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## 4TH EDITION OF THE ST MARTIN JAZZ FESTIVAL

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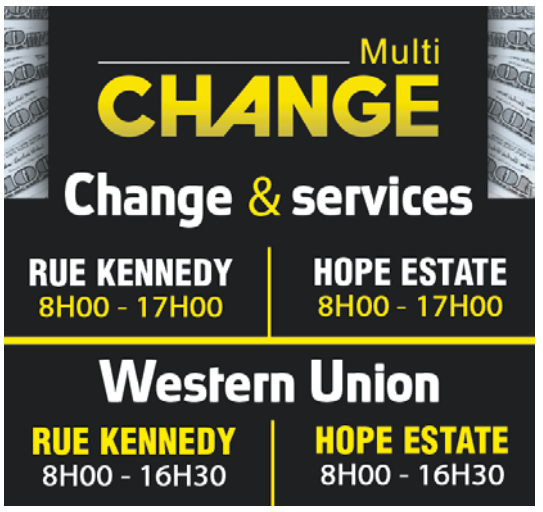

# Land Law: A Return to General Law?

**Introduced in 2024 in the Overseas Territories, the law that allows one to become the owner of a piece of land after only 10 years of occupation, compared to 30 years in mainland France, could soon disappear. On Thursday, October 29, the deputies adopted a bill aimed at better protecting property owners and their heirs.**

To understand the issues, we must return to the concept of «acquisitive prescription.» This provision allows a person to become the legal owner of a piece of land or a house they have occupied for many years, even if they do not hold a title of ownership. However, this occupation must meet several conditions set by law. In mainland France, the common law period is 30 years.

But a law adopted in April 2024 had reduced this period to 10 years in Réunion, Mayotte, Guadeloupe, Martinique, Guyana, and Saint Martin and Saint Barthélemy. The aim was to unlock complex land situations, particularly when properties have remained in joint ownership for several generations. With this measure, some owners and heirs could indeed lose their rights to family land in favor of speculators seeking to obtain ownership.

## PROTECTING LANDS AND FAMILY LEGACIES

It is to put an end to this risk that Jean-Philippe Nilor, a deputy from Martinique (LFI), and several of his colleagues have submitted a bill aimed at reinstating the 30-year deadline. During the debates, he recalled the particular importance of land in overseas territories, where it often represents the only heritage passed down from generation to generation. He also denounced the risks of land speculation, particularly through false declarations or the use of straw men to appropriate land. For the deputies behind the text, it is not a question of calling into question the necessity of settling inheritances and joint ownerships, but of preventing these administrative difficulties from facilitating the dispossession of families in favor of people who do not even know the territory. The bill also provides that a property obtained through an act of acquisitive notoriety could no longer be resold during the five years in which it can be contested, nor before the end of any potential legal proceedings.

## SAINT MARTIN PARTICULARLY CONCERNED

During the debates, the Minister of Overseas Territories, Naïma Moutchou, reminded that the land registry was only introduced on the island in 1975 and that the passage of Irma in 2017 further exacerbated the difficulties.

However, there are devices available to facilitate the processes. In 2018, the Letchimy law already provided an initial response by allowing, under certain conditions, heirs holding the majority of rights to sell or share an asset without the agreement of all co-owners. This provision, extended until 2038, is not called into question by the new proposed law. Furthermore, the opening of the land agency in May 2026 also represents a step towards regularizing property situations. But for the government, the challenge remains to find a balance between the need to unblock land situations and the protection of property owners' rights.

Despite a sparsely filled chamber, the bill was adopted on its first reading during the parliamentary day reserved for the La France insoumise group. 116 deputies voted in favor, 92 abstained, and 4 voted against; 2 deputies from the National Rally and 2 deputies from the Democratic group, which includes the deputy from the Northern Islands. Frantz Gumbs, while not participating in the debate, did vote in favor, along with the 13 other deputies from overseas territories present in the chamber (10 overseas deputies were absent). The text must now continue its parliamentary journey in the Senate before it can come into effect. **A.B**

