



Reserve Manager's Monthly Report

June 2021

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1. Building projects

- Final inspection was conducted by the Mossel Bay building control department and the occupation certificate for unit 66 was issued. Copies of all the relevant certificates were also submitted to our office for our records. This unit has also now been occupied.
- Plans for units 32 and 34 were submitted and scrutinised by the aesthetics committee. Most of the outstanding issues have been rectified and final plans for municipal submission will be approved first week in July.
- Unit 54 unfortunately experienced a major setback in the early hours of 30 June when two of the internal gable walls were blown over, breaking several of the installed trusses in the process.



- The Architectural Guidelines have been reviewed and revised by the aesthetics committee and Exco. Final tweaks will be completed during the first half of July whereafter the final document will be forwarded to Eddie Kruger at the Mossel Bay Municipality for comment.
- Most homeowners, bar a handful, have responded to the request, sent out on 27 May by Jaco Lotter our Chairman, to get their as built plans updated. This feedback has been passed onto Carel Kruger at Mossel Bay building control. Those that have not responded will get formal notices from the Municipality.
- The goal we are aiming for is to submit proposals to increase the current floor areas of the units on the Estate. This can only occur once the alleged transgressions have been rectified. We therefore urge all homeowners whose houses vary in any way from the approved plans to submit as built plans to our controlling architect.
- The aesthetics committee has requested that homeowners submit a sketch of their planned solar installations for approval. We would like to ensure that the

installations fit in as best possible to the overall aesthetic of the Estate. This is since most of these installations will be visible from the streetscape.

2. Environment

- We have noted during our weekly beach clean ups that the beaches have way less pollution and rubble than in previous months. We have focused some of our attention on the area west of the western beach entrance which had significant amounts of plastic and other refuse.
- It appears that a bushpig has taken a liking to the area along our internal firebreak just west of pumpstation No4, as we have observed repeated excavations along this area.
- The Department of Agriculture, Forestry and Fisheries (DAFF) was contacted to obtain the requisite permits to allow us to prune the protected milkwood trees situated along our internal roads, in particular the eastern beach road. Our follow up enquiries for the issuing of the permit appear to have fallen on deaf ears as we have not received the permit yet.
- We received a notice from Femcotech Mineral Resource Management regarding the application of a mining permit. The application is for the mining of rock and gravel on the remainder of farm 298. The 5 hectare site is situated just north of the Blinde river. Our concerns regarding future expansion, traffic, noise, and dust have been submitted and answered satisfactorily.
- On one of our beach clean ups we found a dolphin that had been washed up on the beach. It was badly scarred. On the same day two seagulls were found in a sorry state. They were suffering from food poisoning. Thanks to Rene Hodges for her efforts to get these birds back to health.
- On 15 June we discovered a dead Grysbok entangled in our perimeter fence.



- All the fire hydrants were checked and tested as part of our quarterly maintenance program. The hydrant at erf 57 could not be opened. This hydrant will have to be replaced as efforts to get it to open have proved fruitless.
- I include here some photographs of the beautiful plants on our Estate. The first is of the Scarlet broomrape, katnaels, wolwekos: this is a root parasite which draws its nutrients directly from the host plant. The second is of the Tilt head aloe, slaphoring Alwyn: this aloe is characterised by its bicolour flower spikes.



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 concrete strip that housed the old rail for the original entrance gate was removed and replaced with tar. The potholes at the entrance were all repaired. The edges of the repaired potholes will still be given a coat of SS60 liquid tar.



- **Office upgrade:** The new skirtings were cut to size and have been painted. These will be installed within the week.
- **Fibre:** Installation of the main sleeves to house the fibre started on 1 June. The existing infrastructure is being used as far as is possible. Progress had been slower than expected.
- **Office:** Wood has been purchased for the construction of a boardroom table. This will allow for meetings to be held on site in the Estate office. I have started making the table in my spare time over weekends.

4. Water

- Water usage for the month of June was measured on 25 June. Water usage on the Estate decreased even further in June from 488kl in May to 477kl. One unit consumed over 100kl and no units consumed over 50kl for the month. The bulk meter recorded a consumption figure of 470kl for the entire Estate.

5. Employees

- Our employees missed 3 man day shifts due to illness and family matters.
- A total of two shifts were lost due to inclement weather.
- One shift was lost due to the public holiday on 16 June.
- Colin was on leave from 7 to 11 June.
- The quarterly appraisals for our employees were completed at month end. These will be completed every three months.

