



HOME OWNERS ASSOCIATION

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Dear Owners and Residents,

CHAIRMAN'S REPORT 2021

This is the time of year that we are reminded from all quarters what we have lived through in the past year. News editorials, financial reviews, corporate reports and social media platforms all attempt to analyse events, ascribe some meaning thereto, and even wager some projections based on these analyses. Regardless of which of these sources we listen to, all these examinations are inevitably filtered through our own lived experiences and the experiences of those closest to us. Those are the raw ones, those are the real ones, and those are the ones with the strongest impact on our lives. But when all the losses and gains are tallied, we should still find a place for immense gratitude for the privilege to share a little piece of paradise that is Nautilus Bay.

This is not intended to be a chairman's report in the traditional sense. One of the objectives we set out to achieve as an Executive Committee was to integrate the functions of the estate manager in the management of the reserve. I am confident that that objective was achieved through the dedication and commitment of Harry van Bebber. From exco, and on behalf of all residents, we owe Harry a debt of gratitude for his steady hand on the tiller. His monthly reports, distributed to all owners, give a detailed account of the day-to-day management of the estate. I do not intend to repeat it here, save to highlight a few aspects.

1. Maintenance

Early in the year, we were reminded of the importance to maintain our sewer plant. Through the swift response of Harry, Kobus Steyn, exco member responsible for maintenance, and their team, the plant was quickly stabilised and is currently functioning according to its design specifications.

Some of the sewer pumps in the reserve still require constant maintenance and remain a concern. It must be borne in mind that the upkeep of this infrastructure is the responsibility of the Homeowners Association. It is perhaps prudent to provide over the long term for the planned replacement of these pumps.

Similarly, the Association must provide for the maintenance and eventual resurfacing of the roads in the reserve, as well as the access road from the Vleesbay road turn-off. The exco made a careful study of different scenarios and, as a result, resolved to establish a separate road fund for this purpose. We are mindful of the financial impact that this may have on residents. It is suggested that this aspect is revisited annually to ascertain that it remains feasible.

Home Owners Association Executive Committee Members

Jaco Lötter(Chairperson), Raoul Hodges(Finance) , Pieter Smit (Aesthetics, Architectural Guidelines)
Mark Bowden (Environmental, Fire Control, Security), Kobus Steyn (Estate Maintenance)

The third important maintenance project of the year was the upgrade of the estate offices and administrative infrastructure. This was necessitated on the one hand by normal wear and tear, but also as a result of the impact of more frequent power outages on our surveillance and security infrastructure. As reported previously by Harry, the batteries for the backup power supply were already replaced. The exco has also approved the purchase of solar panels for the office to alleviate the impact of outages even further.

The exco would like to extend a special word of thanks to Frans van der Pol for his advice and assistance throughout the year with several maintenance tasks.

2. Building and Architecture

The Association appointed Mr Hans Viljoen and HD Arch Studios as the reserve's new controlling architects. Together with Pieter Smit, the exco member responsible for aesthetics, architecture and building, they undertook a revision of the Association's architectural guidelines. In this regard, Hans' extensive experience of the municipality's application of building legislation, by-laws and controls proved invaluable.

The architectural committee approved 4 building plans this year and a fifth plan is in the process of approval. During the year 11 vacant stands were sold and five houses.

The municipality conducted a survey on the reserve to identify properties that exceed the prescribed floor area of 250 square metres. The results of this survey were communicated to all affected owners, together with the municipality's request to these owners to submit as-built plans.

As resolved at the 2020 Annual General Meeting, certain owners initiated discussions with the municipality with the aim to increase the total floor area of houses on the reserve. Several discussions were held between these owners, a consulting town-planner, the municipality and councillors, which culminated in recent confirmation from the municipality that a formal application in this regard may be lodged. It is now necessary for all owners to decide whether to pursue this application at the Association's costs, which decision will be sought at the upcoming Annual General Meeting.