# CARIF-OTEF : three years after its creation, the flop!

**Created in June 2023 to improve access to training and better meet the needs of businesses, the CARIF-OTEF did not last long. Undermined by recurring administrative and budgetary shortcomings, the public interest group is currently in the process of liquidation.**

Inaugurated in May 2024 in Bellevue, in the presence of the then-prefect, Vincent Berton, and President Louis Mussington, "Saint-Martin Compétences – CARIF-OTEF" was set to become an essential tool for employment and training in the area. Behind this acronym, the Center for Animation, Resources, and Information on Training (CARIF) and the Territorial Observatory of Employment and Training (OTEF) had the mission of cataloging training offers, analyzing the needs of businesses, and supporting employment professionals, all compiled in an online catalog.

## A STRUCTURE THAT DID NOT LIVE UP TO ITS PROMISES

The dissolution of the structure was voted on during its last general assembly on August 19, and enacted by the Executive Council on October 15. In addition to the failures to meet regulatory, administrative, and budgetary obligations, the resignation of the director in June was also a factor. While the exact nature of these dysfunctions is not detailed in the deliberation, they were sufficient to hasten the end of this structure jointly supported by the State and the Community.

The CARIF-OTEF had only three agents, including two contractual employees from the Collectivity and one employee hired directly by the group.

The liquidation, initiated retroactively on July 1st, will continue until December 31st. A liquidator from the Regional Directorate of Public Finances has been appointed to settle debts, recover receivables, and resolve the situation of the personnel.

According to the minutes of the general assembly in August, the projected liquidation budget amounts to €66,558, of which €34,500 is for the salary of the contractual employee, €29,832 for the liquidator, and €2,226 in compensation for the accounting agent of the GIP. Only the employee would be affected by a dismissal, as the fixed-term contracts of the other two agents expire on September 30 and October 31.

The document also mentions a balance of €329,373.75 as of June 30, 2026, a computer park valued at €8,570, and €110,544 in state grants received.

However, these figures alone do not allow for measuring the total cost of the CARIF-OTEF since its creation, nor for determining the share actually borne by the Community.

What amount has the Community allocated to the operation of the CARIF-OTEF since 2023? What portion of the available balance will actually be recovered once the accounts are settled? And above all, what additional resources will need to be mobilized to ensure the missions that are now internalized? Indeed, the missions of the CARIF-OTEF must be taken over internally by the services of the Community. An agreement with the State must define the financial terms. In other words, what justified the creation of a specific organization in 2023 must now return to the Community's purview. **A.B**

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# Drug trafficking: lenient sentences for three defendants

**Their first hearing before the court, in immediate appearance, dates back a month and a half (see our edition of September 22). They each faced a sentence of up to ten years in prison**

Bref reminder of the facts: it was during a routine traffic stop in Saint-Barthélemy that the gendarmes arrested three men involved in drug trafficking. Among them was a notorious drug addict with a heavy criminal record, an individual who immediately expressed his regrets for getting involved in this matter, and a younger man who seemed less involved. Nevertheless, all three appeared before the court for transport, acquisition, possession, offer or transfer, and unauthorized use of narcotics.

## A TRAFFIC THAT KILLS

After a provisional detention in Guadeloupe, they were back before the judge in Saint-Martin last Friday, and it was after a particularly long session (11:30 AM / 5:30 PM) that they finally learned their fate. New elements emerged, and the truth came out, to the point that the one thought to be the leader of the gang turned out to be much more fragile than he appeared (an impression likely due to his precarious health following his forced withdrawal). Some elements of the case established that the second defendant was not as innocent as he seemed since he was housing the other two for an exorbitant rent while taking advantage of the first one's address book to run his little drug sales business to individuals. As for the third, he went along with the flow, supplementing his income using the same method.

## "THEY MADE THEIR FORTUNE"

This is what the one who benefited the two others declared, also revealing that if they were indeed consumers and resellers, this small trafficking was nothing like an international organized crime affair. The defense attorneys attempted in vain to prove the nullity of the case due to certain irregularities during the police custody, and regarding details about the search that had allowed the recovery of illicit materials and cash. Similarly, the validity of the tests conducted on the seized products was questioned by the defense.

