



Reserve Manager's Monthly Report

April 2022

Index

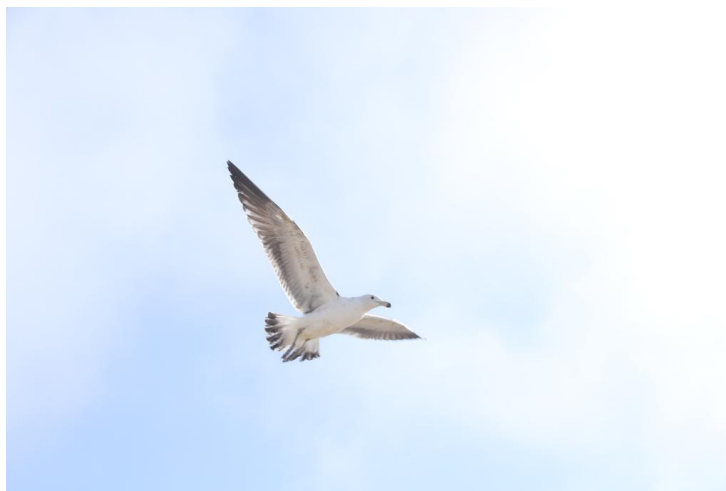
1.	Building projects	3
2.	Environment.....	3
3.	Estate Projects	4
4.	Water	5
5.	Employees	5
6.	Maintenance Performed	5
7.	Security	8
8.	General.....	9

1. Building projects

- Unit 75 is fast approaching wall plate height and progressing well.
- The outstanding supporting documents from the Civil Engineers were obtained and forwarded to Deon Nel. A summary of footprints of all the units was also supplied. The final document for the application to enlarge the total floor area of the units at Nautilus Bay was finalised and sent for comment. After final tweaks the document was submitted at the end of April.

2. Environment

- Two beach clean-ups were conducted for the month of April. Overall, the beaches were not that badly soiled with between 1-2 bags being collected per occasion. The beach to the west of our western beach entrance was also cleaned. We will reduce our beach clean ups to every second week during the winter months. A big thank you to our residents as well as their guests for assisting to keep our beaches clean. I personally saw guests removing refuse from our beaches. This attitude gives one a warm fuzzy feeling.
- 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. We are still waiting on Speedies to submit their quote, and once received we will be in a position to make a final informed decision.
- During our beach clean ups several sick seagulls were observed. Residents have also reported the same. We took the sick birds to Rene, who together with her team at SAPREC, doctored the birds back to health. Several of the birds were released adjacent to our western beach entrance. I would like to give a huge shout out to Rene for all her efforts in this regard.



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 was 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 was on site to recce the area and have provided 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 also given us an indication of costs should we make use of their services for an annual clean up with a road scraper.
- **Office upgrade:** The inside of the office block will be painted as soon as the roof leaks have been repaired.

4. Water

- Water usage for the month of April was measured on 25 April. Water usage on the Estate increased in April from 522kl in March to 647kl in April. Bulk water usage also recorded an increase to 700kl compared to the March bulk usage figure of 570kl. The increase month on month is predominantly due to the unit that recorded a usage figure of over 100kl for the month. 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. One unit consumed over 100kl for the month due to the filling of a swimming pool and a faulty irrigation system.

5. Employees

- We lost 4-man day shifts due to our employees being off sick.
- A total of 3 shifts were lost due to inclement weather.
- 3 shifts were lost due to public holidays.
- A meeting was held with Colin and France to sort out their poor time keeping and excessive sick leave of late. They have 30 days sick leave in a three-year cycle and are in danger of depleting these days well before the three-year cycle is over. They were reminded of the procedure and terms stipulated in their employment contracts.

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 pumpstations operated without any glitches. Pumpstation number 3 was pumped manually each day during the month while we wait for the replacement ultrasonic sensor, which was found to be faulty during last month's outages.



- The device has been delivered and is currently being programmed and wired by Frans van der Pol.
We will at the same time install more robust electronics as well as 0-volt circuit breakers to protect the pumpstation electronics. We will test the new electronics at pumpstation number 3 and if proven to be reliable we will roll this setup out to the other three pumpstations. We are also looking at installing communication systems to alert us should there be a problem at our pump stations.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water during the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly. We collected 5 bags of rubbish during our latest clean up.
- The refuse cubicles had to be cleaned once during the month due to the spillage of refuse during the loading process by the municipality.
- Twelve globes were replaced during the month. Of these six were still of the old energy saver type and the rest were LED globes. It appears the LED globes have a life span of about 2 years.
- The residents gate motor PC board was re-programmed because it was acting up and not operating consistently. Thanks to Frans for his assistance in this regard.



- Topsaw delivered the zero-turn lawnmower, chainsaw and brush cutter after servicing. I discovered that the lawnmower had never been serviced. This will now be serviced annually.
- The faulty Duinesig streetlights were finally repaired by the municipality. It appears the fault was due to a faulty contactor in the mini-sub.
- Allport have been requested to replace the security office front door glass which was damaged by the sliding gate.
- The bushes along the Eastern beach road were cut back. This took all of 5 shifts.
- All the verges in the Estate, the area around the office complex, the area outside our main entrance and the area adjacent to the western parking area were cut with the sit on lawnmower and brush cutter. The area in front of the refuse cubicles and Vleesbaai road entrance was also cut. This took all of 4 shifts.
- The trees adjacent to the western parking area were pruned as several branches were hanging close to the ground.
- The parking area at the office was sprayed for weeds.
- A path was cut in the dry riverbed in the reserve area to allow easier access from marker E to the beach. This area is badly overgrown with Rooikrans.
- I repaired the jammed starter rope on the husky brush cutter
- The Stihl brush cutter has been sent in for repair and will require a new carburettor.

- A screwdriver set has been purchased for maintenance purposes.

7. Security

- One incident to report for the month of April. On 26 April an intruder entered our Estate along the north-eastern boundary fence. He proceeded to walk along the eastern beach road and stole two of our solar lights.



He walked around the beam as it was very visible during the day. He was confronted by one of our residents who was returning from some fishing. He was questioned, a photo was taken of the intruder and he was sent on his way. He did not have an ID on him. The resident tried to contact security but was not successful due to poor signal at the eastern beach entrance stairs. The intruder proceeded to walk along the beach heading towards Dana Bay. I alerted Moquini, who spotted him along one of their boundary fences later that day. If at all possible, such intruders should be brought to the security office or security should be contacted so that they can deal with the intruder. Thanks to the residents for their efforts during this incident. Following on from this incident we will investigate the possibility of getting infra-red cameras and or wide angle infra-red beams for our two beach entrances.

- Y 10 rebar was purchased so that the new pillar that was knocked over can be re-inforced and filled with concrete. The pillar will be re-built in May. Apologies to all for the delay.
- 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 DC power pack that was found to be faulty at the East side camera was replaced. This camera is now working as expected. Thanks to Frans for his help in this regard.



- A spotlight has been purchased for the main entrance area. This will be installed in May.
- Discussions were held with Springerbaai regarding security measures employed at the two Estates.

8. General

- Residents are requested to please ensure that their service providers adhere to our speed limits, in particular along our Estate roads, where the speed limit is 30km/h. Our precious fauna is paying the price.
- Some fantastic sightings have been reported of our fauna and flora. We are truly blessed to be on this piece of heaven on earth.

