

Estate Manager's Report - April 2021

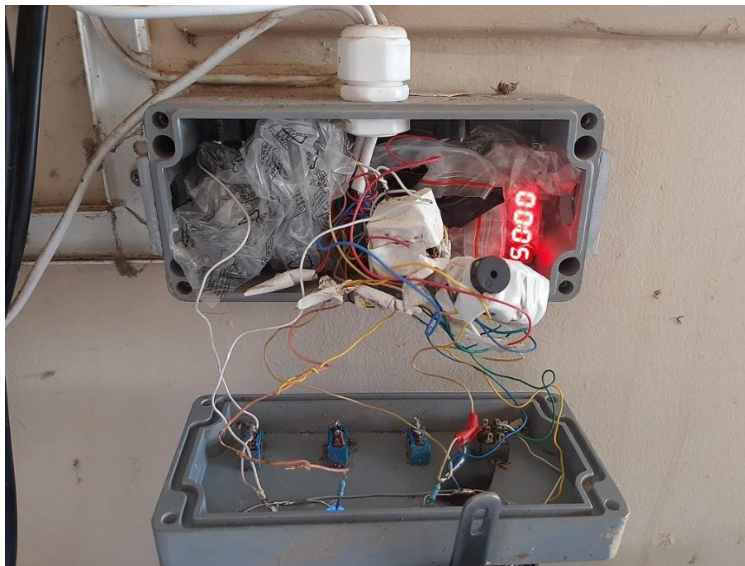
Security

- No Major incidents to report for the month of April.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages.
- On 7 April I met with Anton and Brian from Niqua. Brian is the newly appointed area manager. During this meeting it was decided to replace Yoliswa, one of the night shift guards, as I had noted that she was not performing complete patrols. She had indicated that she could not ride the bicycle and was also not prepared to learn. She has subsequently been replaced by Themba, who is performing well at this stage.
- I had follow-up meetings with Brian on 14 and 20 April to discuss the standard of the patrols and the performance of the new guard.
- The rain suites that were purchased lasted all of one shift. After consultations with Niqua management, proper rain suites were purchased.
- During our beach patrols I noticed signs of wood collection in the dune area about 400m west of the eastern beach entrance. Footsteps and drag marks can clearly be seen in the sand. This has been communicated to the guards to be vigilant.





- ATS was on site to repair the faulty beam at the entrance and eastern camera. It unfortunately took two visits to get the camera repaired and more than a week for ATS to get here to do the repairs. The quality of work completed in the past leaves a lot to be desired. The wiring in the beam control unit needs no further explanation.



- As reported last month the GPS tracking reports are now available for daily scrutiny. I have noted a marked improvement in the patrols, with the only area where the guards can improve being the patrols around the vacant properties. This has been communicated to Niqua management. All unit numbers that are patrolled are now entered into the incident book.

Maintenance

- I continue to inspect all the pumpstations, sewerage plant and internal firebreak weekly. On 28 April, pumpstation No 4 had its high level light illuminated and the pump was not running. I emptied the sump manually. During this operation, the high level light switched off. The pump switched off automatically once the sump had been emptied. On the same day I observed that pumpstation No 1 had its overheat light illuminated. I reset all the circuit breakers and manually pumped the sump empty. The overheat light switched off during the pumping operation. The pump switched off automatically once the sump had been emptied.
- We have purchased 10 replacement fuses for the pump control panels as the last two were used last month.
- At the sewerage plant all appears to be in order and operating as expected. We sprayed for weed regrowth, seeded the plant twice during the month with bio-enzyme granules and once with chlorine tablets. We have noted significant new growth of reeds in the cleared areas. This growth of reeds is taking place in the areas as per the engineering design drawings.
- The water troughs located at the pumpstations were all cleaned, painted with a sealer and filled with fresh water.
- We clean the area at the N2 Vleesbaai turn off every 2 weeks. The municipality cut the grass and bushes at the intersection.
- We continued with beach clean-up every Friday morning. The past couple of weeks has seen a significant drop in the amount of pollution on the beach. May this trend continue well into the future.
- Two small sand sharks were left to die on the beach by some fisherman. We strongly recommend the practice of catch and release be adhered to.



- The main light at the entrance again tripped on several occasions. The circuit breaker was reset each time. The cause of this continual tripping will be investigated.
- On 9 April, the main gate power supply was found to be compromised. This meant that all remotes were not working. Frans assisted in getting power restored to the gates.

- The constructed terraces on the embankment just north of the western beach parking area, that had collapsed, were re-installed.



- The main entrance road was weeded.
- All the roads in the Estate were sprayed for weeds with round-up. This took all of 3.5 shifts to complete.
- The main entrance area and entrance road pavements were sprayed for weeds with round-up.
- Bees were found to be swarming in and around the office block. A box has been placed at the storeroom to try and relocate the bees.



- One of the sections of handrail along the wooden walkway was repaired. The top of the wooden upright was found to be rotten due to water ingress. Two of the planks along the walkway were also replaced.



Building Projects

- Unit 66 has been completed. The aesthetics committee has completed its inspection. The final occupation certificate is still outstanding.
- Plans for units 34 and 48 have been approved by the aesthetics committee.
- Unit 54 is under construction.
- The Architectural Guidelines have been reviewed and revised by the aesthetics committee.
- All paint colours must be approved by the aesthetics committee before painting commences. This also applies to units that are being re-painted. To this end the aesthetic committee requests that 1m² test panels be painted on the outside walls of the unit for approval.
- On 18 March, the aesthetics committee accompanied the Mossel Bay Municipality building inspectorate on a site visit. The aim of the visit was to determine the extent of unit coverage discrepancies when compared to the approved plans. The report and recommendations were still outstanding at the end of April.
- A request for copies of the building plans for all the completed units on the Estate was made to the Mossel Bay Municipality. The feedback was that this request can only be entertained with the permission of all the homeowners. There are only a handful of files in the Estate office, which is not conducive to effective management of the structures on this Estate. We therefore request written permission from all the homeowners to obtain a copy of the approved building plans for each unit on the Estate.
- We also request all homeowners to inform their contractors/service providers to submit police clearance certificates for all their workers when entering the Estate. This is required for any work lasting more than two days.

Environmental

- On 7 April, a Bottlenose dolphin washed up on our beach. No obvious signs of trauma were noted on the animal. The NSRI was called in to remove the dolphin from our beach. Thanks to Rene Hodges for her efforts in this regard. Sad to see such a beautiful animal wash up on our beach.



- We have noted during our weekly beach clean ups that the beaches have way less pollution and rubble than in previous months. May this trend continue.
- 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. We received the required documentation, which has been completed and sent back for approval.

Projects

- Very little work took place on the projects over the past month and the status is at it was reported on last month.
- **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 will be undertaken as soon as work at the main entrance is complete. This task will take at least two full weeks to complete.
- **Fleesbaai Entrance:** The concrete strip that housed the old rail for the original entrance gate will be removed and replaced with tar. The potholes at the entrance will also be repaired as we now have space to close off half the entrance at a time.
- **Office upgrade:** The next phase of this project is to have the inside of the offices painted. The rotten skirtings were removed from the office and bathroom. Exposed cabling still needs to be installed inside conduits.

Water

- Water usage for the month of April was measured on 26 April. Water usage on the Estate increased in April from 574kl in March to 642kl. Four units used over 50kl each. The bulk water meter located at the reservoir that was found to be under reading over the past three months was repaired just prior to the water readings. As of next month, this will once again allow for meaningful water consumption comparisons.

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.
- A blind was installed in the office.
- The communal toilet at the office was repaired.

Employees

- Our employees both missed three shifts due to illness and leave.
- Six shifts were lost due to inclement weather, in particular mist and three public holidays.

General

- We thank all owners for their timeous levy payments, which allows us to perform the required maintenance in this beautiful Estate.
- We are still waiting for feedback from Mahindra regarding the claim for the repair of rust on the Estate bakkie.