



Reserve Manager's Monthly Report

May 2022

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1. Building projects

- Unit 75 should have its brickwork completed by mid-June.
- A notice 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”. The amendment of conditions of approval is to allow for a maximum floor area of 500m² per dwelling unit. The permanent departure is to allow for an increase in the maximum floor area from 250m² to 500m². A period of 30 days has been allocated for public comment.

2. Environment

- Two beach clean-ups were conducted for the month of May. 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.
- The quotes for the risers and above surface hydrants were finalised. Woodlands Engineering will supply Brass 80 x 60mm right angle hand wheel hydrants with a single lug instantaneous outlet with galvanised flanges. Tovi Engineering will supply 80mm diameter, 1700mm long galvanised risers with threaded flanges. These items will be delivered in early June, where after we will start with the installation.
- We continued to find several sick seagulls during our beach clean ups. We took the sick birds to Rene, who together with her team at SAPREC, doctored the birds back to health. I would like to give a huge shout out to Rene once again for all her unselfish efforts in this regard.

3. Estate Projects

- **Main Entrance Road:** A follow up site visit was held with Petru from Trukon towards the end of May. This was to agree on suitable sites for the storage of equipment and sites for materials. The first loads of material have already been delivered. Work on the road is planned to start within the next month.
- **Reserve Road and firebreaks:** A meeting and site visit has been scheduled for the first week in June 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.
- **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 May was measured on 25 May. Water usage on the Estate decreased in May from 647kl in April to 499kl in May. Bulk water usage also recorded a decrease to 510kl compared to the April bulk usage figure of 700kl. The variance between bulk usage and residential usage also decreased from 53kl in April to 11kl in May. The decrease month on month is predominantly due less people on the Estate and the fact that no units consumed over 100kl. 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 2-man day shifts due to our employees being off sick and on leave.
- A total of 2 shifts were lost due to inclement weather.
- 1 shift was lost due to a public holiday.

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 sewerage dam and crusher section were cleared of unwanted shrubs and weeds. The dam is about 50% covered with well established reed beds. Currently the sewerage does not seep further into the dam than halfway.
- 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 and associated electronics to be assembled and programmed.
- The device is currently being programmed and wired by Frans van der Pol. We will at the same time install more robust electronics as well as 3 pole, 60A 0 tolerance circuit breakers. These circuit breakers trip instantaneously if a fault is detected. EMTEC has provided with a quote for these circuit breakers, which is currently being considered by Frans van der Pol. 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.
- The refuse cubicles had to be cleaned once during the month due to the spillage of refuse during the loading process by the municipality.
- The residents gate motor PC board was checked because it was acting up and not operating consistently. A loose connection was at fault. A spare PC board has been purchased as a replacement for these ageing items.
- PG Glass replaced the security office front door glass which was damaged by the sliding gate. They responded the same day. Allport that was originally requested to do the work was a no show.
- The parking area at the office was sprayed for weeds.
- The areas around the pumpstations were sprayed for weeds.
- The Eastern beach road and verges were sprayed for weeds.
- The Eastern beach road verges were cut with the brush cutter.
- We are in the process of getting new Nautilus Bay Flags, as the first set has seen better days.



- The main entrance road verges were sprayed for weeds.
- The bakkie was serviced at a cost of R4913. In my opinion rather expensive for a basic service.
- A back up soft start has been purchased for the sewerage pumps.
- A flowerbed is being created on the embankment around the parking area at the office complex.



- All the roads in the Estate have been sprayed for weeds. This took 4 shifts to complete.
- The western beach road and parking area have also been sprayed for weeds. A new acid-based weedkiller was also tested on a portion of the parking area adjacent to the western beach entrance.
- On 24 May the CT transformer just outside our main gate had one of its cables burn out. The power was off for two hours while Eskom repaired the cable. I switched off all the pumps first thing in the morning to protect the pump electronics as only two of the three phases were operational. Happy to report that none of the pump stations experienced any damage.
- The main entrance road verges were cleaned of all litter.
- I replaced the office blind that was damaged by mice.
- The western beach road close to the beach entrance was cleaned of all sand that had washed onto it as a result of the rains we experienced.

7. Security

- No major incidents to report for the month of May.
- The East and West cameras were found to be off during the repetitive loadshedding events. This was due to the back up 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 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.
- I installed new conduits and re-bar for the new pillar. Building of the new pillar finally commenced on 1 June. Thanks to Andre Els for his assistance.



- Residents are reminded of conduct rule 17.9, which states: No day visitors or invitees of members may be allowed onto the Reserve unless they are house guests on the Reserve of the members or of the tenants of the members, or unless they are accompanied at all times by the member. This means that your friends cannot gain access through Nautilus Bay to come and fish if you are not on the Reserve.
- The mesh roof over the refuse cubicles was cut to gain access to the refuse.



8. General

- The aloes on the Estate are looking splendid with their bright orange flower spikes.
- As second picnic set was purchased and placed at the viewing deck.



- I had the opportunity to meet with Bart Impens while he was on the Estate. He shared his experiences and visions of Nautilus Bay, which provided with me some great insights. Thanks again Bart.
- 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.