But nothing worked, and the Public Prosecutor's Office rejected everything outright, insisting that this was a trafficking operation that kills. The Public Prosecutor ultimately requested sentences of two to four years in prison, which is much less than the maximum that could have been feared. After a long deliberation, the court delivered its verdict: two of the three guilty were sentenced to 36 months of imprisonment, with twelve months suspended (and the obligation for one of them to undergo treatment), and 18 months, with six months suspended for the third. As is customary, they have ten days to appeal the judgment. **JMC**

# 13 610 votes for the flag of Saint Martin!

From October 14 to 21, the population rallied for the Saint Martin flag: 13,610 votes were recorded on www.mysaintmartinflag.com. Even though multiple votes were allowed, this shows a great level of participation.

The creation of the flag thus enters its 4th and final phase. As outlined in the specifications, the votes will be converted into points, with a scoring out of 20, and integrated into the finalists' scores. The jury will then meet with the three finalists who received the highest scores to discuss their projects. Following that will be the administrative part and the adoption by the territorial council.

The communiqué from the Community does not indicate the voters' preferences... the suspense remains intact.

# Cancer : Screening Continues

Although the October awareness campaigns for breast cancer have concluded, screening continues. The health promotion service of the General Social Security Fund of Guadeloupe, in collaboration with the ARS, the Collectivity of Saint-Martin, and health professionals, is organizing information and screening days at the beginning of November. In addition to breast cancer, these days will also focus on cervical cancer and colorectal cancer. Health professionals will be present on Wednesday, November 4, from 8 AM to 2 PM, at the House of Solidarity and Families in Quartier d'Orléans (11, Coralita Street), and then on Thursday, November 5, also from 8 AM to 2 PM, at the PMI of Concordia (10, Mont Carmel Street).

These screenings, free for everyone, allow for the detection of potential anomalies at an early stage, thus increasing the chances of recovery. A good opportunity to take stock of one's health, as in the case of cancer, prevention and screening remain the best allies!

# 4th edition of the St Martin JAZZ Festival

**Presented by the association «La Bonne Note» and organized by Paul Emmanuel, this event has become essential in the Saint Martin musical landscape.**

The poster is promising and it holds some wonderful surprises for us, as well as moments where the quality will undoubtedly be present. During a conversation amidst the guitars and basses that dominate his rehearsal space, Paul Emmanuel shares enough to whet our appetite... or rather, the music to our ears. Indeed, upon closer inspection, the musicians who will make up the band «Jazz-Funk Ensemble» accompanying the master of the venue are far from amateurs.

Paul Emmanuel (who needs no introduction) on bass and his son Ali on saxophone will be on stage with Andrew Dorsett, an Antiguan, former classmate of Paul's from his music studies in Boston, Evan Amatojais, a Surinamese, who was his student four years ago, and Stéphane Apianai, one of his compatriots, who now teaches on the Dutch side. Let's add to this the Saint Martinian Anthony Steele who also studied in Boston. That's the orchestra, to which we must add the two singers Tyra and Illismo (who will be traveling from Orlando for the occasion). The cherry on the sax: guitarist Carlyle Barriteau and his band will also be there, and that's no small feat considering they are the official musicians of Chaka Khan (just that). And of course, Winston Maccow, the headliner of the festival, will come accompanied by the best virtuosos currently in the jazz world.

## JAZZ IS CLASSY!

Moreover, Paul Emmanuel is never-ending when it comes to talking about this musical genre that he particularly loves. He explains that his enthusiasm for jazz was born while he was listening to the radio as a child. Louis Armstrong, Duke Ellington, and Miles Davis, among others, shaped his ear and sensitivity to the point that he wished very early on to dedicate his life to this art, which he speaks about with a genuine emotion that still makes his eyes shine today. «Jazz is classy!» he tells us, and no one wants to contradict him because it's so true. For those who still doubt, the only way to verify is to attend the St Martin JAZZ Festival, which will take place on the waterfront of Marigot on Sunday, November 8, between 6:30 PM and 9:30 PM. Admission is free, as musicality often rhymes with generosity.

