

Estate Manager's Report - January 2021

Security

- No Major incidents to report for the month of January.
- The new portion of perimeter fence on the Eastern boundary adjacent to the fishing cottages is patrolled weekly. Nothing suspicious was observed during the month.
- The cameras monitoring the East and West beams encountered rotation and zoom issues. Wayne Bartlett from ATS Security Supplies reported that the controller/keyboard that controls the cameras had to be retired. A new controller has been ordered and will be installed first week in February.
- The boom at the western beach entrance will require a new baseplate as the welding attaching the boom to the baseplate has completely disintegrated. We will handle the repairs ourselves.



- The guards had to be reminded again not to throw foreign objects into the sewerage system as this caused blockages at pumpstation No 4.
- The SANDF was on site on 14 January to check the beaches. Their inspection literally lasted 5 minutes.
- The Estate encountered load shedding on numerous occasions during the month. The inverter and back-up batteries in the security office worked a charm and provided the required power during these outages. The two back-up batteries are currently able to provide two hours back-up power. Significantly longer outages will necessitate the installation of additional batteries. The two cameras will also get 12Amp back-up batteries in February at a cost of R540 per battery.
- Solar lights with motion sensors and day/night switches were installed at both of our beams and along the beach roads to provide additional lighting specifically at the beam areas when they are triggered at night. This will allow the guard on duty to better observe what has triggered the beam during night shift.



- On 19 January, a security meeting was held at Springer Bay. All the Estate Managers from the Estates in the area attended. A WhatsApp group has been established to specifically keep all informed of incidents in the area.
- A couple of residents continue to experience coms issues with the guard on duty, despite the installation of an aerial at the security office. This issue will receive the requisite attention.

Maintenance

- I continue to inspect all the pump stations, sewerage plant and internal firebreak weekly. The high level light was found to be burning at pumpstation No 4. The sump was pumped manually. During this operation it was discovered that there was air in the system and foreign objects were also discovered in the sump. These foreign objects originated from the security office. No issues were observed at the other pumpstations.
- During my first routine inspection I observed that some of the “Super Sewer” sumps at the sewerage plant were overflowing and that the level of liquid effluent in the soak away dam was higher than normal. I was informed that higher volumes in the system due to the holiday season could account for this and that something similar had been observed the previous year. This appeared odd given the fact that the Estate was only 40% developed. On further investigation it was observed that almost 75% of the soak away dam was bone dry and that only the first quarter had reeds growing in it.



Clearly the system was not operating as it should. To rule out any blockages the outflow pipes were lifted. It was discovered that some of the reducer connections were broken. These pipes were rodded and no blockages within these pipes were discovered. New reducer connections were installed. Two of the sump walls had to be demolished as the reducers were built into the walls. During this operation, the sumps were pumped empty and it was noted that effluent drained from the soak away back into the sumps. Clearly the reedbed was choked and effluent could not soak away as it should. Kobus Steyn arranged for engineering drawings to be obtained. According to these drawings the first 3 metres of the soak away are supposed to contain crusher and only reeds other side the block wall located at the 3m mark. The entire western side of the soak away is currently covered in reeds and weeds.



A trench will now be excavated from the edge of the soak away up to the block wall. This will indicate the condition of the crusher and the impact of the reeds and other weeds in this area. The incline of the outflow pipe will also be determined because of the ingress of effluent from the soak away into the sumps that was observed. Once the trench has been excavated, we will most likely have to remove all the reeds and weeds in this first section and ensure that the block wall is not clogged up. We will

also have to ensure that the liquid effluent flows through the block wall into the reedbed area, which is underlain by coarse river sand, thereby utilising more of the soak away, as it was originally planned. We have also seeded the plant with Bio-enzyme granules twice this month to aid with the break down of the sewerage.

- The water troughs located at the pumpstations were all cleaned and filled with fresh water. These areas were also sprayed for weeds.
- We clean the area at the N2 Vleesbaai turn off every 2 weeks.
- The beach is cleaned every Friday morning. On our first beach clean-up for the year, we collected 5 bags full of water bottles, cooldrink cans and empty beer bottles. These did not originate from the ocean but were left on our beach by our residents, their guests as well as fisherman. It is disheartening to see how we soil our own piece of paradise.
- Spilltech cleaned the beach area adjacent to Nautilus Bay from 8 to 12 January. Their main aim was to remove the spillage of nurdles in the vicinity of the high water mark.



