



Lake Deney's Yacht Club

P.O Box 40, Deney'sville, 1932 - Tel: 016 371 1393 - Fax: 088 016 371 2343
E-mail: ldyc@telkomsa.net - Website: www.ldyc.co.za

NEWSLETTER – JUNE 2011

Formula One National Championships 2011

The regatta was sailed at Lake Deney's Yacht Club (LDYC) from 16th to 19th June 2011 and there were 11 entries.

The schedule of races was as follows:

16th June the 1st race was started at 13:30 with 9 boats in a 16 Knot westerly, when the wind speed increased to 30 knots the race was shortened at two laps and there was no further racing on day one. There were 6 finishers.

17th June – day two there were strong cold conditions with steady winds of 14 to 16 knots, four races were sailed:

Race two started at 10h20 there were 10 starters and 10 finishers

Race three started at 11h22, there were 10 starters and 10 finishers

Race four started at 12h39, there were 9 starters and 8 finishers. There was a protest for a port/starboard incident, which resulted in the protestee being disqualified.

Race five started at 13h49, there were 8 starters and 8 finishers – the wind died to 7knots.

18th June – day three started off with a light easterly in which one race was sailed with the course being shortened to two laps as the wind was dying.

Race six started at 10h00 in 5.5 knots and ended in 2.5 knots, there were ten starters and nine finishers.



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The wind swung to the north and the remaining three races were sailed in 6 to 8 knots in shifty, northerly conditions.

Race seven started at 12h27, there were 10 starters and 9 finishers.

Race eight started at 13h33, there were 10 starters and 10 finishers

Race nine started at 14h55, there were 9 starters and 9 finishers.

19th June – day 4 saw no wind in the morning and racing was postponed ashore – when it became apparent that no racing would be possible before the mandatory 12h00 cut-off racing for the day was abandoned.

Prize giving was brought forward to 11:00

First three places were as follows:

1 st	Jolly Roger	Dirk Manten
2 nd	Radio Holland	Chris Phillips
3 rd	London Calling	V Klibbe

Report by Austin Daly

SPECIAL GENERAL MEETING – 25 JUNE 2011

Members were asked to attend a Special General Meeting on 25 June 2011. The following resolutions were passed:

A special levy for renovations and improvements to the ablutions were agreed to by a two thirds majority of the members present.

Approval was need of the Conditions of Sale of Lakeview Development (Club property). The three conditions below

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Treasurer: C Harvey, *Secretary:* L Quinn, *PRO:* T Wolmarans,
Past Commodore & Trustee: J Smit, *Past Commodore & Trustee:* M Malherbe



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were approved by two thirds majority of the members present at the SGM.

- Current owners are not allowed to sell vacant stands
- Owners have to build within a certain period
- Only Club members are allowed to buy stands, stands will be available on the open market

Approval of purchase of three stands of Lakeview Development did not achieve a two thirds majority so failed to achieve approval from the members present.

SAD NEWS

Emily Zimba, one of the workers in our kitchen passed away suddenly on Friday 3rd June. She was apparently ill. Her funeral was held on Saturday 11th June 2011. It came as a great shock and we will miss her smiling face. Our condolences go to her friends and family.

KNOTTING GOOD TIME

Vicky Fenny, our Kids Club entertainment officer organised to do a knot tying session on Saturday 18th June 2011.

Approximately ten children arrived and they all moved into the training centre to learn how to do some knots for sailing.

Vicky showed us all how to tie the various knots, which we all practiced. We were then all given a board, ropes and



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glue and allowed to tie our own knots. We then stuck the finalised knots onto our board.

Much fun was had by all present.



LAKEVIEW ESTATES UPDATE

LDYC still has waterside stands available next-door to the club at the following prices:

Front Row	313,500.00
Middle Row	279,300.00
Back Row	228,000.00

See www.lakeviewestate.co.za for a list of vacant stands and their position and note S indicates a single story house and D indicates a double story.

There is to be a total of 43 stands on 7 hectares in a sectional title scheme.

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Approval for the scheme has been granted and the plans have been approved by the Surveyor General's Office it only remains for the Sectional Title Register to be opened and the plans to be registered at the Deeds Office.

Originally we incorporated rules for the scheme to prevent speculation in the land and to protect member's interests for competition from outside buyers. These rules have now been relaxed and ratified at a Special General Meeting of the club held on 25 June 2011.

Buyers may now trade in the land without firstly building a house.

Buyers may own more than one stand.

Outsiders may own stands

The time restrictions on building a house have been relaxed.

This makes it a more attractive proposition for investors and once the land has been transferred from the club to the development company a professional valuer will be engaged to re-value the sites from undeclared to declared building sites and this will establish the new selling prices which are expected to be much higher than the current prices.

The development company – Lake Deneys Developments (Pty) Ltd is the entity that was set up as a non-profit entity to oversee the development, the directors are volunteer club members, the shareholder currently is the club but this will change on transfer and the investors will be the shareholders.

The design of the houses must conform to the outside appearance decided upon by the investors but the size and the interior layout will be the choice of the owner. Each owner will have an exclusive use area which will include a fenced back garden/yard and an unfenced area to the front, the remainder of the site,

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which is extensive will be landscaped public area. The reason for the lack of density is a Free State ordinance which under a Tourism & Recreation clause for waterside developments allows one house per 10M of water frontage and our water frontage is 430M thus we are only allowed 43 houses on 7 hectares.

The club will receive 2,700,000.00 on the transfer of the property and phase one of the infrastructure will commence immediately thereafter. Phase one will include water, electricity, sewage, electrified fence, gatehouse and storm-water. This will cost, according to an April 2011 review by a Quantity Surveyor some 4,500,00.00 a total of 7,200,00.00. including the purchase price.

Phase 2 will include paved roads, borehole, irrigation and landscaping and the cost estimate for phase 2 is 3,474,262,00.

Existing buyers please note there have been some withdrawals from the scheme and some front row stands have become available – check “Stands & Buyers” you may wish to change. Stands will be allocated on a first come basis.

Please note that due to the rule changes iterated above the Conduct Rules on the website require updating.

If you are interested in one of these stands, please contact Austin Daly on (083) 294-1186

“Life isn’t about waiting for the storm to pass. It’s about learning how to dance in the rain.”

Unknown

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