



Reserve Manager's Monthly Report

September 2021

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1. Building projects

- First draft plans for unit 22 were scrutinised by the aesthetics committee and discussed on 7 September. The plans were found to be lacking in features typical of the contemporary cape architectural style. This feedback was sent through to the architect and owner. They were both very receptive to the committee's suggestions. On site meetings were also held with JP from JK Designs concerning the changes. Samples were also provided for scrutiny by the aesthetics committee.
- Unit 54 is busy with ceiling installation and painting.
- 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

- The only beach clean-up that was undertaken for the month was on 18 September as part of the International Coastal clean-up.
- On 20 September we accompanied Deon from DAFF, who drove up from Cape Town to collect a bottlenose dolphin that had washed up on the beach to the west of our reserve area. He noted that the dolphin was malnourished and displayed several sores on its body. Studies will be undertaken to determine cause of death.





- 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 last month is an example of items that are difficult to remove by hand. We are still awaiting their response.
- Unit 56 reported a power failure at their unit. When the electrical box on the pavement was opened, we discovered two mongooses inside the box that had been electrocuted.

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. They are currently busy in the area and this opportunity might result in cost savings for all parties concerned.
- The Eastern beach road in the vicinity of the cul-de-sac has some big cracks. These will be sealed as soon as we have some hot dry weather.
- **Vleesbaai Entrance:** The entrance was completely re-sealed by Imvula Roads and Civils as part of the resealing of the Vleesbaai road project. The only outstanding item is the painting of the road markings and the stop sign at our entrance. The last of the rubbish at the main gate was removed and taken to the municipal dump.
- **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 September was measured on 27 September. Water usage on the Estate increased in September from 402kl in August to 511kl. No units consumed over 100kl and only 2 unit consumed over 50kl for the month. The bulk meter recorded a consumption figure of 530kl for the entire Estate. This is 19kl more than the unit consumption.

5. Employees

- Our employees missed 4 man day shifts due to illness and the public holiday.
- A total of 4,5 shifts were lost due to inclement weather.

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 15 September pumpstation No 3 was once again not pumping automatically and could only be pumped by depressing the relay manually. The ultrasonic sensor displayed a reading of over two metres. The sensor has been set at a maximum of 1.4m.



- Two of the monitors and 3 fuses were replaced on 17 September. This sorted out the issue. What caused the downtime is uncertain as all the other pumps continued to operate.

- 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.
- The Estate experienced two power failures on 27 and 29 September. Eskom was contacted and the issues rectified. These outages fortunately did not result in any breakages on our pumps this time around.

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. It appears that the trough at pumpstation No3 has a leak. This will be repaired during the coming month.



- One of our brush cutters was serviced by Southern Cape Lawnmowers due to a faulty carburettor.
- The western beach road and parking area as well as the eastern beach road were sprayed with roundup to kill off the weeds.
- Our main entrance road and pavements were also sprayed to keep the weeds at bay.
- The pathway to the deck on the dune was also sprayed as well as the areas around our pumpstations.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- We opened the blocked drain in our office block kitchen.
- The path to the waterfall was rehabilitated due to damage caused by moles. The path will be cut in the coming month as it is overgrown in places.
- Wooden planks have been purchased so that we can install additional terraces along the waterfall pathway to make it easier to walk along.

- One of the wooden signs along the waterfall path was also repaired.
- The pathway to the deck was pruned.
- Decking planks on the deck that had pulled loose were repaired. I replaced the short 30mm screws with 75mm cut screws.



- The street signs were sanded and varnished.
- The bakkie sakkie tarpaulin was repaired and put back in place.
- The damaged trailer tyre was repaired. The trailer will be used together with the ATV to aid in our planned maintenance in the reserve area over the next 6 months.
- Pavers will be ordered in the coming month to repair the islands at our entrance where the walls were removed. The quote has already been approved.
- The eastern internal firebreak also required some rehabilitation before it could be mowed, due to damage caused by moles.
- The internal firebreak was mowed as well as the pavements in the Estate.



- The western beach road pavement and parking area was also mowed.

- The entrance area was mowed and cut as well as the main entrance area along the Vleesbaai road.
- Areas around the lights and street signs were cut back with the brush cutter.

7. Security

- No Major incidents to report for the month of September.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages. I inspect this area weekly. This fence will require replacing within the next 18 months as it is badly rusted in places.
- I am happy to report that the quality of the night shift patrols was of a very good standard during the month.
- Momoza, one of our nightshift guards, returned to the Eastern Cape for personal reasons. He has been replaced by Zukile.
- The blue VW that obstructed our entrance road for two days during the month suffered a mechanical breakdown.

8. General

- Residents and their contractors are reminded to please keep to our speed limit of 30km.h and to be on the lookout for snakes and tortoises crossing our roads. We unfortunately already suffered the loss of a fully grown puffadder.



9. Special events

International Coastal Clean-up

Nautilus Bay accepted an invitation and challenge to be part of the international Coastal clean-up day on 18 September. Thanks to Karen and Markus for their efforts and support on the day with the actual clean up at Nautilus and Rene for her work as member of the organising committee. We certainly made an impact.



Zoom information sharing initiative

On 23 September an information sharing zoom meeting was held, chaired by Jaco Lotter our chairman. The residents and Exco members that attended the session need to be commended for their input and positive spirit in which the meeting was held. A big shout out must also go to Jaco for this initiative, and we certainly hope to see many more of these sessions.