## SAINT MARTIN, LAND OF JAZZ

It is worth noting that Saint Martin is particularly attached to this music that some might find outdated or too complicated to understand. On the Friendly Island, one can choose to go to many places where music is played live, whether it be reggae, zouk, rock, blues, country, or gospel, or even more traditional music; jazz is never far away, and there will always be some musicians to remind us that it exists and that it lives well beyond fleeting trends and currents. Contrary to what one might think, this is not elitist music (at least not always) and this musical genre coexists without issue with others, tolerance being the order of the day as soon as the first notes of music are heard, much to the chagrin of French jazz singer Claude Nougaro who ironically claimed: «When jazz is here, the java goes away.» In music, there is room for everyone, and Paul Emmanuel would not say otherwise.

**JMC**

# Marriage or a civil partnership (PACS)? Couples make their choice

**While marriage is once again trending in France (+1.4%), only 107 marriages were celebrated in 2025. This is a significant decrease (-14%) compared to the previous year, when 124 couples tied the knot.**

After a brief improvement in 2024 (+7%), couples seem less eager to tie the knot. We are also far from the record set in 2021, when 128 couples said «I do.» In Saint Martin, marriage no longer seems to be a priority!

According to the civil registry service of the Collectivity of Saint Martin, the civil solidarity pact (PACS) continues to attract interest. In 2025, 41 couples chose this option, marking a slight increase of 2% compared to 2024, following a 13% decrease the previous year. This trend contrasts with that of mainland France, where the number of PACS only increased by 0.3% between 2023 and 2024. More flexible and less formal, it seems to be finding its niche. The question remains whether couples prioritize administrative simplicity or simply prefer to save on the dress, rings, and wedding meal!

The study does not specify how many divorces were pronounced during those years. Too bad, it would have allowed us to know if, in Saint Martin, love stories always end as well as they begin!

# La tournée de Mimi

## FOR YOUR LIVELY EVENINGS...

**NOWHERE SPECIAL** (Simpson Bay)
The Rum Bar & Restaurant invites you to its evenings, Thursday 'Ladies Night' with Roxsy & KRG Band and DJ Siw'Roo, Friday 'Block Party' with DJs Blaze, Sexer, Smudge, Siw'Roo, Kenzz & Joseph (drums), Saturday 'Special Saturday' with Royalty & KRG Band & DJs, and Sunday 'Sunday Madness' with DJs Siw'Roo, Kembe, Blaze, Thonyy, & Joseph (drums),

**AU MADISON** (Maho Plaza)
The Karaoke Bar on the notes of 'Music, Cocktails & Fun' is once again open every evening (except Monday) from 7 PM to 3 AM for your festive nights,

**AU CAPTAIN FRENCHY** (Grand Case)
The Beach Restaurant invites you every Sunday to its 'Beach Party' starting at 8 PM with DJs Blaze, Classy D, Tryss, among others…

**AU SOGGY DOLLAR** (Simpson Bay)

The Bar-Club invites you to its evenings starting at 7 PM, Tuesday 'Latin Night' with Latin Sugar Band & DJ Euro, Wednesday 'Ladies Night' with DJ Em, Thursday 'Throwback' DJ Mike & Wakstala, Friday 'Fridaz Party' DJ Boss and Em, Saturday 7/11 'Signature DJ Em, and Sunday 'Reggae Night' with Percy Rankin and Bunfire Band & DJ Flexx,

**AU JAZZ SPOT** (Marigot)
This Beer-Bar located on the Royal Marina offers its 'Karaoke' with DJ Frantz on Wednesdays starting at 8 PM, 'Soul-Jazz' with different guests on Thursday & Friday, 'Live Jazz' with singer Essynce on Saturday 7/11 starting at 9 PM, and 'Smooth Jazz' starting at 6:30 PM on Sunday,

**AU TORTUGA**
(Maho Beach)
The Bar-Restaurant hosts musical evenings starting at 6 PM, on Tuesday 'Ladies Night' with singer Cyndel, Wednesday 'Caribbean Night' with Jérémy Huot, Thursday with singer Sol, Friday with Shantilla, Saturday Gianfranco, Sunday The Mojitos 'Havana Night', and then Monday with Michellee Parris,

**MARY'S BOON RESORT** (Simpson Bay)

The Beach Restaurant offers Lunch & Dinner 7 days a week, with 'Specials Every Day', on Saturday 11/7 'SEXY Saturday' starting at 12 PM with DJ Sigma, then on Sunday 11/8 the 'Blender Bike' for cocktails, and the 'Beach Party' with DJ Gringo from 1 PM to 6 PM.

