



Nautilus Bay Coastal Reserve

HOME OWNERS ASSOCIATION • HUISEIENAARSVERENIGING

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District of Mossel Bay

PO Box 567, Mossel Bay, 6500

9 November 2018

Dear Owners and Residents,

THE EXECUTIVE COMMITTEE: CHAIRMAN'S REPORT, 2018

1. Introduction

In clear contrast to the gentle, flowing days of Nautilus Bay (the occasional gale excepted), in Gauteng where I live and work, time still waits for no-one. The drafting of the Chairman's Report has become a marker of my year swiftly rushing to a close.

It is with sincere gratitude that I wish to acknowledge the contributions and efforts of every member of the Committee who contributed their time and talents through the year to the betterment of the Nautilus Bay community. I also wish to gratefully recognise the participation of so many members through various initiatives and contributions. This collaborative spirit found particular expression this year in the publication of the new Nautilus Post. A heartfelt thank you to Ms Renè Hodges and her co-contributors (with particular recognition of the seemingly irrepressible Mr Amos "any-box-will-do" van der Merwe) for this thoroughly informative and entertaining publication. Long may you run! The contagious positivity that these initiatives have on our community is invaluable.

Although I believe that the Committee reported regularly on the most significant matters, I nevertheless would like to highlight some of the work attended to during the course of 2018. As I have mentioned in a previous report, some matters are ongoing and in this respect the Committee offers the new committee every assistance necessary to ensure continuity in this work.

2. Alien Invasive Plant Removal Project

Considering our statutory obligation to eradicate alien invasive plant species from our properties, this is one of the ongoing activities of the Committee. Due to the significant impact of last year's clearing activities, the focus shifted this year to rehabilitation of areas affected by the removal of the alien species. The main activities prioritised and initiated this year were:

- The clearance of debris on sites cleared during the previous campaigns;
- Combatting of erosion in disturbed areas; and
- Combatting regrowth in the dune areas on the eastern side of the property.

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Rudi van Graan	082 445 3598	rudi@technochair.co.za
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ESTATE MANAGER:

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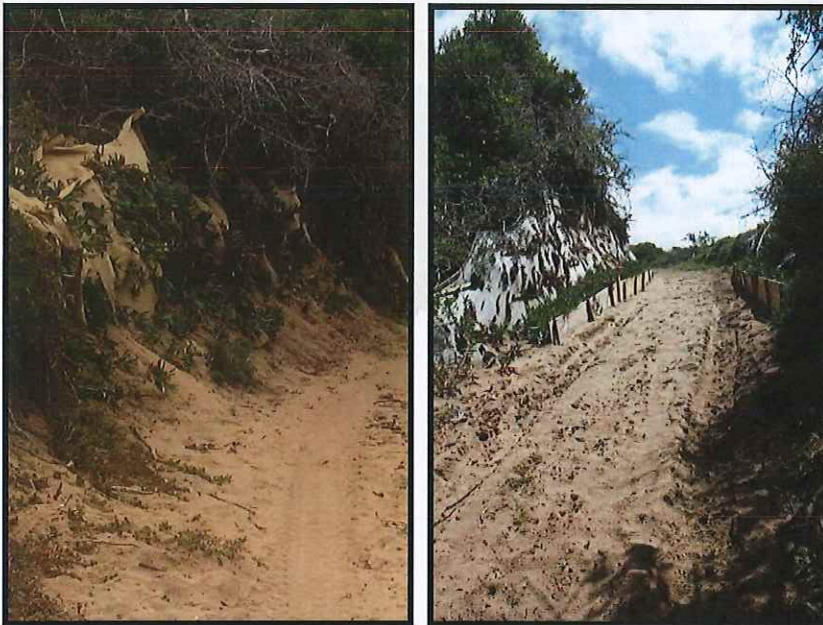
Office hours: 07h30 to 17h30

As indicated, rehabilitation was the main driver to ensure that the areas disturbed will fully recover. A bulldozer was contracted to rehabilitate some of the tracks as well as the piling of debris. Mossel Bay Municipality issued a permit for the burning of certain areas and the Southern Cape Fire Protection Association attended to the physical burning. A few areas on the western side of the property still need to be cleared of debris and this will be done in the near future.



Debris burning. Recovery of stream with regrowth and water clearly visible.

Areas subjected to erosion were identified and remedial mitigating actions implemented under the guidance of our environmental consultant, Mr Andrew West. These areas are inspected regularly to ensure that erosion is minimized and remedial actions comply with the requirements of the provincial authority.



Rehabilitation and stabilisation of affected areas

3. Security

Security has, and will always be, a dynamic activity on the Reserve and should continuously be assessed and upgraded.

