



Nautilus Bay Coastal Reserve

HOME OWNERS ASSOCIATION • HUISEIENAARSVERENIGING

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Nautilus Bay Home Owners Association

Portion 1 of Farm Klipfontein, No 344

District of Mossel Bay

PO Box 567, Mossel Bay, 6500

8 May 2018

Dear Owners and Residents,

COMMUNICATION TO OWNERS AND RESIDENTS REGARDING SECURITY PROCEDURES

Security at the Estate has been a topic that was enthusiastically discussed and debated during the last few months at informal gatherings as well as on our WhatsApp platform. It was also discussed in detail in the 2017 Chairman's Report and was an agenda point during the Annual General Meeting held on the 12th January 2018.

In general, the consensus during the abovementioned debates was that the patrolling activity of our security system should be monitored (as is currently done by daily GPS tracking and reporting), and done on a regular basis. These activities are delivering the required results, namely visual inspection of our properties and visibility of security personnel. It was however reasoned that entrance control at the main gate is not up to standard and the new EXCO was asked to consider an upgrade of the gate and security protocols for access as a matter of priority.

A due diligence exercise was undertaken and several security estates in Heiderand, Hartenbos Hills and George were visited in order to assess their entrance control processes. These investigations revealed that the majority of these estates do not allow the security personnel to open the gates, thereby taking away this discretion from the security officer and instead placing it in the hands of the owners. The owners, and in exceptional cases the estate management, have the sole responsibility to decide who should enter or exit the estate. These estates use an intercom system that communicates to the owner's cell phone via a sim card.

It was subsequently decided to install a GSM intercom system that can be controlled by the owners via their cell phones. The system can cater for our needs regarding the different types of visitors and contractors and the fact that all the residents are not residing on a permanent basis. We found this solution to be cost effective to operate and maintain and that our current budget and levy income can absorb these costs without increasing the levies. We do have to make certain building alterations at the main gate to accommodate the installation of the intercom. There is however no need for cables to be installed to the houses. Further, due to the fact that the owner's cell phone can activate the entrance and exit gates, it is not necessary to be on site.

The intercom system will be activated during June and once activated only the owners or the estate manager, Anton van der Westhuizen, will be able to open the gates. **We attach hereto a short note from the service provider which sets out how the system will operate. Detailed particulars of how the system must be used will be made available to all owners before implementation.**

HOME OWNERS ASSOCIATION EXECUTIVE COMMITTEE MEMBERS:

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ESTATE MANAGER:

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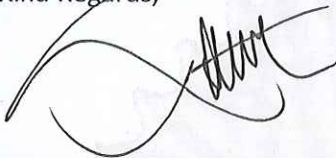
We believe that the implementation of this system will alleviate most of the current inconsistencies experienced at the main gate.

Please note that owners are required to submit one primary and one alternative cellphone number which will be loaded onto the system to accept the calls from visitors at the entrance. We will initially make use of owners' current contact details on the database of Statusmark. Owners who wish to update their contact details in this regard are requested to contact Renzke Moore as soon as possible in order to ensure that their correct details are available before implementation.

Lastly, it should be emphasised that we still need two security officers at all times on the estate; one to monitor the cameras and main gate and one to do the patrols.

Please note that Anton has been tasked to implement the system. Kindly contact him with any enquiries or suggestions in this regard.

Kind Regards,

A handwritten signature in black ink, consisting of a large, stylized 'S' shape followed by several vertical strokes.

**THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE**

ATS SECURITY SUPPLIES

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18 April 2018

Nautilus bay
Mossel bay

ATTENTION: Anton

Working of the Access control system at Nautilus Bay

GSM Intercom

- *The visitor will dial a code on the intercom that will be provided next to the intercom (only listed numbers)
- *The intercom will dial through to the home owner's cell phone even if he is not at home (the same as a normal audio intercom). The home owner/tenant can then speak to the visitor.
- *The gate can be opened from the home owner's cell phone while connected to the GSM by pushing 9 if the visitor is allowed in.
- *The gate will close automatically.

Cell-to-Gate

The home owner/tenant will still use his cellphone to open the gate by dialing the existing number for the entry gate. There will be a new number that the home owner must store on his phone for the exit gate.

Wayne Bartlett