



Reserve Manager's Monthly Report

October 2021

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1. Building projects

- Second draft plans for unit 22 are in the process of being drafted. Samples provided for scrutiny by the aesthetics committee have been approved.
- Unit 54 is busy with pool installation and finishes.
- 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 is still busy with the 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 Municipal discussion in November.

2. Environment

- Two beach clean-ups were conducted for the month. The beaches are still relatively unsoiled and only two bags were collected on both occasions. We did however note that nurdles have once again made their appearance. Spilltech was on site to undertake a sampling exercise to determine the extent of the pollution.
- During one of our beach clean-up sessions we noted two baby seals and one fully grown seal on the beach area directly in front of the Estate. The large seal appeared to be exhausted. I would appreciate some feedback as to how often seals are noted on the beaches at Nautilus. I am wondering if this is an isolated instance or a new trend.



- On 8 October another bottlenose dolphin was discovered that had washed up on the beach to the west of our reserve area. Samples were taken by SMART and Rene for further analysis. During the sampling process it was discovered

that the dolphin had been stung by a stingray. The barb had actually penetrated the heart, so the dolphin died from the poison. A very interesting discovery indeed. At least no mysteries as to what the cause of death was.



- We have been referred to the DEADP to obtain permission to make use of the ATV and trailer to remove large items that wash up on our beaches. I have referred our request to Danie Swanepoel and am hopeful that we will get a response soon.
- We are in the process of investigating alternatives to Roundup which we use to spray our roads to kill off the weeds. These alternatives will be tested for their effectivity in killing off the weeds before we make any changes.

3. Estate Projects

- **Roads:** A meeting and site visit was arranged with Imvula Roads and Civils to obtain a quote for the resealing of our main entrance road with a new layer of slurry and crusher. They are currently busy in the area and this opportunity might result in cost savings for all parties concerned. Imvula will do a follow up site inspection before finalising the quote.
- The Eastern beach road in the vicinity of the of the cul-de-sac had some big cracks. These were sealed with SS60 liquid tar and fine crusher.



- **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 month. These were however soiled when the second resurfacing of the Vleesbaai road was undertaken.



- **Office upgrade:** A quote has been obtained for the painting of the inside of the office block. Additional quotes will be obtained as the first one was out of whack.
- **Fibre:** Follow up meetings were held with Rupert to finalize the last outstanding queries regarding coms between the Estate and the Dana Bay tower. Once these have been resolved the remaining material will be ordered.

4. Water

- Water usage for the month of October was measured on 25 October. Water usage on the Estate decreased in October from 511kl in September to 418kl. No units consumed over 100kl and only 1 unit consumed over 50kl for the month. The bulk meter recorded a consumption figure of 420kl for the entire Estate. This is 2kl more than the unit consumption.

5. Employees

- Our employees missed 3 man day shifts due to illness.
- A total of 3,5 shifts were lost due to inclement weather.
- A task list was compiled for the last quarter of 2021. This highlighted the tasks and duration of each task, to give our employees a better sense of what needed to be done and when. This will be repeated every quarter. Planning appears to be a foreign concept to our employees but is essential if we want the productivity to improve.

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.
- On 27 October, pumpstation No 3 was once again not pumping automatically. The circuit breakers had tripped, which also resulted in the camera on the east side not working. The ultrasonic sensor displayed a reading of over two metres. The sensor has been set at a maximum of 1.4m. The circuit breakers were reset, and the sump emptied manually. The pump switched off automatically. This incident was as a result of all the loadshedding and subsequent spikes in power delivery.
- On 29 October I had to replace 3 fuses at our main pumpstation No 1. Once replaced the pump operated as expected. The blown fuses are also as a result of the continuous loadshedding.
- Pumpstation No 4 occasionally displays a high-level warning light. If run on manual for a while the light goes off and the pump switches off automatically. I will have Tricom look at the float sensors next time they are on site.

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. A suggestion has been put forward that signage be put up in guest toilets to make guests aware of our natural system.

- The water troughs located at the pumpstations were all cleaned and filled with fresh water during the month. The trough at pumpstation No3, which had a leak, was repaired.



- One of our brush cutters was replaced. The old unit had lost compression due to a damaged piston and sleeve. The repair cost quote left us with no choice but to replace the unit. The machine gave us 5 years of good service.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The path to the waterfall was trimmed back as it was overgrown in places. The pathway was then cut with brush cutters.
- Wooden planks that were purchased to install additional terraces along the waterfall pathway to make it easier to walk along were treated and pegs cut out of brandering to support the planks were cut to size. We have started to install some of the terraces.
- The supporting structures of the stairway leading to the deck had to be beefed up as some of the beams had pulled loose. The screws used to fasten the beams to the poles were found to be too short.





- The area adjacent to the Eastern walkway was trimmed.
- The flags will be hoisted again in calm conditions.
- All the fire-hydrants on the Estate were tested.
- We removed the paving in the Islands at our main entrance. The paving will be used in front of the garage. The Islands are being prepped so that we can plant up some colourful flowerbeds.
- The stairs and balustrades to the deck were treated with a mixture of timber preservative and mineral turpentine.
- The balustrades at the eastern side walkway were also treated. The walkway itself is in the process of being treated.
- The stairs at the office complex were also treated with the same mixture. Some of the loose treads were also repaired.
- Scaffolding was erected at the office complex to enable me to seal the leaking window, instal a drip line, repair the damaged eve and seal the entry holes birds have used to nest in the office roof. These tasks were completed successfully. The north-western corner will be sealed next.

7. Security

- No Major incidents to report for the month of October.
- 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 be please report any security issues to myself or Mark Bowden.

- Residents are also reminded to ensure that all gardeners and domestic workers are signed in at security. We need to know who is on site at all times.
- Our dayshift guard went AWOP on 18 October. Xola volunteered but had to do a double shift, which in my book is unacceptable. I communicated this to Brian, who took the necessary disciplinary action.
- The camera monitoring the beam area on the western side was found to be off during the latter period of the month during load shedding. Our cameras were installed with battery backup so that they would continue to operate during times of power outages. We discovered that the battery was completely flat and had obviously not been able to recharge because of the frequent outages. Fortunately, the battery was not damaged.
- The old carpet in the security office was replaced with hard wearing interlocking plastic floor tiles.

8. General

- The desktop computer so generously donated by Eddie Raubenheimer last year had to be replaced. The office now has a new laptop.