



Reserve Manager's Monthly Report

March 2022

Index

- 1. Building projects 3
- 2. Environment..... 3
- 3. Estate Projects 4
- 4. Water 5
- 5. Employees 5
- 6. Maintenance Performed 6
- 7. Security 8
- 8. General..... 9

1. Building projects

- Unit 75 started with building operations at the beginning of March.
- Unit 34 submitted amended plans at the end of February. These were reviewed and approved by the aesthetics committee early in March.
- Unit 32 is due to start with building operations in April.
- A meeting was held with Deon Nel at the end of March. The application was discussed, and the outstanding supporting documents from the Civil Engineers will be completed by the end of the first week in April. The application will then be submitted mid-April.

2. Environment

- Three beach clean-ups were conducted for the month. Overall, the beaches were not that badly soiled with between 1-3 bags being collected per occasion. The beach to the west of our western beach entrance was also cleaned. We will reduce our frequency of beach clean ups if this positive trend continues.
- We continue to note excessive mole activity in the firebreak adjacent to stands 69 and 68. These were raked flat during the month.
- We are investigating the possibility of changing the fire hydrants from below surface to above surface hydrants to ease maintenance and operation of the hydrants. To this end we opened one of the underground hydrants in February to confirm the connections to the main water line. This has highlighted exactly what will be required to make the change. As soon as Speedies submit their quote, we will be in a position to make a final informed decision.
- Golden orb spiders are hard at work making their sturdy webs all over the Estate. Our main entrance on the Vleesbaai road is a perfect example of this.



- It appears that the bush pig has returned to do some “gardening” along our internal firebreak.



3. Estate Projects

- **Main Entrance Road:** On 28 March Exco approved the quote from Trukon for the repair and sealing of the main entrance road. The deposit will be paid in April and the repair of the cracks, road verges and “crocodile cracking” will start towards the end of May. The application of the slurry layer and final sealing of the road will take place in September when the conditions are warmer and more suitable.





- **Reserve Road and firebreaks:** Trukon will provide us with a quote for the rehabilitation of the two-track road in the Reserve area as well as the perimeter fire breaks. They have the right machines for the job, namely road scrapers and bulldozers.
- **Office upgrade:** The inside of the office block will be painted as soon as the roof leaks that appeared after the heavy rains towards the end of last year have been repaired.

4. Water

- Water usage for the month of March was measured on 25 March. Water usage on the Estate decreased in March from 555kl in February to 522kl in March. Bulk water usage also recorded a decrease to 570kl compared to the February bulk usage figure of 600kl. The bulk usage figure is more than the residential consumption as the office block and pumpstations do not have water metres to measure their consumption. We will start with a process to rectify this. If usage is not measured it cannot be controlled. Two units consumed over 50kl for the month, both with swimming pools.

5. Employees

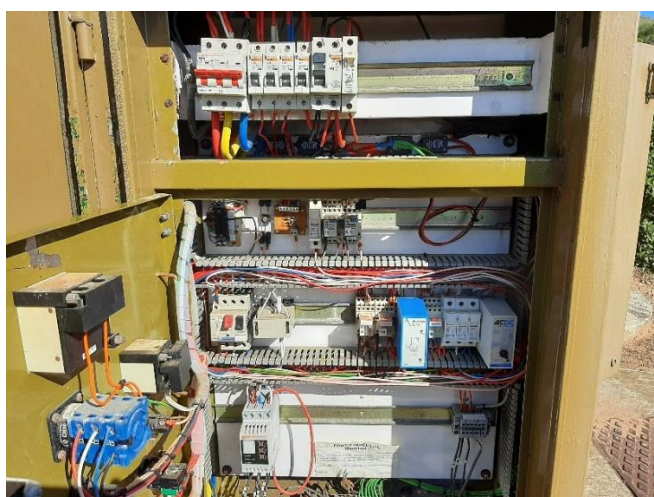
- Our employees missed 8-man day shifts due to illness and leave.
- A total of 2 shifts were lost due to inclement weather.