The Committee was mandated at the 2017 Annual General Meeting to investigate and implement solutions to the main gate security and access control. A system aimed at giving the owners exclusive control of access at the main gate was implemented during June 2018. A few modifications to the main entrance were necessary as a result of the new system, as indicated in the pictures below. We are grateful to Mr Kobus Steyn who undertook the construction work and implemented the necessary changes. Training of security personnel, as well as an awareness program with residents, ensured that the few teething problems encountered were soon resolved. We believe that the new system, fully operational for some time now, is a vast improvement on the previous procedures.

Although our more permanent residents are by now used to the system, we would like to remind our members visiting for the December period, to again avail themselves of the new security procedures to ensure the smooth operation of the system.



We are grateful to report that we have not had any serious security incidents during 2018, other than the incidents reported in our communication of 29 August 2018. These incidents were linked to the same individual and we would like to reiterate our appreciation for the vigilance of our community and the swift reaction of our estate manager, Mr Anton van der Westhuizen, his team, and our security contractor, to identify the suspect and facilitate his apprehension.

As communicated before, we have to accept as fact the potential impact of crime on the Reserve. Together with a watchful community, a proper functioning security system must remain the highest priority of future Committees.

4. Aesthetic Committee

The last two years have seen an increase in building activity at Nautilus Bay. To ensure the continuation of processes implemented during 2017, previous Committee member, Mr Marius van Heerden, was co-opted to again serve on the Aesthetic Committee ("AC"). In addition, the AC consisted of Ms Renè Hodges and Mr

Anton van der Westhuizen, with Mr Dawie Nel as the appointed controlling architect. It was a positively busy year and the table below is a synoptic indication of activities conducted:

Activity	
Site visits	15
Site meetings	10
Occupational certificates	2
Plans approved	5
Plans in process	3
Buildings in progress	2
Plots sold	5

We are pleased that the procedures put in place for the submission and approval of building plans are generally well established. The AC remain receptive to any constructive proposals to further enhance the process where necessary. That said, it is imperative to recognise certain important aspects of the procedure:

- Applicants are invited to discuss any uncertainty regarding the building rules, the aesthetical guidelines and its application with the AC and the controlling architect as soon as possible.
- The rules and guidelines can not be exhaustive of every eventuality presented by applications received. It must be appreciated that it may require an interpretation of the rules and guidelines as a collective. For this purpose, the professional input of the independent controlling architect is imperative.
- The rules require that deviations from the design principles must not be allowed. Therefore, any anticipated deviations, must be fully motivated in the application by the inclusion of appropriate documentation, setting out fully, amongst others, the extent of the deviation, a motivation thereof, the impact on the Reserve or its infrastructure, and the mitigation of these impacts, including any supporting submissions from an applicable authority or professional consultant.
- Submissions in this regard must be included in the application for the sake of proper record keeping and decision making.
- In its decision to approve or decline an application, the AC will not only take cognisance of the existing rules and guidelines, but also of its prior decisions, with the aim to ensure consistency in its work.

As reported in our communication of 5 March 2018, and for the reasons set out therein, the Committee considers the matter of building sizes in the development finalised. We again invite members who want to start building to discuss with the AC and the controlling architect possible ways to optimise their building sizes.

Lastly, it is with great sadness that the Committee has recently received the resignation of Mr Dawie Nel, our controlling architect, from this position. Dawie and his firm have been involved in this capacity with Nautilus Bay since its inception. We would like to express our sincerest gratitude to Dawie for his architectural insights, his guidance with the implementation of the rules and guidelines, as well as his tireless efforts to maintain an exemplary architectural standard in the development.

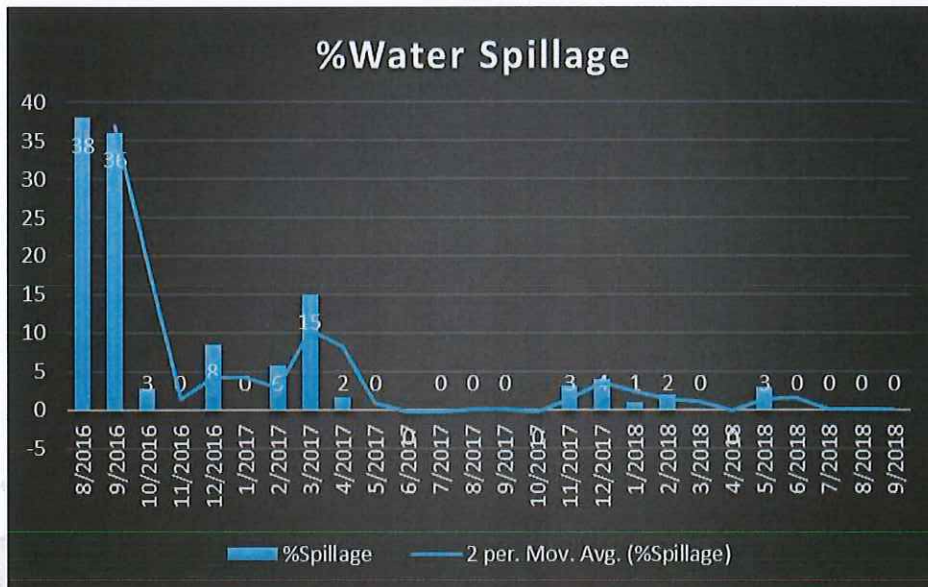
5. Infrastructure

Pursuant to a request from the 2017 Annual General Meeting, maintenance of the bitumen roads namely the entrance road from the Vleesbay road, as well as the road leading to the eastern beach area were undertaken early this year. Cracks as well as potholes were repaired. A project was initiated during October 2018 to

