

LEISURE ISLAND RESIDENTS' ASSOCIATION

MINUTES OF THE ANNUAL GENERAL MEETING HELD ON THURSDAY 6 JANUARY 2022 AT THE LEISURE ISLAND COUNTRY CLUB

1. PRESENT

106 members signed attendance register, excluding the full presence of the Committee.

Apologies noted from: Lindsey & Mark Stevens, Roy & Jenny Slack, Erica Allen, Neil & Di Steenkamp, Johan de Bruyn, Lorr Scanlan, Renata & Billy Wilson, Laura & Pepe Colarossi

2. WELCOME

Deputy Chair, Craig Carter, chaired the meeting on behalf of the Chair, Mary-Anne Beviss-Challinor, and extended a warm welcome to all attendees. Notice of the meeting was set out in the required time period. A quorum was present, and he declared the meeting duly constituted and presented the Agenda.

3. MINUTES OF THE PREVIOUS AGM

Minutes of the previous AGM were taken as read, adopted, and confirmed by the meeting as correct.

4. REPORT OF THE COMMITTEE FOR THE YEAR ENDED 31 OCTOBER 2021

Mary-Anne Beviss-Challinor, the Chair, presented the Committee Report which had been circulated with the notice of the AGM and with hard copies presented on each table at the meeting.

The Chair expressed her conviction that the year ahead would prove to be more settled after the tough year previously due to the COVID pandemic and that it was hoped much would be achieved. She reiterated that the LIRA committee represented all members.

She also thanked Ward 9 councillor, Sharon Sabbagh, for her hours of planning and input. She also stressed the importance of the LIRA newsletters which are important conduits of information.

The Chair also re-outlined the objectives of LIRA:

- To provide 24/7 proactive security
- To take care of and protect the natural heritage of Leisure Isle
- To foster good relationships with Knysna Municipality, SANParks to ensure appropriate service supply and law enforcement.

4.1. Membership:

Barbara Mills confirmed that current membership stood at 294 representing around 68% of all property owners. This figure is down on the desired threshold of 300 largely due to COVID and an unusually high rate of property sales and lack of details available on new owners.

She stressed the determination to work on this figure this year as the efficacy of LIRA is reliant on a strong membership base and the levies are its only source of income.

4.2. Finance:

Rob Hellings presented the annual financial statements reflecting:

- Total income - R1 447 422
- Total expenditure - R1 450 447

A small deficit of R3025 was generated which was R38k below budget due to lower revenues which were R114k behind budget due to lower membership.

Expenditure was R74k lower due to savings in security costs due to COVID lockdown.

Security remains the major expense accounting for 83% of revenue.

Capital and reserves at R411k remain in line with the previous year.

Rob Hellings also presented the budget for the forthcoming year, as well as levy revisions, to the meeting – and these were duly approved.

4.3. Security

Incidents of crime remain very low on Leisure Isle due to the LIRA-funded Allsound security, but we still appreciate there is never room for complacency. The Chair thanked Allsound for keeping us safe.

Declan Nurse addressed the meeting stressing that security was a tough portfolio with two primary objectives:

- to implement and maintain security protocols
- to foster good relationships with Law Enforcement, Knysna Municipality and SANParks.

Declan thanked Ward 9 Councillor Sharon Sabbagh for her facilitation of these processes and feels we are moving in the right direction with security.

4.4. Ward 9 Representation:

The Chair stressed the great improvement in place now with meetings once again taking place under the guidance of our Ward 9 councillor, Sharon Sabbagh. After much debate, a set of priorities were proposed to Council as part of the IDP document. This is a lengthy procedure that requires the cooperation of all local ward representatives.

Foremost up for debate are: the sea wall; George Rex Avenue, The Causeway.

4.5. Seasonal Planning and Implementation:

Mark Sofianos reported that LI had a very good Season that balanced the needs of both residents and visitors. COVID resulted in very limited preparation meetings with KM but a very constructive meeting held in late September led to both parties laying out their wish lists and agreeing on key aspects.

Effective law enforcement and waste management resulted in a very good Season for all on Leisure Isle and LIRA had received much thanks for this from residents.

Mark Sofianos stressed that a new thought process was required today, arguing that LIRA and residents have to be proactive in looking after our island. The island is used more and more for recreation and walking dogs and this is a continually increasing upkeep for LIRA. He mooted his belief that the island has a carrying capacity that ideally should be respected, and which he said was agreed by SAPS commander, Col De Wet.