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. The area around the fence surrounding the sewerage plant was pruned.
- The following breakdowns were experienced at our pumpstations during the month: On 15 March the power was down from 11h00 to 15h00. Following this outage, I checked all the pumpstations. At pumpstation No 1 I had to replace three fuses after which I pumped the sump manually until it switched off automatically. At pumpstation No 2 all was in order. At pumpstation No 3 I replaced all the fuses and reset the trip switch. I could only empty the sump by manually depressing the relay. After further investigation with the assistance of Frans van der Pol we discovered that the pump seal monitor and power supply monitors had blown. These were replaced but the pump would still not pump on auto. We then narrowed down the problem to the ultrasonic sensor. The relay in the ultrasonic sensor was not sending power to the auto switch for the pump to start. A replacement is on order and in the meantime, I empty the sump manually. At pumpstation No 4 the high-level light and trip light were on. I reset the trip switch and pumped until the high-level light switched off.

Two new pump seal monitors and power supply monitors were ordered and collected from EMTEC.

We are in the process of obtaining quotes for the replacement of the current pumpstation electronics with simpler more robust electronics as well as 0-volt circuit breakers to protect the pumpstation electronics. We are also looking at communication systems to alert us should there be a problem at our pump stations.



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 twice during the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The firehose that burst during testing in February has been replaced.
- The trees and shrubs along the path to the waterfall have been cut back. This took all of 5 shifts.
- The trees and shrubs along our North-eastern perimeter fence were pruned. This took all of 4 shifts.
- Several items collected during our beach clean ups were removed from our refuse cubicles and placed in the waste bin. The cubicles had to be cleaned on two occasions during the month due to the spillage of refuse during the loading process by the municipality.
- One of the planks at the viewing deck which had split and posed a danger was attended to. Thanks to Dirk vd Beke for alerting us to this.
- Seven globes were replaced during the month. Of these three were still of the old energy saver type and 4 were LED globes.
- On the 9th of March mini sub No 2 was damaged to such an extent that it had to be replaced. We were alerted to this because the western side camera has stopped working and pumpstation No 2 was also without power. The municipality first tried to replace the fuse that had blown but it tripped again. They discovered that one of the main cables had burnt and when this was repaired it continued to trip. A generator was supplied to provide temporary power to the units affected. The min sub was replaced the following day.



- We had to replace the residents gate motor battery.
- Topsaw collected the zero-turn lawnmower, chainsaw and brush cutter for servicing. I discovered that the lawnmower had never been serviced. These machines will be returned first week in April.

- I have reported the faulty Duinesig streetlights to the municipality on three different occasions without any response. I will try the head of Technical Services next.
- Allport were on site to repair the faulty sliding window rollers, security office front door, main office door and replace the broken glass of the kitchen door.

7. Security

- No major incidents to report for the month of March.
- The pillar that was knocked over at our entrance last month was demolished and the rubble placed in a waste bin. The insurance claim was finally settled, minus the excess, at the end of March. The pillar can now be rebuilt.
- 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.
- Residents are reminded to please inform security as well as myself or Mark should any contractor or service provider be required to work after 18h00. If this is not done, they will be asked to leave immediately.
- The residents gate at our main entrance required a new set of rollers, as the bearings on the old set were way past their best. This had caused the gate to sag and could subsequently not close properly. When replacing the rollers, we discovered that the original set did not have the correct bearing pin for the roller wheels. We straightened the gate at the same time. We also replaced the PC board as we could not set the gate limits. The original PC board was repaired. This gate will be removed in the near future for maintenance as it is showing signs of rust.
- The east side camera stopped working and it was discovered that the video feed was not working. The back up battery was found to be faulty. This was replaced. The camera worked for a week and then stopped again. It now appears that the DC power pack is also faulty. This will be replaced first week in April.
- The leaking toilet bowl in the security office was repaired.

8. General

- Residents are requested to ensure all doors and windows are closed and locked before returning home after the holidays and upcoming Easter weekend.
- We have changed internet service providers at the office complex. We have made the switch to Local Link and realized a saving of R120 per month.
- Residents are requested to please adhere to our speed limits, in particular along our main entrance road, where the speed limit is 60km/h. Our precious fauna is paying the price.



- Thanks to Raoul Hodges and Status Mark for arranging a debit card for the purchase of items required for maintenance not available at Agri.
- Residents are reminded that under no circumstances may fires be lit in the open, as happened under the trees adjacent to the west side parking area.