conduct a due diligence study on the feasibility of resurfacing the servitude road. Once this study is completed, the findings will be communicated to members.

During previous years, we had at least one sewerage pump failure per year. This year we had no failures and the pumps were maintained in accordance with the estate manager's maintenance schedule.

Water leakage is continuously monitored. The graph below indicates that we still achieve our goal of minimal water leakages in the Reserve.



Insofar as capital infrastructure projects are concerned, members may have noticed the new viewing deck constructed off the western beach road. Although not included in the 2018 budget, the project, initiated by Mr Anton van der Westhuizen and Ms Renè Hodges, was financed solely through the sale of redundant equipment. A big thank you to Renè and Anton for this wonderful addition, which has already been widely enjoyed by our members. Below are a few pictures of the construction:





6. Finances

The operational budget, as approved for 2018, was mainly used to maintain the infrastructure as defined in the line items and also to sustain the security system. The funds spent in this period show a positive deviation of 0.6%.

We are in a positive position regarding our investment funds. Capital required during the year was obtained from the Standard Bank and Capital Levies funds for the following purpose:

- Upgrading of the security system at the main gate; and
- Rehabilitation of areas disturbed through removal of alien plant species.

A summary of the investment portfolio is shown hereunder.

Table: Investment portfolio.

	9/10/2018	28/2/2018 (Audit Report)
Investment fund ABSA	R 569 604.54	R 547 235.12
Standard Bank	R 474 291.35	R 520 012.50
Capital Levies	R 48 380.29	R 64 455.57
ABSA Current Account	R 104 597.60	R 52 336.39

The complete financial statements and budget will be sent to members with the formal notice of the 2018 Annual General Meeting. For the sake of brevity, it is not included again herein. We would like to extend our invitation to members, as conveyed at the 2017 AGM, to submit any constructive proposals in respect of the budget to the Committee for consideration.

7. Public access over Nautilus Bay property

During 2018, the Western Cape Government Department of Environmental Affairs and Development Planning completed a final coastal access audit report for the Eden District. This report, emanating from the National Environmental Management: Integrated Coastal Management Act, 2008, *"includes existing and historic public access land and admiralty reserve and was required to include recommendations in respect to land that could be designated as coastal access land"*. A copy of the rather voluminous report can be obtained from Status Mark for members interested therein.

The report indicates, rightly so, that there are no historic or existing rights in favour of the general public to traverse the Association's property and gain access to the beach. That said, we believe that is not co-incidental that we have recently been approached by the Mossel Bay Municipality to allow access to a fishing club over our property. This request was denied and after a subsequent meeting between the Municipality and members of the Committee, our denial was reiterated. Members of the Committee were thereafter approached by members of the fishing club, at which meeting the Association's position on the matter was communicated again.

It is necessary to view these developments not only in the context of the underlying legislative framework, but also in regards to the prevalent political currents in respect of property rights. Consequently, the Committee has instructed Messrs Nick Smith Attorneys to advise the Committee on the Association's rights in this regard. Neighbouring developments have indicated that they would like to be included in this investigation and opinion, with the resultant sharing of the costs. Members will be kept abreast of developments in this regard.

8. Conclusion

On behalf of the Committee, I would like to extend our very best wishes to all our residents for the festive season. For those fortunate to spend some time at Nautilus Bay, may your time there exceed all your expectations. We wish you a peaceful and blessed time with family and friends. Our very best wishes for safe journeys also accompany everyone who will travel on our roads this festive season.

Personally, it has been a privilege to serve on the Committee, as member and as chairman. Few words can express my debt of gratitude towards my friend, Johann van Deventer, for his quiet, calm insight and guidance during my tenure on successive Committees. Ever uncomplaining, he carries a heavy load. It has been remarkable to experience the changes in Nautilus Bay over the last few years. I have always held the view that the interest of the community can best be served by those who are the closest to it. With more residents now residing permanently, or more often, in Nautilus Bay, this could be more easily achieved. Although I will gladly make myself available in future to advise or assist where I can, the time has come for me to hand over the reins. I would like to take this opportunity to wish the new committee strength, energy, creativity, patience, perseverance and every success for the new term.

Yours faithfully,

THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE
 Per: J Lötter (Chairman)