

L I R A
LEISURE ISLAND RESIDENTS' ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON
THURSDAY 19 DECEMBER 2019
AT THE LEISURE ISLAND COUNTRY CLUB

1. Present

72 members as per the Attendance Register, 31 accompanying persons and 5 other residents.

Apologies for non-attendance were noted from:

Johan de Bruyn, Florence Erasmus, Colin Mathiesen, Jock & Helen McConnachie, Lorr Scanlen and Chris & Nana van Niekerk.

2. Welcome

The Chairman extended a warm welcome to all attendees. Notice of the meeting had been sent out in the required time period. A quorum being present, the Chairman declared the meeting duly constituted. He went through the Agenda (slide 2 of attached presentation).

3. Minutes of Previous General Meetings

Minutes of the general meetings over the past year, as reflected below, were taken as read, adopted and confirmed by the meeting as correct:

- Annual General Meeting held on 20 December 2018
- Special General Meeting held on 14 March 2018 (Fibre optic rollout).

These minutes are available on the LIRA website.

4. Finances (slides 4-8 of the attached presentation)

4.1 Audited Financial Statements – Year ended 31 October 2019

The Chairman presented the detail of the Audited Financial Statements (slides 5-6). Noted that R1 131 425 was spent on Island Security (74% of expenses); R202 244 on Maintenance of Public Areas; R75 696 on General Administration and R50 000 Contribution to Steenbok Reserve. The net loss for the year was R7 078.

On the expenses, the Chairman explained that an issue had arisen around the employment contracts of the security guards previously employed by LIRA but employed by Allsound since 2013. This issue related to the payment of 13th cheques which is a requirement in terms of the Industry Labour Agreement. After negotiation, 13th cheques for the years 2018 and 2019 were agreed in full settlement of their claims. The cost of R70 000 for these two years has been provided in these Financials. In future, the 13th cheque payments will be included in each year's budget.

The Annual Financial Statements were approved by members.

4.2 Budget for the year ended 31 October 2020

The details of the budget were then presented (slides 7-8): Island Security R1 243 895; Maintenance of Public Areas R168 450; General Administration R95 150 and Contribution to Steenbok Reserve R52 500.

The levies for 2020 were given:

Annual	R4830 (5,0% increase)
Monthly	R 430 (4,9% increase)

Levies are spent as follows:

Island Security 80%; Maintenance of Public Areas 11%; General Administration 6% and Steenbok Reserve Contribution 3%.

The Budget and Levies for the year ending 31 October 2020 were approved by members.

5. Report of the Committee – Year ended 31 October 2019 (slides 9-56)

Dave Stromberg, Deputy Chairman, then presented the Committee Report.

Noted that the Committee Report had been circulated on 8 December 2019 with the Notice of Annual General Meeting and also posted on the website on the same date.

5.1 Objectives of LIRA (slide 10)

A reminder that the objectives of LIRA are to:

- Nurture and protect the environmental heritage of the Island
- Liaise with Knysna Municipality, SANParks and others to ensure an appropriate supply of services and to ensure the enforcement of the law
- Maintain a security system for the protection and safety of residents, visitors and property.

5.2 Membership (slides 11-12)

Membership is critically important as it is our only source of income and greatly assists with LIRA's credibility when we deal with the Municipality, SANParks and other stakeholders. The Committee continued to focus on recruitment and retention of members through personal contacts and visits. Membership is currently 76% of the 432 Island properties. If properties in transaction, tenanted properties and financially strained residents are excluded, membership rises to 90%. A detailed membership database is updated monthly.

5.3 Communication (slide 13)

Seventeen LIRA newsletters, notices and feedback reports were sent to 550 Mailchimp addresses, with a 65% readership. The address list includes LIRA members, prominent roleplayers, officials, family members, friends and other Island residents (non members). The Leisure Isle WhatsApp chat group, administered by Sheena Mare, is also a useful communication tool.

5.4 Island Safety and Security (slides 14-16)

Allsound provides a 24/7 service with seven dedicated guards on three shifts. They monitor access to the Island, manning CCTV cameras at strategic points, attend to call-outs, and do visible bicycle and van patrols. An extra van and extra guards are provided over the Festive Season.

Allsound have a strong working relationship with KM Law Enforcement, Traffic, Fire Department and the SAPS.

The only serious incident reported in 2019 was a double burglary. Our guards apprehended the culprits and recovered the stolen items.

Allsound were first respondents to a home fire at Lands End.

Islanders need to remain vigilant. Any incidents should be reported to the Allsound Control Room on 044-382-5589 for prompt reaction and accurate recording of crime statistics.

5.5 Ward 9 Representation (slide 17-21)

LIRA represents Islanders on the Ward 9 Committee which comprises Leisure Isle, The Heads, Thesen Island, Pezula, Hunters Home and Noetzie. Regular meetings and feedback sessions are held. The current uncertainty around our (ex) Councilor and Executive Mayor, Mark Willemse, is a setback. His court case has been postponed for the seventh time until the end of January.

Island issues discussed in 2019 included law enforcement, service delivery and the sea wall. LIRA made two submissions on the Public Participation process for Knysna's Integrated Development Plan:

- A request to KM to provide adequate budget to enable them to enforce their by-laws relating to drinking in public, anti-social behaviour and traffic offences
- A request for a formal structure to be established to enable joint Municipality/LIRA management of the Island's beachfront.

These requests represent our "carrot and stick" approach with KM. We constantly hammer KM on the enforcement of the by-laws, especially relating to alcohol, knowing that we may not enforce the law ourselves (remember Clifton Beach in January 2019 where the involvement of a private security company resulted in a confrontation of huge proportions between residents and visitors).

On the "carrot" side, our goal is to extend the Public Private Partnership of the Steenbok Reserve model to include a similar joint KM/LIRA/SANParks approach to managing our beachfront.

Slides 19-21 show which entities own Leisure Island and who is responsible by law for managing these zones.

The coastal zone (coloured in blue on Slide 19) is the property of all South Africans and is managed by SANParks. In terms of the Integrated Coastal Management Act (ICMA), any person has the right of access to, and is entitled to use and enjoy coastal public property. This means we may not stop anyone coming onto the beach.

Knysna Municipality owns all public land on the Island (coloured in green on Slide 20). 50% of the Island is owned by KM.

Relevant applicable by-laws are:

- Public amenities by-law
- By-law for the recreational use of beaches.

The pink area on Slide 21 shows the 432 privately owned properties on the Island. LIRA represents the interests of Leisure Isle homeowners.

Given that our properties are surrounded by public land, it is obvious that the best approach is to collaborate with KM and SANParks.

5.6 Knysna Municipality (KM) (slides 22-46)

It is worth noting that the overall demands on KM are immense, for example, an outdated sewerage system, 67 kms of unserviced gravel road in the northern suburbs, 9600 families waiting for houses, etc.

LIRA has built strong collaborative relationships with the various Municipality departments. Many meetings with these officials were held on site, on the Island. Notwithstanding the overall demands on KM, we received excellent levels of service delivery in most areas, including parks and verges trimming, streetlight and signage

repairs, water and electricity supply, refuse and sewerage removal, and quick response to issues logged by residents on the Knysna Municipality App.

We are still experiencing difficulties with Law Enforcement and Infrastructure.

5.6.1 Festive season preparations (slide 23)

An early start was made to joint planning based on lessons learned in 2018. Affected residents also participated. Our focus was on increased law enforcement and traffic control, improved cleaning services and temporary toilets. Commitment from the Municipal Manager was received on the enforcement of by-laws and zero tolerance on the roads.

5.6.2 Beachfront improvements (slides 24-41)

LIRA assumed greater responsibility for improving our neglected beachfront, and has, with KM and SANParks' support and approval:

- Erected nine new Municipal regulatory signs in three languages (slide 25)
- Installed post-and-rail fencing to formalise parking areas, separating cars from dunes and beaches (slide 26)
- Upgraded the Green Hole toilet block (slide 27)
- Undertaken two seawall interim repair pilot projects (slides 36-41)
- Employed four beach ambassadors to address litter problems (slide 28)
- Improvements to Bollard Bay (slide 29) have mostly been achieved.

Given all the responsible entities and relevant pieces of legislation, an unbelievable number of approvals were needed before all this work could be done.