**AU BUCCANEER** (Simpson Bay)
The Bar-Restaurant invites you to its events '', Saturday for 'Reggae' with Percy & his Band, and Sunday 'Classic Rock' starting at 5 PM with Lee-Gianfranco,

**AU GRAND ST MARTIN** (Marigot)
The Bar-Restaurant welcomes you every day for Lunch, with its many special dishes in addition to the menu, and reminds you of its Football appointments on the big screen with the return of the Champion's League on 11/3 at 4 PM Villareal/Paris SG, then on 11/4 at 1:45 PM Athens/Real and 4 PM Lens/Como,

**HUPPEL THE PUB** (Simpson Bay)

The Sports & Music Bar reminds you every Friday at 8 PM of its 'Karaoke' night with Greg, then every Monday at 8 PM of 'Rock-Soul' with the band Melting Pot & guests, and on Thursday, November 5, the concert of the band 'The Famous Bankie Banx' at 7 PM. Also, note every day on 4 screens your sports appointments and all the matches of the Champions League & European Championships,

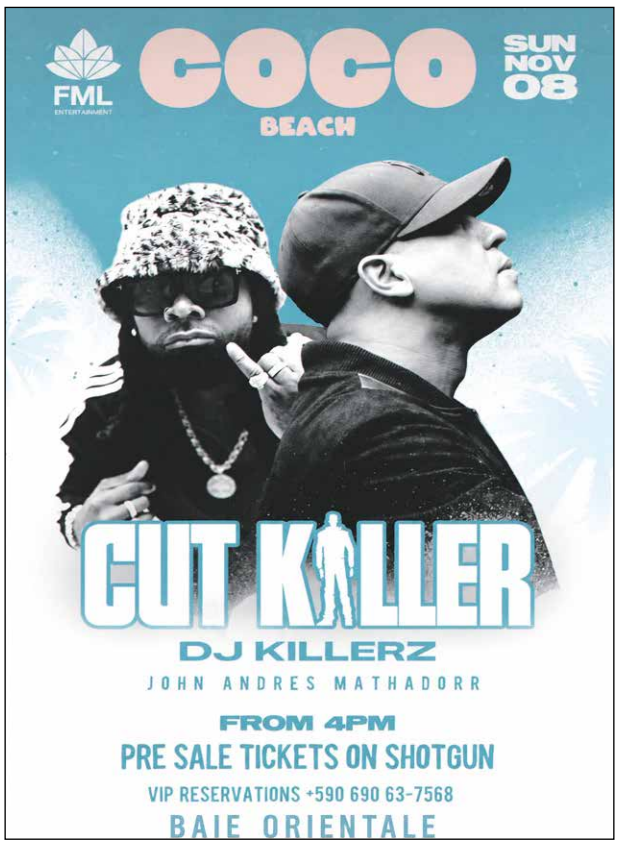
**AU KARAKTER** (Simpson Bay)
The Beach-Bar-Restaurant, which is open from Tuesday to Sunday starting at 10 AM, invites you to join its 'Adeeptive Sundays' on Sunday, November 8, starting at 3 PM with DJs Leo, Mister T & Nicolas Barcel.

**AU RENDEZ - VOUS** (Porto Cupecoy)

The Bar-Restaurant awaits you every Friday for its dinner concert with Alfrédo from 6:30 PM to 9:30 PM and on Sunday for its 'Jazz Lunch' from 1 PM to 4 PM with a dozen musicians,

**AU LOTUS CLUB** (Simpson Bay)

The Night Club invites you to its 'Ladies Night Party' every Wednesday with DJs Perfect, Wikked & Kembe, on Friday 6/11 the 'About Last Night' party with DJs Wikked, Blawe & Perfect, and on Saturday 7/11 its 'Hip Hop Saturday' with DJs Prince, Blaze & Kembe,



# La tournée de Mimi

**AU SINT MAARTEN YACHT CLUB** (Simpson Bay)
The Bar-Restaurant invites you to its 'Live Party' starting at 6 PM on Tuesday with the duo Ama, Wednesday with Gianfranco the singer-guitarist, Thursday with Eduardo, Friday with Cedric, Saturday with various guests, and Sunday with Jo & Cyndel.