3. Security

We are pleased to report that no serious security incidents were reported. Where incidents were brought to the attention of the exco or the reserve manager, investigations revealed that all security protocols were followed and applied. Our current security systems and protocols were implemented by previous committees and this exco did not deem it necessary to revise any of these procedures. Patrols are monitored and regular interactions by Harry and Mark Bowden, exco member for security and environment, with the appointed security contractor are held to address any concerns that may be identified.

Although the cost of security remains one of the reserve's biggest expenses, we believe that this should be seen against a backdrop of national and regional trends of deteriorating socio-economic conditions and a resulting increase in crime.

4. Finance

Notwithstanding a few unexpected expenses, particularly unplanned maintenance items, we are pleased to report that expenses for the year were contained within the budget. Raoul Hodges, exco member for finance, will do a formal presentation at the upcoming Annual

General Meeting, but an abbreviated overview of the financial status at date hereof follows hereunder:

i.

ACCOUNTS BALANCES	
Current	R 77 000,00
Investment (De-Forestation)	R 914 000,00
Road Fund	R 600 000,00
Building Deposits	R 200 000,00

ii.

PRESENT EXPENDITURE VERSUS ACTUAL		
ACTUAL	BUDGET	VARIANCE (EXCLUDING DEPRECIATION)
R 1 218 345,00	R 1 430 713,00	R 212 368,00

At a recent informal discussion with residents, Raoul emphasised the importance to explore additional income streams to supplement our levy income. The most obvious source of such additional income is the reserve area, which could be responsibly developed and utilised as an income generating asset without compromising the character of Nautilus Bay.

5. Environment

A large part of Nautilus Bay is zoned as Open Space Zone IV, with the primary use as a nature reserve. This places an obligation on the Association to manage these areas with specific reference to certain applicable legislation. One of those obligations is the eradication of alien plant species from the area. It is a matter which has been ongoing over a number of years. For this purpose, the Association has a dedicated fund and employs the services of an independent contractor to clear designated areas of these plants. In addition, we also employ our own staff, where possible, for this purpose. It is, however, necessary for adjacent property owners to also do their part to remove these plants from their properties and prevent contamination across property boundaries.

Harry has reported in his monthly reports on the many additional maintenance tasks that were necessary to manage the reserve areas, including land stabilisation to curb erosion, the inspection and maintenance of our 15 kilometres of fences, the treatment of our walkways, cleaning of our beaches and many more. The efforts of him and his team to achieve this within the allocated budget must be commended.

6. Future objectives

Looking towards the future, there are two issues that I believe we as a community must consider:

- i. Continuity in management: This was achieved in part by the appointment of a permanent estate manager. In addition, it is necessary to achieve continuity in the executive committee through appropriate amendments to our Constitution. It is not in

the interest of our community to have a complete new exco every year with no continuity of any projects and no institutional memory to build on.

- ii. Long-term vision: With an increasing number of residents residing on the reserve permanently, or more frequently, it is necessary that we as a community define our future and determine how we can maximise our investments in this unique environment. Do we want to take advantage of the current trends of semi-gration to the Mosselbay area and develop Nautilus Bay as a destination of choice? How to achieve this is not an easy decision and neither one to be made at one meeting. But I believe that those are decisions that are long overdue, and it is time to take a step in the right direction.

7. Conclusion

In conclusion, I would like to thank every member of the executive committee for their commitment to the betterment of Nautilus Bay and its residents. I would also like to extend a big thank you to everyone who has given up their time and resources to participate, communicate, share and assist in so many ways through the year. In this regard, the vegetable garden project deserves a special mention, as does the initiative of Daryl Raubenheimer and everyone who contributed to this project. I hope that we can find a place in the new year where this initiative can be permanently accommodated. From the exco, please accept our sincere gratitude for all these contributions to our community.

On behalf of the 2021 exco, I wish all our residents a peaceful festive season and a blessed and healthy 2022.

Kind regards,



THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE

Per: PJ Lötter (Chairman)