6. Maintenance Performed

- I continue to inspect all the pumpstations, sewerage plant and internal firebreak weekly. On 14 June at pumpstation No 1 I observed that the circuit breakers had tripped. I reset the circuit breakers, but the pump would still not start. I replaced all the fuses, reset the circuit breakers again and the pump started pumping. It switched off automatically once the sump had been emptied. The other two pumps were found to be working normally.
- 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 with almost 50% of the cleared area now covered in new growth. This growth of reeds is taking place in the areas as per the engineering design drawings. The area around the dam was also sprayed for weeds and the crusher bed was also cleared of its weeds.
- On 21 June at 22h30 the power went off. A 2.5km stretch of cable between Nautilus and Vleesbaai had been stolen. Eskom managed to return power again at 18h30 on 23 June. Mossel Bay Municipality must be commended for their assistance to Nautilus Bay during the outage. They placed a 40Kva generator on site to at least give the residents some power. A big thank you also to Frans van der Pol for his assistance during this period. During this period, the sewerage pumps were switched off as the generator could not provide a steady supply of power. The fluctuations in power delivery were too severe and the pumps would simply not start. It was therefor decided to switch them off to protect the pumps. Once power had been re-established to Nautilus Bay the pumps were switched back on. Pumpstation No 2 started pumping immediately without any hick-ups. Pumpstation No 3 started to pump but still showed signs of overflowing. The pump was switched to manual and the sump emptied. The pump switched off automatically when the sump was empty. Pumpstation No 1 blew fuses when it was switched on. The fuses were replaced but blew again when the pump was switched on for a second time. Frans assisted by running diagnostics as we suspected there was a short circuit. We found none. All the relays and supply monitors were also checked, and all appeared to be in order. When the pump was switched on the third time it ran on auto, emptied the sump, and switched off automatically.

This power outage highlighted a serious issue regarding the operation of our pumps during power outages. We cannot allow the sumps to overflow. The inaccessibility of our pumps, in particular pumpstation No 3, exacerbates the problem, because it cannot be reached by a honeysucker for example. I am going to obtain quotes for a 3 fase, 15Kva generator with an AVR, to buy or to hire so that the sumps can be emptied daily during prolonged power outages.

Mossel Bay Municipality is also going to install telemetry to monitor the main mini-sub. When the power goes down, they will be informed immediately and will then be a position to react and then hopefully be in a position to catch the thieves who steal our cables.

- The water troughs located at the pumpstations were all cleaned and filled with fresh water during the month. We also installed tap fittings to facilitate the process.
- The areas around the pumpstations were sprayed for weeds.
- We continue to clean the area at the N2 Vleesbaai turn off every 2 weeks. The mid-month clean up saw us filling 3 bags with rubbish.
- We have started alternating our beach clean-ups, performed every Friday morning, between the area west of the western beach entrance and the area between the two beach entrances. This is due to the significant drop in the amount of pollution on the beach. The area to the west was particularly dirty as it had not been cleaned in a while. We collected 5 bags of rubbish on our first pass.



- The combination lock at the main refuse cubicle was stolen for a second time. We will have to go back to a lock and key system, as it was in the past.
- The firebreaks along our perimeter fence stretching from the main gate eastwards to the eastern beach entrance and westwards to the waterfall were cut with the brush cutters. This was started last month and needed to be completed the first week in June.

- The Western beach road, parking area and beach entrance area were sprayed with round-up to kill off the weed growth.
- 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.
- Some of the shrubs bordering our pavements around blind corners were trimmed back to improve visibility.
- The municipality repaired a leak on the main water line to our reservoir. Bennie Pienaar brought this leak to our attention.

7. Security

- No Major incidents to report for the month of June.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages.
- Unfortunately, one of the guards had to be disciplined with a written warning because he performed incomplete patrols on the weekend of 5 and 6 June. I met with Brian on 8 June to discuss the standard of the patrols and to highlight the below par performance. The strong winds at month end resulted in several shortened patrols.
- The nightshift guards were issued with a new torch because of the issues experienced last month.
- A delivery vehicle was refused entry into the Estate because the driver could not provide the on duty guard with the name or address of the recipient of the parcel.

8. General

- We thank all owners for their timeous levy payments, which allows us to perform the required maintenance in this beautiful Estate.
- The Estate bakkie was taken in to have the rust attended to on 17 June. The repairs were completed on 25 June. Only the cab was repaired and not the load bed. The reason according to Mahindra is that the load bed is manufactured by GETEK and is not a Mahindra product and is therefore not covered by their warranty. I will pursue this issue until resolved in our favour.
- Brown water was noted at unit 77. The municipality tested the water at the Estate office and at unit 77. A possible reason was that the main reservoir ran empty after a power failure. We await the results of the tests.
- In the early hours of 30 June the area experienced gale force winds with wind speeds in excess of 100km/h. 24 units suffered damage mainly in the form of blown off rooftiles, ridges and facias. One unit had its front door blown out and others had established trees blown over. The bakkie sakkie was also blown off its footings. Its

canvas cover will have to be repaired as it was ripped apart by the winds. The installation of hurricane clips appears to be the requirement for tile rooves.



- On 9 June, the Sherrif of the court was on site to collect the dog in execution of a high court order. This traumatic event must be avoided at all costs in future. The rules must simply be adhered to.