



Reserve Manager's Monthly Report

November 2021

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1. Building projects

- Second draft plans for unit 22 have been submitted. The aesthetics committee will be reviewing the plans on 3 December 2021.
- Unit 54 is busy with final finishes and should be complete end of first week in December.
- 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.
- Deon Nel has submitted our pre-application for the proposed increase in total floor area from the current 250m². We are hopeful that the application will be received favourably by the Mossel Bay Municipality Planning Department.

2. Environment

- Two beach clean-ups were conducted for the month. The beaches definitely have more pollution washed up than in previous months. We will clean the beaches weekly for the remainder of the summer months. The recent strong winds and heavy rains have resulted in plenty of debris also being washed up on our beaches.
- The feedback I received regarding the seals noted on our beaches is that this is not a new occurrence. What is distressing however is that we buried 7 dead seals that had washed up on “our” beach. I am aware of 9 dead seals for the month. These deaths have been reported to “seasearchseals”, who are keeping record of the reported deaths. Seals are dying in large numbers along the southern cape coast, and this is being investigated. It is not related to the current bird flu breakout. I have noted that the seals that have washed up on “our” beaches generally appear to be undernourished and it is not only juveniles. Please continue to report these deaths so that we can bury the carcasses and report out findings.



- The DEADP we contacted last month to obtain permission to make use of the ATV and trailer to remove large items that wash up on our beaches, have referred us to the national department of Forestry, Fisheries and Environment (DFFE), in Cape Town. I have referred our request to the DFFE and am hopeful that we will get a response soon.
- We are currently using Clear-All to spray our roads to kill off the weeds. This is instead of Roundup. Glyphosate is still the main ingredient, and it is also a systemic herbicide that the plant absorbs and then dies. It is not active in the soils. We will be trying out Gramoxone, which makes use of paraquat poisoning whereby the leaves are “singd”, in the new year. The aim is to move away from herbicides that have glyphosate as their main active ingredient but are still as effective as Roundup.
- We have noted excessive mole activity in the firebreak adjacent to stands 69 and 68. This makes the cutting of this area challenging.



3. Estate Projects

- **Roads:** Imvula head office have the info and we await their quotation for the re-surfacing of our main entrance road. The Vleesbaai road has been completed.
- **Vleesbaai Entrance:** The entrance was completely re-sealed by Imvula Roads and Civils as part of the resealing of the Vleesbaai road project. The painting of the road markings and the stop sign at our entrance was completed during the October. These were however soiled when the second resurfacing of the Vleesbaai road was undertaken. The area directly in front of our entrance was given a third covering of fine crusher.
- **Office upgrade:** The inside of the office block will be painted early in the new year. A couple of roof leaks appeared with the recent heavy rains that we first need to fix. New office chairs were ordered for the boardroom table, which will be completed early in December.
- **Fibre:** The link between Nautilus Bay and the Dana Bay tower has proven to be a stumbling block that has to date not been resolved. No point having a super-duper system inside the Estate and a suspect link to the tower. The fibre has thus been parked for the time being.

4. Water

- Water usage for the month of November was measured on 25 November. Water usage on the Estate increased in November from 418kl in October to 543kl. No units consumed over 100kl and 2 units consumed over 50kl for the month. Both of these units have swimming pools. The bulk meter recorded a

consumption figure of 540kl for the entire Estate for the month of November. This is a 3kl variance compared with the Estate consumption.

5. Employees

- Our employees missed 2 man day shifts due to illness.
- A total of 4,5 shifts were lost due to inclement weather and very strong winds.
- The adverse weather conditions have forced us to reshuffle some of our planned tasks. We are however hopeful that all the tasks will be completed before the end of year break.

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 area around the holding tanks and gravel beds were sprayed to kill off the weeds.
- Pumpstation No 4 continues to display a high-level warning light. If run on manual for a while the light goes off and the pump switches off automatically.
- 2 spare pump seal monitors have been purchased as these monitors appear to get damaged first during repeated load shedding events. We do not want to be sitting without spares over the December period.

With the holiday season upon us 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. I would urge residents to put up signage in guest toilets to make guests aware of our natural sewerage system.

- The water troughs located at the pumpstations were all cleaned and filled with fresh water during the month.
- Shin guards were purchased as part of the PPE for our workers when cutting the verges with the brush cutters.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The flags were hoisted as and when weather conditions allowed.
- The Islands at our main entrance were transformed into flowerbeds. The soil was prepped with liberal amounts of compost and the plants planted according to a basic design layout. To date, all the plants appear to have taken to their new environment.



- The deck was treated with a mixture of timber preservative and mineral turpentine.
- The eastern stairs to the beach as well as the eastern walkway were also treated.
- The loose planks and balustrade at the eastern beach entrance were repaired.
- Loose treads at the office/store staircase were repaired.
- Scaffolding was erected at the office complex to enable me to repair the damaged eve and end plate at the north-western corner of the office. We also attempted to have the bees removed, with limited success.
- The stormwater drain on the approach to the Estate was cleaned out of all sand and debris.
- One street light globe was replaced.
- The white wooden bench located at the first intersection is being repaired and re-painted. It was in a sorry state.
- The terraces at the western beach parking area were beefed up even further after heavy rains resulted in erosion of the embankment.





- Poles were purchased to support the dune that has collapsed at the entrance to the reserve area. The aim is to install the support structure early in December.
- The roads in the Estate have been sprayed to kill off the weeds. The entrance road, planned for November, will be sprayed in December if the wind allows.
- The verges were all cut, as was the entrance area and internal firebreak.
- A cordless screwdriver and large angle grinder were purchased.

7. Security

- No Major incidents to report for the month of November.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages. I inspect this area weekly.
- I am happy to report that the quality of the night shift patrols was of a very good standard during the month. The severe weather, in particular the lightning, caused some delays during the patrols.
- Residents are requested to please report any security issues to myself or Mark Bowden.
- The back-up battery for the west side camera was recharged and installed. To date it appears to be working as expected.
- The next batch of visitor slip books were ordered and collected.
- The gate on the northern side of the eastern beach road was chained and locked. The key to this gate is available at the security office in case emergency access is required.
- The backup batteries in the security office, which could not handle the excessive load shedding, have been replaced with a lithium battery. The aim is to have the entrance gates also connected to this back up system, as the gate motor batteries run flat during load shedding. We are also planning to install solar panels to keep the battery fully charged.

8. General

- The annual builders break is scheduled from 15 December to 10 January 2022. **No major building activities will be permitted during this break**, only minor maintenance tasks will be permitted.
- Residents are requested to please assist with the refuse collection by placing refuse bins/bags on the pavements before 08h30 every Wednesday morning. Please flatten all boxes and remember to place recycling materials such as tins, glass, plastic and paper in the blue bags. Please seal all the bags. Building rubble must be removed by the owner as the municipality does not remove these items.
- A meeting was held with the Estate Agents active in our Estate. The aim of the meeting was to ensure they all sing off the same hymn page and that there are no doubts as to what the various rules are. We also wanted to ensure that the focus is on what the Estate offers, in particular its lifestyle. The meeting was very well received.

9. Special event

- On 18 November a second zoom meeting was hosted by Jaco Lotter. The meeting was again held in a very positive and constructive atmosphere with worthy contributions from the participants. Topics including maintenance budgets, sweating of our assets and alternative forms of income generation, rooikraans removal, fibre, pets and rentals were discussed.