- The path to the waterfall has experienced severe erosion over the past couple of years. This has caused damage to most of the terraces on the path. Some of the worst effected terraces were repaired in December. Wider planks will have to be installed on most of the terraces along the path as there has been erosion along the sides of the existing terraces. These repairs will be affected this year.
- The broken tiles at the office complex were removed, as this was causing damp in the storeroom. The area, which forms a ramp due to sagging in front of the office, was repaired with a mortar mix. The gaps around the office were also filled with this mix.
- Both brush cutters were taken in for servicing at Southern Cape Lawnmowers as we could not get them to start.
- All pavements, entrances at the main road and office complex, internal firebreak and beach roads have been cut with the brush cutters or sit on lawnmower.
- The main entrance road, main entrance, pumpstation areas and walkways have been sprayed for weeds. The spraying of the Estate roads has been started and will be completed first week of February, weather permitting.
- Shrubs adjacent to the beams were trimmed back as they were causing interference.
- Firefighting equipment will be serviced in February.
- All the infrastructure engineering drawings were obtained. These have been printed and bound in a booklet.

- The replacement of blown streetlights is undertaken as and when it occurs. One was replaced during the month. Once again it was an old energy saver globe that I replaced with an LED globe.

Building Projects

- Unit 66 is still under construction. The contractors re-commenced with building activities on 11 January as planned.
- Units 74 and 81 are having their snag lists attended to.

Environmental

- Pockets of Rooikraans regrowth have been observed in the residential area inside the internal firebreak. The amount and speed of the re-growth is staggering and will have to be constantly monitored and actioned. Our aim is to remove all cuttings and to stop the practice of leaving the cuttings where they fall.



- I believe we will require assistance to tackle the eradication of the Rooikraans in our Reserve area. Charl Wade from Working on Fire will be on site in February to do a site inspection and provide us with a quote.
- A meeting has been set up with Erich Goold from Fransmanshoek Conservancy to establish closer working relationships and to also seek his perspective on how best to tackle the Rooikraans infestation.
- On a recent inspection of the Western boundary fence, it was noted that the two track path running through our reserve area is badly overgrown. This will have to be cleared. The Western fence itself has been compromised at two locations. According to our workers these were used in the past by the Rooikraans eradication teams, who obtained access from the neighbouring property. These sections of fence will have to be repaired. Access to this area however remains a challenge.



- Our perimeter firebreaks along our western and northern boundaries are also badly overgrown in areas. It is clear that these have not been serviced in years. This too will require attention.



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:** Final plastering of the one remaining pillar at the main entrance was completed. This has now also been painted. The flowerbeds will receive a facelift during the cooler, wetter winter months.



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.



- **Office upgrade:** The remaining flashings were sealed on the office roof. No obvious roof leaks were observed after some light rain. The account for the roof repairs will now be settled.
- The live cable located outside the main entrance island was shortened and joined and is now out of harm's way. The wall on the inside of the main gate will be removed during the coming month to further improve visibility at the main gate area.
- **Flags:** Unfortunately, the Nautilus Bay flags that were collected on 22 December, were not as specified. These then had to be returned and we are expecting delivery the first week in February.
- **Garage conversion:** The Estate bakkie is now housed inside the storeroom after hours and over weekends. This was finally made possible after the driveway had been sufficiently excavated.



The beam filling in between the I beams is still outstanding. The affected areas have been painted with Elastocryl undercoat and only the final coat is still outstanding.

Water

- Water usage for the month of January was measured on 25 January. Water usage on the Estate increased in January from 840kl in December to 929kl. Five units used over 50kl each and one unit used over 100kl. The overall increase is because of the holiday season and increased occupancy of the units. The bulk water meter located at the reservoir was found to be under reading to the tune of 540kl. This discrepancy has been reported Eric Louw at the Mossel Bay Municipality.

Office

- The office router had to be replaced. Cyber South, our service provider, handled the installation.

Employees

- France and Colin were both issued with their annual sets of overalls and safety boots.