**AU NARUTO** (Simpson Bay)
The Bar/Restaurant invites you every Wednesday to its 'Live Music' night with singer & saxophonist Stephan Apianai from 8 PM to 10 PM,

**AU RED PIANO** (Pelican Key)

The Piano Bar awaits you every evening from 8 PM to midnight with the excellent Duo Cliff guitar-sax and Susan singer-pianist until 11/29 and on Mondays for the 'Church on Monday' with Roxsy & KRG Band starting at 9 PM, followed by DJ Nachum from midnight to 2 AM,

**AU 3 ANGLE** (Simpson Bay)
The Sports Bar invites you every Wednesday to its 'Classic Rock' night starting at 8 PM with Ronnie & Lee, then Friday 'Disco/Funk' starting at 8 PM with DJ Nico, and open 7 days a week for sports broadcasts on 3 screens. Ronny-Lee

**AU COCO BEACH** (Baie Orientale)
The Beach Bar Restaurant is open every day and announces that its next big Beach Party is scheduled for Sunday, November 8th with DJs Killerz and Mathadorr and Guest DJ CUT KILLER,

**AU BIKINI** (Baie Orientale)
The Beach Bar Restaurant, which is open every day for Lunch & Dinner, reminds you every Sunday from 2 PM to 5 PM of the presence of DJ Ghast for musical entertainment,

**A L'ALOHA** (Baie Orientale)
The Beach Bar Restaurant announces the return of its 'Tea Dance Party' every Sunday with DJ Alex,

**LE LIVING ROOM** (Porto Cupecoy)

This Bar-Restaurant on the Porto de Cupecoy square is open from Monday to Sunday from 5 PM to 1 AM, offering you delicious Provençal & Catalan cuisine with Chef Stéphane, as well as enjoying weekend entertainment starting at 9 PM and the Dinner Party on Saturday with DJ Barcel,

**AU RATAFIA** (Cupecoy)
The Bar-Club located across from the entrance to Porto de Cupecoy, announces Friday 6/11 with DJ Nicolas Barcel and Saturday 7/11 with DJ Lucas,

**A RAINFOREST** (ST Maarten)
With its stunning panoramic view, also enjoy the entertainment, like on Saturday, November 7th for the 'Panorama Session' with DJs Malandra, Peter Sweet & Soleben,

**AU YELLOW SUB** (Baie Orientale)
The Beach-Bar-Restaurant reminds you of its concert (Reggae-Soul-Latino), every Sunday from 7 PM to 10 PM with Rémo & Bonfire Band,

**L'OASIS** (Oyster Pond)
The Restaurant awaits you every Thursday at 'After Work' starting at 6 PM with Jean Michel guitar-vocals.

**AU HOLE IN THE WALL** (Maho Plaza)
The Bar-Concert offers 'Pop-Rock-Funk-Jazz-Soul' starting at 7:30 PM every evening, featuring Cédric-Fredo, Shantilla, Squall, Bobby-Gianfranco, Stephan-Gordon, Amin-Sol, Livin high & Karaoke among others.

**AU FAT'S TONY** (Cupecoy)
The Bar-Grill offers musical entertainment every Tuesday with 'Steak Night' featuring Nacio Sutton on 'Steelpan', Thursdays with 'Chocolate Sax', different guests on Fridays and Saturdays, and on Sundays the 'Country Night' with singer Enora,

**AU SANDBAR** (Beacon Hill)
Le Bar-Restaurant qui est ouvert 7/7 (Lunch & Dinner), vous propose tous les vendredis 'Reggae Music' de 18h à 22h avec Percy Rankin, et tous les samedis dès 18h 'Golden Hour Jazz' avec Connis & Friends.

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