



Reserve Manager's Monthly Report

June 2022

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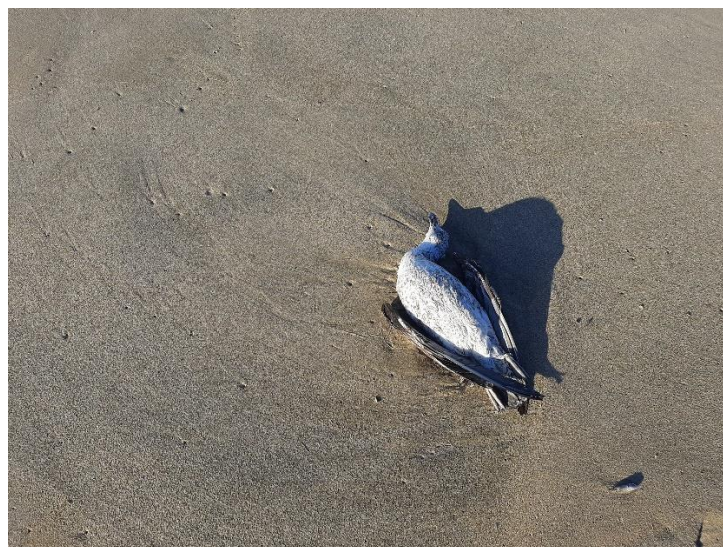
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1. Building projects

- At unit 75 the gable walls were built, concrete slabs were cast and plastering was started.
- Building plans for unit 19 have been received and will be reviewed by the Aesthetics committee early in July.
- The notice that was placed in the local newspaper for comment on “The Amendment of Conditions of Approval and Permanent departure, Portion 1 of Farm Klipfontein No 344, Nautilus Bay”, allowed for a 30-day period for public comment. This period ended on 27 June. Government departments now have until 26 July to submit their comments on the application. Once the municipality has received and reviewed all comments, it will forward these comments to the HOA’s instructed town-planner for reaction and comment. The application, the motivation report, and the HOA’s response to any objections raised are then considered by the municipality and submitted to a tribunal for a decision.

2. Environment

- Two beach clean-ups were conducted for the month of June. Overall, the beaches were found to be very clean with less than one bag of rubbish being collected per occasion. We will continue doing our beach clean ups 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. We do however continue to find sick seagulls as well as a couple of carcasses. The sick seagulls were once again passed onto Rene who nursed them back to health.



- The risers and above surface hydrants have been manufactured by Woodlands and Tovi engineering. These items will be delivered by Mid July, where after

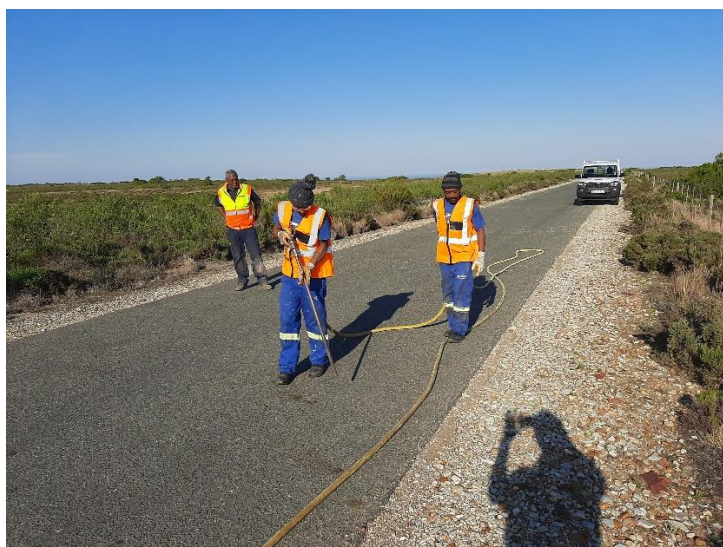
we will start with the installation. Thanks to Mark Bowden who is assisting us with the transporting of the units from Gauteng.

- We have started treating the nuts and bolts of each hydrant in preparation for their removal.
- Hazardous waste was dropped off at the municipality.
- Porcupines have been feasting on our aloes. Several aloes have had their crowns eaten.



3. Estate Projects

- **Main Entrance Road:** Trukon started work, which included cleaning of the road surface and cracks with compressed air, sealing of the cracks with liquid tar and crusher dust and repair of the eroded verges. The residents entrance on the inside of the Estate was repaired and now works a treat. Water had seeped in under the old tar which led to cracking and sagging.