These initiatives were funded jointly by LIRA and by donations in time, labour and money from members.

- The suggested improvements for Thornely Park (slide 30) were put on hold at the request of affected residents
- The suggested improvements to Greenhole Picnic Area (slide 31) will require further liaison with all relevant stakeholders.

5.6.3 Cearn Hall (slides 32-33)

LIRA continues to assist the Country Club and KM Library Services with the management of this leased Municipal asset, including regular upkeep of gardens, installation of a sponsored wheelchair ramp, support given to 'Friends of the Library' and separation of electrical metering.

Plans are being prepared for a modernised library, with improvements to Cearn Hall including catering and storage facilities and public toilets for the disabled.

5.6.4 New Island Road Signs Project (slides 34-35)

New and attractive road name signs were erected throughout the Island with funds raised by the Funraisers. This was done in consultation with residents to ensure correctness. In the process, traffic and some B&B signs were also rationalised and neatened. Cost overruns were covered by sales of the Island Passport and by an auction of the old signs. The result is a great improvement to street aesthetics and ease of navigation.

5.6.5 Interim Seawall Repairs (slides 36-41)

KM and SANParks are still in dispute over who is responsible for repairing the seawall. LIRA's attempt to get a court ruling on this ended in a disappointing and inconclusive judgement in which all parties were encouraged to work together to find a solution. We decided not to appeal the judgement as the appeal process could have resulted in further lengthy delays and additional legal costs with no certainty of successful outcome.

We met with the Premier (Helen Zille) and Mayor (Mark Willemse) in January to discuss the implications of the judgement. LIRA undertook to obtain the environmental authorisation required to repair the seawall.

The Municipality agreed that once authorisation was received, they would utilise funds from their budget to do the repairs. In August LIRA obtained the authorisation from Department of Environmental Affairs (DEA) to make interim repairs. Disappointingly, KM has to date not undertaken any repairs. LIRA therefore took the decision to proceed with two pilot projects:

- The repair of the timber wall at Bollard Beach (slides 37-40)
- The repair of the stone seawall to save the old milkwood tree (slide 41).

We will continue to put pressure on KM and SANParks to complete the remaining interim repairs.

After the timber wall was repaired, a team of volunteers did a beach clean-up of the rubble which had emanated from behind the broken timber wall (slide 42).

5.6.6 Long-Term Seawall Rebuild (slides 43-46)

The interim repairs described above are a maintenance measure to prevent collapse. In the long term, the older portions of the seawall will need to be rebuilt. This will be a lengthy and costly exercise and will require a full environmental authorisation before any work can be undertaken. This exercise will also need to address the erosion at Bollard Beach and the potential impact of sea level rise (slides 44-45). Slide 46 is a photograph of the relevant officials from KM, SANParks, DEA and an Environmental Consultant on a site visit during the year.

LIRA will continue to put pressure on KM and SANParks to start the authorisation process.

5.7 Fibre Optic Roll-Out (slides 47-51)

A Special General Meeting was held in March to discuss the roll-out. Openserve was experiencing resistance from some homeowners. LIRA agreed to mediate to assist Openserve with gaining consent to access properties and to address homeowner concerns, minimise disruption to properties and to eliminate unsightly poles and cables. The roll-out was halted, consultations took place, and new layouts were prepared. Resistance then changed to cooperation, the contractors undertook their work with due respect for our much-loved properties, and the roll-out was successfully completed. 5km of underground cable was trenched, 9,5km of aerial cable installed, 40 manholes and junction boxes built, 420 home connection points were provided and only 12 new poles were erected as opposed to the planned 50 new poles.

All this at no cost to homeowners and enabled them to bring fibre optic connectivity to their homes through their preferred Internet Service Provider (ISP).

5.8 Steenbok Nature Reserve (slides 52-56)

Steenbok Nature Reserve (SNR), which is beautifully kept and maintained, is jointly managed by a small and dedicated team of volunteers, in terms of a KM/LIRA agreement. This crucial agreement expires in 2021. Negotiation of the extension of this agreement beyond 2021 is a critical focus for 2020. Formal recognition by SANParks of SNR as a Protected Area is still awaited.

