

Minutes of the Annual General Meeting of The Noetzie Conservancy Owners Association

Held on the 30th Dec 2009 in the home of Julie Gosling

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

1. **Present:** As per the attached attendance register

2. **Quorum.**

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

3. **Apologies**

Wolfie Knarr

Steve and Barbara Gettliffe

Hub Sandburg

Mary Nicholson

Fleur Read

Camilla Lindsay

Penny Suckling

Peter Suckling

Fern Robertson

4. **Additional items for the Agenda**

- I. Cars on the beach
- II. Parking at Noetzie
- III. Subdivision of plot 84
- IV. Dogs

5. **Matters Arising from the Minutes of the 2008 AGM**

- I. School site - School site has not been defenced
Henry Loubser noted the school site should not be secured as it is not Pezula's property
Don Lindsay suggested leaving the fence as is, there has been animal movement and the fence is therefore not restrictive.
Melanie Gosling stated leaving the fence would set the assumption we are condoning it and requested we ask Pezula to remove the fence.
- II. Light Pollution-
Mary Lou agreed light pollution at Noetzie remains a concern
- III. Note to please change the 2008 minutes to thank Tim Everett for making the Noetzie Calendars.

- IV. Confirmation was agreed on the guidelines for residents when renting properties
- V. Municipal water - Don Lindsay gave an update on receiving Municipal Water. Agreement was reached that it is not worth looking into this further and should residents want to receive municipal water they should approach the municipality separately
- VI. Wagon Road – the rule that cars going up the hill must yield to traffic going down was confirmed.
Thanks to Julie for arranging the missing poles to be replaced at the boom.
Carl questioned the security at the boom and suggested a private security company should be considered.
Niel noted the municipality would need to be consulted as it is on public property.
It was mentioned that Julie is currently covering the costs at the boom Guard and Cathy agreed to include future costs in the budget
- VII. Aviation over Sinclair- Niel commented on the low flying of the Discovery Helicopter Wendy suggested documenting and photographing any illegal flying in order to follow up on a complaint.
- VIII. Dogs - Val confirmed dogs on the beach with leads are under control and not a problem. Wendy agreed people are generally abiding by the rules.
Mary Lou brought up the Lindsay House Keeper's Jack Russel I as being troublesome.
Don agreed to follow up and speak to his House Keepers.

The minutes were duly confirmed subject to the minor change.

6. Chairmans Report

- I. Committee meetings well attended this year.
- II. The road access to the stairs has been opened by Pezula for the season. Mike Maughn-Brown noted the access to the beach has been granted based on the assumption that an attempt to build a boardwalk will be made. He reiterated that the current legal agreement is temporary, and that the litigation with Pezula is to be finalised by March. Mike confirmed the municipality's stance is that the boardwalk must be built or the road must remain open.
- III. Urban Edge – It was confirmed that Noetzie has been excluded from the urban edge. Mike Maughan-Brown mentioned the urban edge decision as per section 46 – decisions on applications for anything to be considered outside the urban edge should be consulted via the municipality as rural housing is limited to 10 units per hectare. Melanie reiterated the necessity to be outside the urban edge to preserve the ambiance of Noetzie.
- IV. The Integrated Coastal Management Act. The costal law stating no further developments 100m from the high water mark shall be allowed has been approved by parliament.

- V. Mike Maughn-Brown- noted that he is not sure when this law will be enforced; he suggested there may be a delay.
- VI. Garden Route National Park has been established
 - It is currently limited to state land
 - Our Conservancy not included
 - There has been some consideration of joining with other conservancies
- VII. School Site - The importance of obtaining a lease on the school site was emphasised as other school sites have been sold to developers. Niel offered to look into the process required.
- VIII. Illegal trading at Noetzie
 - Catherine noted the continuation of the Pezula restaurant at Montrose castle.
 - Mike Maughn-Brown noted that a letter has been sent to Chesterfield Holdings in connection with the illegal restaurant trade on the property. He apologised that the process has taken 4 years and noted the priority for the municipality this year had been to sort out access to the beach, but that action in January will be taken to look into the matter.
 - Carl reiterated that according to the Noetzie town planning scheme the property is residential and zone 2 and therefore cannot operate as a restaurant.
 - Mike noted that a re-zoning application needs to be approved and a letter has been sent to Chesterfield Holdings in this regard.
 - Mike confirmed that the municipality will be taking action in the new year, but noted that it will be a long lengthy and costly process and admitted the municipality had little finance for this type of litigation
- IX. Infill Development
 - Mike confirmed resort zone 2 is no longer possible and reiterated he will not support the removal of the parking lot.
 - Eion Brown requested that NCOA objection to the infill be emailed to members.
 - Julie noted the erf numbers for the subdivision do not in fact exist.
 - Don Fabian asked for confirmation the parking lot is Pezula property. Confirmed
 - Mary Lou thanked Carl for input and work done in this matter.