- **Reserve Road and firebreaks:** A meeting was held on site with Werner Laufs from the Mossel Bay Fire Department to discuss our vision for the reserve area as well as their requirements regarding fire prevention measures. Our firebreaks need to be at least 3 metres wide with a 2-metre zone where the bush is no higher than 1 metre. This zone must be on the side of the firebreak where a fire is most likely to come from. This applies to our internal and perimeter firebreaks. The Mossel Bay fire department does not prescribe how these firebreaks are to be made or maintained. Our firebreaks are generally wide enough but will have to have some of the adjacent bush trimmed lower.
- **Office upgrade:** The inside of the office block will be painted once the roof leaks have been repaired.

4. Water

- Water usage for the month of June was measured on 27 June. Water usage on the Estate increased in June from 499kl in May to 527kl in June. Bulk water usage also recorded an increase to 560kl compared to the May bulk usage figure of 510kl. The variance between bulk usage and residential usage also increased from 11kl in May to 33kl in June. The increase month on month is predominantly due increased occupancy on the Estate and the fact that the readings were taken on the 27th. The bulk usage figure remains higher than the residential consumption as the office block and pumpstations do not have water metres to measure their consumption.

5. Employees

- We lost 10-man day shifts due to our employees being off sick and on leave.
- A total of 2.5 shifts were lost due to inclement weather.
- 1 shift was lost due to a public holiday.
- We purchased winter jackets for Colin and France.

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 adjacent to the sewerage dam and crusher section were sprayed for weeds.
- Pumpstations 1 and 2 operated without any glitches during the month. Pumpstation number 3 was pumped manually each day during the month while we wait for the replacement ultrasonic sensor and associated electronics to be assembled and programmed by Frans van der Pol.
- During the two major power outages experienced on the Estate from 11 to 13 June as well as 29 June, we switched the pumps off in the hope of protecting the electronics once power was restored. These outages did not cause any breakages, but the continuous load shedding resulted in damage to the soft start and power monitors at pumpstation No 3. A replacement soft start was installed, which was found to be defective. This has subsequently been returned to EMTEC. Pumpstation No 4 also experienced a short, which still needs to be repaired.
- 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 refuse cubicles had to be cleaned once during the month due to the spillage of refuse during the loading process by the municipality.

- New Nautilus Bay Flags were delivered at the end of June.
- A flowerbed has been created on the embankment around the parking area at the office complex. The plan is to expand this to other areas around the entrance and office complex area.
- A paved footpath was created around the back of the store.
- A paved driveway was also created in front of the garage.
- Several stormwater diversions were made along the reserve road to prevent further erosion of the steeply inclined section at the start of the road.
- Some of our stop signs will require replacing because of corrosion.



7. Security

- No major incidents to report for the month of June.
- Mark and I had a meeting with Anton van Wyk from Niqua. We agreed to change the shift times from 04h00 and 16h00 to 08h30 and 20h30. This will allow for patrols to be conducted to just before the contractors arrive on site. The other changes made impact the contractors and service providers entering the Estate. All vehicles must have some form of branding on them; workers must wear bibs or branded clothing and random breathalyser testing will be conducted. All contractors and their workers must sign in and be issued with a Nautilus ID card. Letters were given to all contractors and service providers informing them of the changes. These changes are effective from 1 July. Residents are also requested to ensure that their service providers are aware of these new regulations.
- We have had a couple of meetings with service providers regarding possible technical enhancements to our current access control systems. These include vehicle number plate scanning devices, vehicle licence scanners and ID scanners as well as vehicle tags and scanners. These are currently being reviewed by Exco.

- The East and West cameras were found to be off during the repetitive loadshedding events. This was due to the backup batteries having insufficient time to re-charge. Once charged they work just fine.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages during my inspections. I inspected the entire east section, and this stretch of fence will need to be replaced within the next two years. Corrosion is taking its toll.
- 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.
- Building of the new pillar at the entrance was completed. It will be plastered first week in July. Thanks to Andre Els for his assistance.
- A spotlight was installed at the entrance to illuminate the area outside our entrance.
- Globes were replaced inside the guard room.

8. General

- The aloes on the Estate, big and small, are looking splendid with their bright orange flower spikes.





- We urge residents to please make use of the blue bags for re-cycling. This includes paper, cardboard, tin, glass and plastic items. No polystyrene please.