

## **Draft Minutes of the Annual General Meeting of the NCOA**

30 December 2008

The meeting started at 9:00 at Julie and Wendy and the chairman welcomed all present.

Present: As per the attached attendance register

### **Quorum.**

The Chairman confirmed that the quorum of a minimum of 25% of owner members in good standing was present.

The Chairman noted there are currently only 52 owner members in good standing.

### **Minutes**

Confirmed as read

### **Additional items for the Agenda**

Light Pollution – Mary Lou

Water Reticulation – Don Lindsay

Steps to Beach – Chris Everett

Endorse wagon road rules – Val

Control of Vehicles – Penny

Aviation in Sinclair – Wendy

Parking bays on wagon road - Melanie

Dogs – Mary Lou

Trading from Properties – Carl

DR1771, access road - Melanie

## **Chairman's Report**

### **1. Committee meetings well attended - 10 meeting this year**

### **2. Meeting with the mayor**

Stated our vision for Noetzie

Retention of the car Park in current location

Public Access - Boardwalk

Illegal activities at Montrose

School site to be acquired and used for educational purposes

### **3. Infill Development**

Engaged with DEADP during the submission

#### **DEADP asked for the following:**

comment from Cape Nature, SANParks, KM, Province (transport and public works) due to insufficient info.

#### **questioned the following:**

Why the proposal was not within the Noetzie Town planning scheme

Units dug into the ground, what impact?

Heights of one story only

Double pitched roofs

Contemporary Cape style

**Units on the skyline, want them moved back**

## **Car Park**

Questioned the feasibility of a shuttle service provided in perpetuity

What recourse if the shuttle does not pan out

Consider retaining it in its current position

**Proposed the removal of 8 units!**

**Amend the report and involve all registered IAP's**

**Water cannot be guaranteed by KM**

### **4. Urban Edge**

We have asked to remain outside due the unique sensitive nature of Noetzie

### **5. Green Waste Management Site**

Still to be established, on ice for now due to objections

### **6. Trading from properties**

Received a number of requests from property owners and via the website

## **7. Vehicles on the beach**

Cape Nature received complaints from the public

Marine and Coastal have recommended a chain at the bottom of Wagon road

## **8. Fire Management**

NCOA are now members of the Fire Protection Association of the Southern Cape

Plan for the township is the municipalities responsibility

## **9. UCT Students**

Eion hosted students doing a paper on access to coastal areas

## **10. Boardwalk**

In progress

### **Notes to the Chairman's report**

It was agreed the committee will set up an Owners instruction manual indicating the following

Rules of the wagon road

vehicles on the beach

light pollution issues

wagon road parking bay priorities

Don Fabian requested Pezula de fence the school site area.

## **Treasurers Report**

The full report will become available on the website once audited

The current membership fees are allocated as follows

Professional Subscriptions

Consultants Reports

IT website expenses

Cathy encourage further contributions from ordinary members and or other interested parties.

Thanks to Chris Everett for making calendars and to Julie for selling them to increase NCOA funds.

Cathy proposed 2010 subs to be R250 per member – all agreed

It was suggested to follow up with the 30% owners not currently paying subs and inform them of previous debt being written off

Melanie suggested an updated contact register which will be followed up by Julie

Alternatively members can update their email adds on the website.

## **Conservancy Report**

Please see attachment of report Santie Den Boeste

## **Additional items for the Agenda**

### **Light Pollution**

Mary Lou – light pollution, particularly at the Lowens and Noetzie castles needs to be addressed. The lights are currently left on throughout the day and night and a suggestion to shade or lower the spotlights was made

This is to be mentioned in the newsletter and further a guideline to be added to the Instructions for owners manual as mentioned in the chairman's report.

## **Water**

Don Lindsay suggested anyone interested in connecting to municipality water via Pezula should contact him for further details on prices etc.

Carl agreed to have this noted in the newsletter.

Concerns re municipality water were noted as we don't have the infrastructure to handle the increase in consumption eg capacity of septic tanks etc.

Hubb mentioned that Knysna municipality are looking into resolving the current water crisis and reiterated that they will not guarantee any water supplies for new developments.

## **Endorse Wagon Road Rules**

Agreed as per previous minutes that all vehicles going up will give way to vehicles coming down.

## **Control of Vehicles on the Wagon Road**

Julie will arrange for the missing poles to be replaced.

Committee to add access rules to the Instructions for owners manual as mentioned in the chairman's report.

Julie suggested a solar power boom with all owners receiving remotes for the boom.

## **Aviation over Sinclair**

Wendy mentioned helicopters have been sighted flying low over Sinclair nature reserve and queried the aviation laws regarding this

Melanie will follow up on the laws and in the meantime suggested the committee send a formal letter to local aviation companies informing them of the current issues.

## **Parking**

It was noted there are currently 4 bays for 8 properties.

It was agreed that increasing the number of parking bays was not environmentally friendly and had been rejected by the Department of Forestry.

It was suggested priority be given to owners and this should be added in the Instructions for owners manual.

## **Dogs**

It was that the beach lies within the control of the Knysna municipality. Melanie will confirm this.

There were mixed views on the desirability of residents dogs on the beach.

## **Trading from Properties**

There have been numerous requests for commercial functions to be held at Noetzie

It was decided by majority vote that no commercial activity will be allowed at Noetzie and the committee was mandated to continue opposing the illegal trading activities of Pezula by all means at their disposal.

## **Access Road**

It was agreed the upkeep of the access road has been relatively good this year.

## **Conservancy Report**

Please see attachment of report Santie Den Boestert

## **Conservancy Award**

This was awarded to Julie Gosling for her efforts for the conservancy.

## **General**

Don Lindsay record of thanks for the chair and committee.

*There been no further items for discussion the meeting was closed.*