



Reserve Manager's Monthly Report

August 2021

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1. Building projects

- First draft plans for unit 22 were submitted. These will be scrutinised by the aesthetics committee and discussed on 7 September. Feedback will then be given to the architects.
- Unit 54 is busy with ceiling installation and final plastering.
- Homeowners are requested to send their completed “As Built Plans” to Carel Kruger at the Mossel Bay Municipality and to forward a copy to the Estate manager and or our controlling architect.
- The aesthetics committee and HOA chairman held a meeting with Deon Nel on 25 August. This was in preparation for the pre-application for the proposed increase in total floor area from the current 250m². We are hopeful that the application will be ready for submission in September with feedback expected in October.

2. Environment

- We cleaned the east and west side beaches once during the month with minimal refuse being collected on both occasions.
- During our clean-up of the west side, we noted several small puffer fish that had been washed up on the beach. This is due to the rough seas and strong winds experienced during the month.



- The Department of Environmental affairs has been contacted to obtain permission to make use of the ATV and trailer to remove large items that wash up on our beaches. The bundle of old fishing nets that washed up during the month is an example of items that are difficult to remove by hand. We are awaiting their response.



- The aloes on the left hand side of our main entrance required replanting. These were damaged by the contractor repairing the Vleesbaai road.
- The application for a mining permit on the remainder of the Farm 298, with DMR reference: WC 30/5/1/3/210271MP, was approved by Exco. This approval is subject to the activity being executed strictly as proposed in the application and according to information provided in correspondence with myself regarding any blasting activities.
- We have started removing rooikraans from the area south of the internal firebreak.

3. Estate Projects

- **Roads:** The sealing of the cracks on the first 200m of the main entrance road were completed in 2020. The remainder is still outstanding and can now be undertaken as work at the main entrance is complete. This task will take at least two full weeks to complete.
- **Vleesbaai Entrance:** The entrance was completely re-sealed by Imvula Roads and Civils as part of the resealing of the Vleesbaai road project. The resealing of the Vleesbaai road is still ongoing.
- **Office upgrade:** Quotes were obtained to have gutters installed. These were approved and the gutters were installed by Gutter Express. This will go a long way in keeping water away from the buildings.



- **Fibre:** Meetings were held with all the role players, current and future. The current service provider, namely Route Fibre, was replaced with Frogfoot. A new contract has been signed with Frogfoot with completion of installation has been set at end of October 2021.

4. Water

- Water usage for the month of August was measured on 25 August. Water usage on the Estate decreased even further in August from 472kl in July to 402kl. No units consumed over 100kl and only 1 unit consumed over 50kl for the month. The bulk meter recorded a consumption figure of 410kl for the entire Estate. This is 8kl more than the unit consumption.
- Water tariffs were increased by 5.5% in July, in line with the municipal increases.

5. Employees

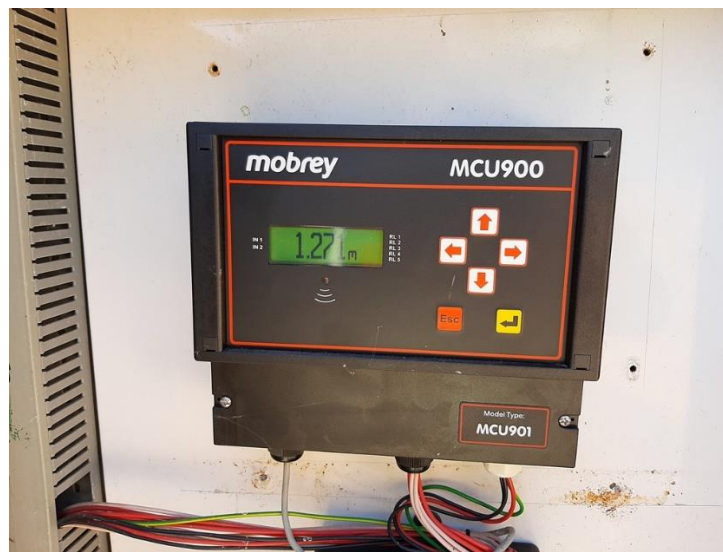
- Our employees missed 5 man day shifts due to illness and family matters.
- A total of 3,5 shifts were lost due to inclement weather.
- France was on leave from 9 to 13 August.

6. Maintenance Performed

- At the sewerage plant all appears to be in order and operating as expected. We seeded the plant twice during the month with bio-enzyme granules and once with chlorine tablets. We have noted good, continued growth of reeds in the cleared areas. This growth of reeds is taking place in the areas as per the

engineering design drawings. The entire area was cleaned and the open zone around the fence cut back.