The matter of the rocks placed outside Amanzi Lodge was raised by Ingrid Meter. Mark Sofianos made it clear that this was the unauthorised action of one individual who has been brought to book about the matter. It took many hours of negotiation by key LIRA members to pacify the community reaction to the placing of these rocks. He stressed that LIRA had no prior knowledge of this incident and nor did they condone it.

Resident John Knowles asked the Committee to consider proposing to KM that the repairs to George Rex, when they ever take place, be undertaken at night to avoid traffic problems.

4.6. Projects and Infrastructure

Mark Sofianos and Colin Dittmer confirmed that after the restrictions of 2020/2021 saw a great increase

in the number of people enjoying the natural beauty of Leisure Isle and that managing this is a full-time task and priority for the LIRA Committee.

A very successful projects completed this year was the 'Bench and Bin Project' - a mammoth undertaking by Mark and Gail Sofianos.

The proposed Leisure Isle Common Project is still on the drawing board, with a formalised parking plan being worked on.

Ongoing projects include encouraging KM to cut grass, repair roads and undertake all services to preserve the infrastructure and beauty of the island.

Mark Sofianos urged residents to get involved in nurturing common spaces and gardens around the island, much as Revive Knysna has done. As he noted, "LIRA is not just the Committee. It's every resident and we can all make a difference."

4.7. Steenbok Nature Reserve

Craig Carter thanked all the Friends of Steenbok who contribute to the maintenance and improvement of the reserve and thanked Di Stromberg particularly for her dedication to Steenbok Park.

Efforts continue to renew the agreement between LIRA and KM for the joint management of Steenbok Park, and he is confident this will transpire soon.

The park has seen several successful projects this year including "Dogs in the Park" which has resulted in sponsored poo bins and plastic bag dispensers.

The issue of dogs not on leashes remains a controversial one and is being addressed.

A major project for 2022 is the preservation of Kingfisher Creek.

An appeal was made by Ivor Bailey, on behalf of himself and Andrew Johnstone, that the rights of Links Drive residents in terms of their views out over the northern side of the island be respected in any Steenbok developments. He also thanked Steenbok Park for their management of the reserve.

4.8. Environmental Issues

David Stromberg stressed the importance of preserving the northern area of Kingfisher Creek which he felt was being destroyed by dogs and cyclists. Christine Read agreed with him but Peter Surgey pointed out that this was not, in fact, true.

Areas of environmental focus for 2022 include Bollard Beach dune rehabilitation, removal of invasive and alien vegetation, expansion of the Green Hole picnic area, environmentally-friendly toilets and in the future, sea level rises, sea wall maintenance and application of blue flag status for the beaches.

4.9. Communication

Brenda Neall noted that LIRA's prime communication tool is via email, but there is still only a 60% average readership of these comms.

LIRA also set up a WhatsApp broadcast group to complement the general community interactive group, in a bid to enhance our communication reach to members.

Upgrading of the LIRA website: the current website is out of date and needs a major revamp. Brenda appealed to anyone with internet or writing skills who would be able to assist to please contact her.

4.10. LIRA Committee 2021 and election of new members.

The Chair confirmed the current Committee as all made themselves available for re-election and thanked them all for their commitment to LIRA. This was approved by the meeting.

There was one nomination: Gordon Shutte, and this too was approved.

5. GENERAL MATTERS

The major topic for discussion under general was the proposal of and introduction to the concept of an SRA (Special Rates Area) by Mark Sofianos, followed by a detailed description of what an SRA is by attorney Mike Gammie. His report can be referred to for full details.

It was unanimously agreed by the meeting, after a number of questions were fielded, that the process to start an application for an SRA goes ahead.

Other areas of discussion under general included the reassurance that Steenbok Park was to remain a green area and that no development could happen there.

Colleen Wolff requested that Woodbourne Drive remain a one-way all year round.

John Knowles requested that an appeal be made to Featherbed to arrange an inexpensive ferry from the small boat harbour to Featherbed on an hourly basis in season.

6. CHAIR’S SUMMARY

The Chair closed the meeting with a summary and again thanked the Committee, and made a special note of thanks to Peter Dieterich for the maintenance of database, and to James Botha for the annual financial statement and monthly accounts.

She urged all members to read her summary circulated before the AGM which highlights just how much there is to do in this year ahead.

The Chair welcomed the new Committee member, Gordon Shutte.

The Chair declared the meeting closed.

Confirmed as correct at a meeting of the Committee held on: 2 February 2022

Mary-Anne Bevis-Challinor - Chair

And at a General Meeting of members held on: