

Estate Manager's Report - February 2021

Security

- No Major incidents to report for the month of February.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages.
- The entire Eastern fence boundary was inspected. We plan to put a combination lock on the gate in the NE corner as the current locks are totally rusted. The path leading up to this gate, currently completely overgrown, will also be cut open as this can be used as an alternative escape route.
- The cameras monitoring the East and West beams encountered rotation and zoom issues in January. Wayne Bartlett from ATS Security Supplies installed a new PTZ controller/keyboard. The cameras are now working as they should.
- The SAPS were on site on 19 February to check the beaches. Their inspection lasted 8 minutes. Strange given the fact that the ban on beaches had been lifted.
- 12Amp back-up batteries have been purchased for the two cameras monitoring the beams on the East and West beach roads. These will be installed within the week.
- The coms issues with the guard on duty reported on last month spilled over to February. On occasion the phone was handed over to the visitor where no coms issues were experienced. The problem lies with the communication skills of the guard on duty. This has been reported and discussed with Niqua management. Niqua will be focussing on the communication skills of the guards.
- The guards that patrol the Estate carry radios with GPS tracking. The reports that are produced do however not convey all the requisite information, such as time patrol started, specific route covered by the guard on patrol and time patrol ended. Niqua is working to get the info in the format we require. This is the type of report I have been accustomed to and expect the same from Niqua for Nautilus Bay.
- On 17 February two contractors were found to be walking between different work sites. They were spoken to and reminded that this practice is strictly forbidden.
- On 24 February, the day shift guard worked a double shift. I met with Niqua and informed them that this practice will not be tolerated and that the company must ensure they have the capacity to handle unexpected absenteeism and illness.

Maintenance

- I continue to inspect all the pumpstations, sewerage plant and internal firebreak weekly. On 23 February, pumpstation No 1 had its overheating light illuminated and the pump was not running. I reset all the circuit breakers, after which the pump emptied the sump and the overheating light remained off. No issues were observed at the other pumpstations.
- As reported on last month, the sewerage plant had not been operating as it was designed to. To rectify this major issue the following tasks were undertaken:
 - A trench was excavated from the chlorinator (which has not been used for at least the last 8 years) to the Western block wall. This revealed significant

weeds, reeds, and debris from this flora on top of and in the crusher bed. It also revealed that the outflow pipes were all connected with T pieces and weeping pipes just east of the block wall. The flora in this area had literally choked the crusher and, according to the engineering drawings, was never supposed to have been in this area.



- All the flora was removed above the crusher bed as well as all the deposited debris. Once this had been completed, we noted that liquid effluent still dammed up against the block wall and was not draining through to the rest of the sewerage dam. It was clear that the remainder of the dam was choked by all the trees and bush that blanketed the dam east of the block wall.



- A decision was taken to remove all this growth east of the block wall. Tip & Truck were contracted in with their bobcat and bins to undertake this mammoth task. The excavated material was deposited in 6m³ bins and removed from site. The cost of this part of the clean-up amounted to just over R14400. Tip and Truck completed the clean-up on 23 February and removed a total of 78 cubic metres of plant material.



- Three channels were also excavated east of the block wall through the reedbed. This immediately resulted in liquid effluent draining through into the coarse sand material east of the block wall. This highlighted that the reedbed situated just east of the block wall was also totally overgrown and had also formed an impenetrable barrier. A 1 metre zone was subsequently cut in the reedbed just east of the block wall. This will also be treated with roundup to ensure no re-growth of the reeds adjacent to the block wall.



- The chlorinators have also been seeded with chlorine tablets to further improve the quality of the liquid effluent. To aid in further improving the quality of the liquid effluent end to ensure the bio granules, that are placed in the initial holding tanks monthly, operate as designed to, **all residents are requested to please ensure that only Biodegradable detergents and cleaning materials are used in the residences on the Estate.**
- The outstanding tasks include final clean-up and neatening of the area, repair of the breather pipes and perimeter fence. The fence will have to be replaced due to the damage caused by the excessive overgrowth. This will have to be budgeted for in 2022.
- The entire area will now be maintained in a good state of repair and according to the original design.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water.
- We clean the area at the N2 Vleesbaai turn off every 2 weeks.
- We continued with beach clean-up every Friday morning. On one of our clean-up sessions we again noted nurdles at the high tide water mark.



- Spilltech subsequently cleaned the beach area adjacent to Nautilus Bay on 4, 5, 16, 17, 25 and 26 February.



- The spraying of the Estate roads for weeds, including the East and West beach roads and parking areas, was completed during the first week of February.
- The bush adjacent to our pavement areas was trimmed back.
- On 10 February, Speedies Fire Services was on site to check all our Fire Hydrants and Fire Extinguishers. All the Hydrants were physically opened. Five of our fifteen hydrants could not be opened. According to Speedies this figure had increased from two hydrants last year. These two hydrants were among the five for this year. We immediately started treating the valves with Thermal shock unlocking spray and to date three of the valves are working again. All the hydrants will now be lubricated and opened on a quarterly basis. We cannot get surprises like this again. The bakkie sakkie was also tested and worked a charm. We also went through the process of placing the bakkie sakkie on the back of the Nautilus bakkie. The length of time this operation took was simply too long. We will have to do regular drills to get this operation down to acceptable time limits.



- The replacement of blown streetlights is undertaken as and when it occurs. Five were replaced during the month. Once again it was old energy saver globes that I replaced with LED globes.
- The pipe housing electric cables at the main entrance was sealed with an end cap.

Building Projects

- Unit 66 is still under construction and should be completed early in March.

Environmental

- Work has started removing the pockets of Rooikraans regrowth that have been observed in the residential area inside the internal firebreak. Our aim is to remove all cuttings in this area and to stop the practice of leaving the cuttings where they fall.
- I am busy negotiating with an outside contractor to help with the eradication of the Rooikraans in our Reserve area. One of the challenges is gaining access to the infested areas without destroying the natural bush. Our aim is also to ensure that everything that is cut down is removed from site.
- I met with Erich Goold from the Fransmanshoek Conservancy to establish closer working relationships and to also seek his perspective on how best to tackle the Rooikraans infestation. They also make use of outside contractors and are facing similar challenges as the re-growth is rife.
- I am in busy getting quotes to have our perimeter firebreaks along our western and northern boundaries, which are badly overgrown in areas, cleared. Tip and Truck that did such a stellar job for us at the sewerage plant have already been approached.
- Unfortunately, two owls were killed on the Vleesbaai road in front of our entrance. The owls were displayed on the grass patch adjacent to our entrance, which was very upsetting to several residents. We can only plead with everybody on the roads to be alert. Many of our tortoises have suffered the same demise.



- On 11 February, a foul smell was found to be emanating from the Petro SA manhole adjacent to our internal fire break. This was reported to Mr Mantoor at Petro SA. They gave the undertaking to investigate the matter. I examined the beach on 12 February and fortunately no residue was observed.

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 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 this coming month. The potholes at the entrance will also be repaired as we now have space to close off half the entrance at a time. This task was scheduled for February, but due to the sewerage plant crisis, will be undertaken in March.
- **Office upgrade:** The next phase of this project is to have the inside of the offices painted. We will first repair all the rotten skirtings and enclose all exposed cabling inside conduits.
- **Flags:** The Nautilus Bay flags were delivered and this time according to what was specified. Although heavy due to the 3 layers of material, they look great at our entrance. Please take note that the flags will be taken down in severe winds.



- **Garage conversion:** The altered areas around the old and new doors were touched up and given two coats of paint.

Water

- Water usage for the month of February was measured on 25 February. Water usage on the Estate decreased in February from 929kl in January to 656kl. Three units used over 50kl each. The overall decrease is because the holiday season has ended, and the occupancy of the units has decreased. The bulk water meter located at the reservoir that was found to be under reading last month was inspected by the Mossel Bay Municipality. We are awaiting their report.
- Basic water tariffs were increased from R191.77 to 247.31. These tariffs are now in line with the Mossel Bay Municipality tariffs.

Office

- Performance appraisals based on Key Performance Areas and Indicators have been drafted and are currently being considered. This will allow for better considered increases and bonuses.

Employees

- France and Colin were both issued with their annual salary increase letters.
- Our employees were off sick for three shifts during the month.

General

- Residents are reminded to place household waste in black bags and recyclables in blue bags. The municipality does not collect old building rubble such as tiles and other flooring materials. It does also not remove old furniture. Please dispose of such items at designated dumpsites.