7. Treasurers Report

- I. Cathy apologised for not having the Financial Statements completed but stated that the full report will become available on the website once it has been audited .
- II. Cathy noted that there had been an increase in contributions from ordinary members.
- III. The Auditor has recommended that all bad debts should be written off
- IV. A vote of thanks to Niel for auditing the books was carried unanimously.
- V. The current cash balance is well in excess of R40k
- VI. Thanks to Julie for covering various costs
- VII. Cathy proposed an increase in subs to R300 per member – all agreed

8. Conservancy Report

Please see attached report from Santie den Boestert

9. Additional items for the Agenda

- I. Cars on the Beach
 - a. It is to be noted that the NCOA applied and obtained the Permits for the majority of Beach homes
 - b. The Permit is restricted to 2 vehicles per property
 - c. A comment was made about the Louwens' guests and the number of vehicles they are currently using. Bruce noted the guests have been made aware of the regulations
 - d. Carl suggested giving the Letting Agent John Davies a call to reiterate the importance of making the tenants aware of the regulations.
 - e. Julie noted the tenants should not allow their guests to drive on the beach as this is a conservancy and regulations concerning beach driving should be enforced.
 - f. Melanie commented that the speed limit has not been adhered to and suggested people try and stick to driving in the tracks

- II. Parking

Melanie mentioned the need to restrict the parking bays to owners and suggested using disks so residents vehicles can be identified. Julie has kindly arranged a suitable disk.

- III. Application for the subdivision of plot 84
 - a. Don Lindsay gave a summary of the location of plot 84 and the motivation for the application by Chesterfield Holdings. Don apologised on behalf of Ian Henderson for not being able to attend to speak on this matter.
 - b. Don mentioned that should the application be successful it will allow Ian to have an entitlement on the north part of plot 84 which would result in Ian returning to Noetzie.
 - c. Don requested the Noetzie community review their objections to this matter, based on Ian's history of preserving and protecting the Noetzie conservancy.
 - d. Don reiterated the objection to of the densification of Noetzie and mentioned that Ian had contributed to increased erf sizes in the past to preserve the status of Noetzie and on this basis requested further discussion be made on this issue.
 - e. Melanie said the cut-off date passed therefore there is no need to discuss the matter.
 - f. Henry Loubser requested an exception be made on this issue in order to assist Ian Henderson retain property at Noetzie.
 - g. Carl asked for confirmation that a new request for subdivision had been submitted
 - h. Mike Maughn-Brown confirmed this and mentioned that many objections from other conservancies had been submitted and regardless of the objection from the NCOA the application is very unlikely to be approved.

- i. The NCOA decision is supported and stands as per general opinion and comments made over this discussion.

10. Election of New Committee

- I. 3 committee members stood down having served the 3 years but were eligible for re-election:
Eion Brown
Nick Taylor
Rookan Podesta
- II. After further nominations the new committee consists of:
Carl Metelerkamp
Nick Taylor
Eion Brown
Julie Gosling
Wendy Dewberry
Cathy Shimmin
Penny Suckling
Santie Den Boestert

11. Conservancy Award

This was awarded to Santie for her efforts for the conservancy in the past year

12. General

- I. Iona proposed a vote of thanks to the chair and committee for all the work in the last year.
- II. A Vote of thanks was recorded to Julie and Wendy for hosting the meeting

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



Signed :

Chairman. Date: 18 February 2011