



Reserve Manager's Monthly Report

January 2022

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1. Building projects

- Third draft plans for unit 22 were submitted in January after the second draft fell short of the aesthetic requirements. The aesthetics committee will be reviewing the plans during the first week of February 2022.
- Unit 54 was completed in December and was occupied during the holiday period.
- At the 2021 AGM, owners voted in favour of the Home Owners Association pursuing the application to increase the floor area of homes at Nautilus Bay. The aim is to increase the total floor area to 570m², with 350m² as the maximum ground floor area and the top floor as 70% of the lower floor area. This will prevent double storey blocks being designed.

2. Environment

- Three beach clean-ups were conducted for the month. The beaches definitely have more pollution washed up than in previous months. We will clean the beaches weekly for the remainder of the summer months.



- A large adult seal and three juveniles washed up on our beach during the current reporting period. The adult seal was too large to move and bury ourselves. The municipality eventually appointed a contractor to bury the carcass. Please continue to report these deaths so that we can bury the carcasses and report our findings.



- I hosted a meeting on 3 February 2022 with the national Department of Forestry, Fisheries and Environment (DFFE) from Cape Town and the Mossel Bay Environmental department responsible for the management of the beaches. Mark Bowden and Rene Hodges also attended. This followed our request to make use of our Quad and trailer to remove large items, and dolphin and seal carcasses from our beaches. We had a very fruitful meeting and will henceforth be liaising very closely with Mushfigah Abrahams from the Mossel Bay Municipality when ever we have the need to get onto the stretch of beach from the Blinderivier to Springerbaai.
- The Clear-All herbicide we have been using to spray our roads to kill off the weeds, has proven to be less effective than Roundup. Glyphosate is still the main ingredient, but at a lower concentrate. It is also a systemic herbicide that the plant absorbs and then dies. It is not active in the soils. We will be trying out Gramoxone in the next two months, which makes use of paraquat poisoning whereby the leaves are “singed”. The aim is to move away from herbicides that have glyphosate as their main active ingredient but are still as effective as Roundup.
- We continue to note excessive mole activity in the firebreak adjacent to stands 69 and 68. This makes the cutting of this area with our sit-on lawnmower challenging.

3. Estate Projects

- **Main Entrance Road:** On 18 January we had a site visit with Petru Koen from Trucon. Trucon were involved with the beach roads in the Estate. They have provided us with a quote for the repair and sealing of the main entrance road.
- **Reserve Road and firebreaks:** We attempted to have the reserve road cleared with a bobcat in December but failed as the machine got stuck in the very loose sand at the beginning of the of the steep uphill section.



- We manually cut away some of the bushes along the first half of the road. We obviously need bigger machinery to tackle this task and are in the process of obtaining quotes to have the two-track road in the reserve cleared as well as the perimeter firebreaks. The first site visit has already taken place.
- **Office upgrade:** The inside of the office block will be painted during the first quarter of this year. The roof leaks that appeared after the heavy rains towards the end of last year will be repaired in February. The boardroom table has been completed and the new chairs have been delivered.
- We assisted Frans van der Pol with the installation of four solar panels during the first two weeks of the month. These will power the lithium-ion battery to ensure our security systems remain operational during power outages. The gates at our entrance have also been connected to the back-up system. To aid in the smooth operation of this system and to prevent unnecessary load on the system we have moved the kettle and microwave over to run permanently on the grid.

4. Water

- Water usage for the month of January was measured on 25 January. Water usage on the Estate decreased in January from 963kl in December to 429kl. Bulk water usage also recorded a decrease of 550kl when compared to the December period. No units consumed over 50kl for the month.

5. Employees

- Our employees missed 2 man day shifts due to illness.
- A total of 2 shifts were lost due to inclement weather and very strong winds.
- France returned from leave on 3 January and Colin returned from leave on 10 January.

- Both our employees were issued with new over-all's and work boots for the year.

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. The area around the holding tanks, gravel beds and perimeter fence were sprayed to kill off the weeds.
- Pumpstation No 3 was found to be overflowing on our return on 3 January. The fuses had to be replaced as well as the 3-phase supply monitor. On 20 January the Ultra-sonic depth sensor displayed a reading of over 2m, which indicated that the pump was not working. I was discovered that the isolator switch had burnt out. A new isolator switch was purchased and replaced on 21 January. Frans van der Pol assisted us with the repairs.



- At pumpstation No 4 the soft start had to be replaced early in December after it had burnt out. The Pump however continued to display “high level” and “trip” warning lights. The pump had indeed tripped, but the “high level” warning light remained illuminated. The float switches were removed from the sump, cleaned, and manually checked for their operation. Their wiring was also checked. All was found to be in order. The alarm lights will be monitored during the coming month.
- I am happy to report that the power failure on 30 January did not affect our pumpstations. I checked all the pumps on the 31st. It remains to be seen what effect the planned outages will have.

I will continue to stress 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. I would urge residents to put up signage in guest toilets to make guests aware of our natural sewerage system.

- The water troughs located at the pumpstations were all cleaned and filled with fresh water at the beginning of the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The refuse cubicles at our main entrance had to be cleaned after the holiday period due to the excessive spillage.
- New blades were purchased and installed on the sit-on lawnmower
- The roads in the Estate have been sprayed to kill off the weeds as well as the areas around our pumpstations. The western beach road and parking area has also been sprayed. The main entrance road verges will be sprayed in February.
- The verges, entrance, main entrance, and internal firebreak were all cut with the brush cutters and sit-on lawnmower.

7. Security

- No Major incidents to report for the month of January.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages during my inspections.
- I am happy to report that the quality of the night shift patrols was of a very good standard during the month.
- Residents are requested to please report any security issues to myself or Mark Bowden.
- The bicycle and torch had to be replaced during the month due to breakdowns.
- Frans and myself spent almost 6 days repairing and replacing cables on our beam/camera system. The practice of putting a plaster on a septic wound finally caught up with us. The system had been butchered to such an extent that not even the experts could repair the system they had been working on for the past 10 years. A cable can only be joined so many times before it becomes a dud.
- The wiring in the security office was also stripped and re-wired because it looked like spaghetti, and nothing was labelled. The main sleeves adjacent to the office has to be opened up so that we could run new cables. These sleeves had been hacked into in the past allowing for the ingress of sand and water.



- I am pleased to report that all the beams and cameras are operating. Only one buzzer in the security office still needs to be repaired.

8. General

- Residents are requested to ensure all doors and windows are closed and locked before returning home after the holidays.