visited the Island, gave the following information:-

1. Water Supplies - 60,000 gals. per person. There will be a 100,000 gal. tank at the top of Mt. Alexander and ~~two others~~ ^{one each} of 50,000 gals. and 35,000 gals. lower down.
2. All roads were open or traced.

3. Equipment was about to be moved ~~from True Blue~~ to Mt. Alexander, the Law having been changed.
4. The first two houses were to be started on 15th November, ^{dec} and the Hotel on the same date. The Hotel was to be run by Mr. Rapicault(?), who owns a Hotel in Martinique and intends building another in Grenada.
5. Mr. Rocafort has ordered 2 Morris Jeeps for visitors to Mount Alexander.
6. All materials imported will be tax free, thereby saving an average of 25-30%, and will be sold to Mr. Rocafort at wholesale plus 10%.
7. Mr. Rocafort desires a list of people who intend to build within the next two years. They should send a letter to ^{MR. BRASSEUR} Mr. Rocafort stating what kind of house and at what value. Suggested plans are available upon request, or he will accept the builder's own plan, modified to suit the climate.

Mr. Banfield stated that there appeared to have been some trouble over the depositing of cash with the Royal Bank of Canada, Place Ville Marie. Authority should be given in writing to one's own Bank to enable them to withdraw the necessary dollars to be deposited with the Royal Bank, Place Ville Marie, a/c 374-298-8, Mount Alexander Development Ltd., stating that this is a non-resident account. Should there be any trouble, Mr. George Wilson of the Royal Bank, Place Ville Marie, should be contacted.

Starting January 1st 1968, the prices of the lots on Mt. Alexander would be ^{15% UP} doubled. This would cover costs of advertising in the U.S.A., U.K. and Canada.

The Public Relations Department of Grenada was to discuss with Mr. Rocafort the organisation of Charter Flights to Grenada for prospective buyers and investors in Grenada. Canada has first option on building an International Airport in Grenada. Should Canada refuse, a German subsidiary of Lufthansa has expressed their interest. The Prime Minister of Grenada is very pro-Canada and is ready to promote the

international acquaintance to the limit.

THE EXECUTIVE

Mr. Banfield suggests that the Land-owners send letters to Mr. Rocafort requesting him to clear their lots of scrub and useless trees, etc. Regarding transplanting trees, 2-year old trees will be transplanted by the Department of Agriculture at a fee of 10¢ each.

application can be obtained at the Agriculture Dept. in St. George's

One interesting fact, - if you buy your burial plot and coffin before death, you get a free case of whisky! If you desire, you may be buried on your own land.

DEVELOPMENT

WE BELIEVE

Mineral Rights - The Westerhall ~~contract~~ states that the owner has no mineral rights on his land. Mt. Alexander's contract does not state this, but it would be advisable to check if this is the Law. Also at Westerhall, all homeowners are required to join their Homeowners Association (not formed yet).

Maids.- live on location, usually on a year's contract. Wages about W.I.\$18.00 per month.

Mr. Rocafort intends building a centre with a drug store, doctor's and dentist's Offices, and is in the market for a druggist, doctor and dentist.

Mr. Bieringer moved that the Meeting be closed. Seconded Mr. Tremblay.