- As mentioned last month, the No 3 pump had its foot seal and FSM replaced by Tricom. The PSM was ordered from Emtec in George. This was replaced and the pump would still not empty the sump on auto. The sump was emptied manually every three days until Tricom could return to sort out the electronics.
- Tricom were on site for a second time on 18 August. The No 3 pumpstation was finally repaired. The Ultrasonic depth meter was found to be faulty, and its programming was incorrect. This was reprogrammed which sorted out all the remaining glitches. This pump has run as expected for the remainder of the month. The Ultrasonic depth gauge has been set between 1.4m and 0.6m. The readings for the month have been 0.6m and 1.3m.



Pumpstation No 4 was found to have a faulty relay. This was replaced and the sump was successfully emptied. There was no need to replace this pump. Tricom had the two spare pumps serviced and new foot seals installed. The cost of the repairs for the two spare pumps and the issues experienced at pumpstations 3 and 4 amounted to R21128.39.

I would like to stress again the importance of discipline from our residents and their guests as to what items are flushed down the toilet. Earbuds, tampons, nappies and used face masks CANNOT be allowed to enter the sewerage system.

- The water troughs located at the pumpstations were all cleaned and filled with fresh water during the month.
- The areas in front and adjacent to the entrance were brush cut.
- The internal roads of the Estate are being sprayed for weeds. We have spent 6 shifts so far performing this task.
- Our sit on lawnmower was serviced and cleaned in preparation for the growing season ahead.

- We continue to clean the area at the N2 Vleesbaai turn off. The mid-month clean up saw us filling 3 bags with rubbish.
- A second escape route has been opened to the North-east corner of the property. This dirt track path branches off the eastern beach road at the first solar light. The old chain and locks were removed and replaced with new ones. The key to the lock will be kept at security should there be a need to get to the fishing cottages for example.
- 13 streetlight globes had to be replaced during the month. The expired globes were all of the energy saver type.
- The bathroom tap in the security office was replaced by us.
- The shrubs along the western beach road were trimmed back to expose more of the pavement area.
- Litter was picked up along the main entrance road.
- Shrubs obstructing the 60km sign on the main entrance road were cut back to ensure the sign remains visible.
- The eastern beach stairs hand railing was repaired with L brackets.



7. Security

- No Major incidents to report for the month of August.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages. I inspect this area weekly.
- The strong winds and associated rain resulted in several shortened patrols during the month.
- I am happy to report that the quality of the night shift patrols was of a very good standard during the month.
- Battery backup systems comprising a battery, battery charger, small inverter and relays were installed for the two security cameras monitoring the beams on our east and west beach roads. Frans van der Pol must be thanked for his efforts in this regard.



- The cluster of shrubs on the outside of the main gate were cut back to expose the milkwood tree and cross berry tree, as well as to improve the visibility of the entrance and the visibility of the area from the guard room. The cuttings were taken to the municipal dump.

8. General

- Residents are reminded that their visitors need to be accompanied by them to the beach, fishing or when entering the nature reserve area. The nature reserve area is then also not a site for visitors to test their 4X4 skills. We need to tread softly in this special piece of heaven on earth.
- Several large swarms of bees were observed on the warmer days of the month. I came across two of these swarms while repairing the streetlights.



9. Special events

Nautilus Bay has accepted an invitation and challenge to be part of the international Coastal clean-up day. This is an opportunity to take part in a unique yearly event that promotes the cleaning of our beaches and the celebration of Spring. Please see below poster. I hope to see all our resident on the beach.

International Coastal Cleanup
We hope to see **YOU** on the beach!

On Saturday, 18 September 2021, groups will be meeting at the following places:
Dana Bay Second Beach Parking Area // Moquini Coastal Estate // Nautilus Coastal Reserve // Springerbaai // Boggomsbaai // Vleesbaai // Cape Vacca (Kanon)

What **YOU** will need: Your friends and family; your mask; a hat; sunscreen; pen or pencil; clipboard or piece of cardboard; your smile!

Bags, gloves, data sheets will be provided.

TRASH
Dogs, on leash welcome on beaches where dogs are permitted.

FREE
Time: 09:00

Prizes up for grabs!

SEAS!
Please RSVP
Loekie Venter
082 413 3650

See you there!

NAUTILUS BAY COASTAL RESERVE

FRANSHANSHOEK SEEMKA CONSERVANCY