Highlights of 2019 include continued maintenance clearing of reoccurring alien vegetation, upgrades to the Reserve's infrastructure, regular Facebook postings and newsletters, a continuously improving website, hosting of school and special interest groups and a stall at the Leisure Isle Festival with 'Kids in the Park' as a theme.

In 2020, it is planned to better integrate the east and west portions of SNR (slide 55). Members are encouraged to support the 'Friends of Steenbok'.

That concluded the Committee Report. There was a round of applause and thanks were expressed to the Committee for the great work and hours and hours of work which this took.

The Chairman paid tribute to Dave Stromberg, who had driven virtually every project mentioned above, and who had been an invaluable Deputy Chairman to him during the year.

In turn, Dave paid tribute to Keith Hollis who has been an outstanding Chairman for eleven years. He also thanked fellow Committee members for their support and the roles they play, plus the many people on the Island, with a wealth of skills and expertise, who had assisted on a voluntary basis on so many of the projects. We have jointly worked hard all year so that we find the Island now in fine shape.

A few questions were taken:

Q: Newsletters are sent to whom altogether?

A: They go to both LIRA members and non-members (see 5.3 on page 2)

Q: When will Telkom take the copper cables away?

A: We do not know.

Q: Why is it necessary to do an expensive environmental study for the long term seawall repairs when the study has already been done?

A: The current authorisation is for interim repairs only (see 5.6.5 and 5.6.6 on page 5). Any work in the coastal zone requires authorisation in terms of various Acts – NIMA, ICMA, etc. There has been a spate of new legislation which means we cannot do a thing without permission. We have to work to the book and we have to work with KM and SANParks.

The Report of the Committee was adopted by members present.

6. Election of the 2020 Committee

The current committee and their portfolios during 2019 were:

- Chairman Keith Hollis
- Deputy Chairman David Stromberg
- Infrastructure Paul Kotze and David Stromberg
- Security Declan Nurse
- Financial James Botha and Mary-Anne Beviss-Challinor
- Membership Arjen and Ingrid Meter
- Communication Brenda Neall
- Environment Clive Bennet
- Additional members Kerry Evans, George McKeurtan, Myles Ruck

The Chairman touched on the difficult year which the Committee had experienced over the past year as indicated by the changing Committee membership. Three new nominations were made at last year's AGM, taking the Committee to its largest size ever of 13 members. Two resignations occurred during the year. In addition, six current members, including himself, were not making themselves available to stand for Committee 2020.

He appealed to Islanders to understand and accept the realities of the political and legislative environment in which we operate. In the decisions that LIRA takes, it attempts to do what is best for all Islanders, taking the whole Island into account. But, in so doing,

inevitably there will be some residents who are not happy with some of the actions taken. Their frustrations are understood. But the reactions of some of these people has been taxing on some Committee members.

Nominations for Committee 2020 are the following:

Mary-Anne Beviss-Challinor

Dennis Boyd

Craig Carter

Kerry Evans

Barbara Mills

Brenda Neall

Declan Nurse

Myles Ruck

Peter Surgey

Mark Sofianos

The 2020 Committee will elect a new Chairman in January.

Brenda Neall expressed concern and drew members' attention to the fact that we are losing more than 50 years of institutional knowledge through the loss of so many long-serving and so many hard working Committee members.

7. Long service gifts for outgoing Committee members

James Botha, who has been a LIRA member since its inception and who has been Treasurer for more than 10 years, was thanked for his enormous contribution and excellent service. He was presented with a gift on behalf of LIRA by the Chairman.

Paul Kotze, who held the Infrastructure/KM portfolio for more than 10 years, was also thanked for his invaluable work. He was also presented with a gift on behalf of LIRA by the Chairman.

Keith Hollis, who has been Chairman for eleven years, was thanked for his outstanding contribution to Leisure Isle over an extended period. He provided strong and inspired leadership, unwavering support to his team, the courage to take on difficult issues - all of this based on his passion for Leisure Isle. He was presented with a gift on behalf of LIRA by Ingrid Meter.

The Chairman declared the meeting closed.

Confirmed as correct at a meeting of the Committee held on:

7 January 2020

Mary-Anne Beviss-Challinor - Chairman

And at a delayed General Meeting of members held on:

3 May 2021

Mary-Anne Beviss-Challinor - Chairman