



Reserve Manager's Monthly Report

Aug 2022

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1. Building projects

- At unit 75 final finishes are being completed. Temporary occupation has been granted by Mossel Bay Building Control.
- First draft Building plans for unit 13 were received and reviewed by the Aesthetics committee on 1 September. Changes need to be made to bring the design in line with our guidelines.
- Unit 43 painting and renovations have been completed. The final colour scheme looks stunning.
- Unit 15 painting of the exterior and interior has also been completed. The new colour scheme looks great.
- "The Amendment of Conditions of Approval and Permanent departure, Portion 1 of Farm Klipfontein No 344, Nautilus Bay", allowed for comment from all Government departments by 26 August. Feedback received from the Municipality has indicated that no further objections were received in connection with the advertising of our application. We can therefore now proceed to deal with the objections received from Environmental affairs.
- A letter was sent out to Owners to once again request that as built plans for units exceeding the 250m² be submitted to the Aesthetics committee. These plans will potentially be required as supporting documentation for our application for enlargement. Thanks to those who have responded.

2. Environment

- Two beach clean-ups were conducted for the month of August. Overall, the beaches were found to be very clean with barely half a bag of rubbish being collected per occasion. We will continue doing our beach clean ups every second week for as long as current conditions remain. A big thank you to our residents as well as their guests for assisting to keep our beaches clean.
- A bushbuck was found entangled in our boundary fence west of the office complex. We removed and buried the buck. Thanks to Markus and his family for reporting it.
- We have completed the opening up of the fire hydrant valves on the Western and Central portions of the Estate. Three are still outstanding on the Eastern portion of the Estate. As soon as these have been completed, we will start with the actual installation of the new hydrants. Hemp and jointing compound have been purchased to seal the flanges to the risers.
- While inspecting the Eastern boundary fence, I observed 5 male bushbuck, 2 grey duiker and one bat eared fox, all in really good condition. This despite our low rainfall for the winter period.
- We removed a large rooikraans adjacent to the internal firebreak on the western side. It took 2 bakkie loads to remove.
- We also removed rooikraans along our main entrance road.

- The internal firebreak will have to be re-routed on the western side as it transgresses erwen 17, 18, 21 and 22. The manholes belonging to these erwen are currently situated in the firebreak. I have scouted the area and have identified where the new route will need to be cut. The area on the northern slopes is very steep so only a narrow footpath will be possible in this area.



3. Estate Projects

- **Main Entrance Road:** No work was done on the entrance road during July and August due to the cold weather. The forecast is for work to re-commence in September when conditions are warmer, which allow the tar to dry.
- **Reserve Road and firebreaks:** We will schedule a meeting in September with Department of Environmental Affairs to discuss our vision and requirements for the Reserve area. Diaries could not be co-ordinated in August.

4. Water

- Water usage for the month of August was measured on 25 August. Water usage on the Estate increased in August from 381kl in July to 399kl in August. Bulk water usage also recorded an increase to 475kl compared to the July bulk usage figure of 410kl. The variance between bulk usage and residential usage also increased from 29kl in July to 76kl in August. The main reason for this variance is as a result of the water leak we experienced on 18 August adjacent to stand No 10. An entire length of pipe had to be replaced as it was split.



- We experienced another leak adjacent to stand No 42 on 30 August, which will surely have an impact on our bulk variance figure in September. These leaks were as a result of the opening up process of the fire hydrants.
- Our main feeder line west of the Vleesbaai road burst on 8 August. Hennie Pienaar, our neighbouring farmer, showed me the leak. I reported it to the municipality, who repaired the leak within a couple of hours. That is service excellence.



5. Employees

- We lost 7-man day shifts due to our employees being on leave, strike action and a public holiday.
- A total of 2 shifts were lost due to inclement weather.
- A meeting was held with our employees to sort out poor timekeeping and abuse of sick leave.

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.
- 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.
- We have received quotes from EMTEC for 63A 3pole B curve circuit breakers to protect our pumps during periods of fluctuating power supply. These will be collected second week in September.
- We are in the process of sourcing quotes for a three phase 15Kva standby portable generator for the pumpstations in the event of extended periods of loadshedding or cable theft. Prices start at around R36000 for a 12.5Kva 3 phase generator.
- 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. Four bags of refuse were collected this past month.
- The refuse cubicles had to be cleaned once during the month due to the spillage of refuse during the loading process by the municipality.
- Two broken treads of the stairs going down to the store were repaired. This entire staircase will have to be rebuilt as it is creeping down the hill.
- Twelve street light globes were replaced during the month. There are still several lights that are down. These will be repaired soonest.
- The bakkie license was renewed. As soon as we get the original RC1 document, we will transfer the bakkie onto the Estate's name.
- On 24 August our employees could not get to their pickup point. I subsequently loaded the refuse. This is another request to owners to please only deposit household refuse in the blue and black bags. The municipality does not remove wooden pallets, building rubble, old tiles, curtain rods and the like.

7. Security

- No major incidents to report for the month of July.
- 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 actual entrance gates require cleaning, rust treatment and re-painting. This will be undertaken as soon as the fire hydrants have been installed.
- No feedback as yet from Electronic Services with regard to our spare Gate motor PC board that was sent in for repair.

- We installed a new junction box at the main gate as the other two steel units had completely rusted through. The new box and gate motor battery boxes were painted and all out of use materials removed. It certainly looks a lot neater now.



8. General

- 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.
- We also request that owners remove all polystyrene from boxes and place it in the black bags.
- I have included some pics of the big tortoise and male bushbuck, that frequent the area around the office complex, a beautiful rainbow and the canola fields as you turn onto the Vleesbaai road.



