



Reserve Manager's Monthly Report

July 2022

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1. Building projects

- At unit 75 brickwork and plastering has been completed, the roof has been 90% completed and painting has started. Completion is estimated to be end of August.
- Building plans for unit 19 and 12 were received and reviewed by the Aesthetics committee on 13 July. Both plans were approved after minor tweaks.
- Unit 43, where painting and renovations are underway, was requested to tone down its street facing feature wall. The final colour scheme looks stunning.
- Unit 15 is also busy painting both the exterior and interior. The new colour scheme looks great.
- Unit 17's building platform has three Milkwood trees that will need to be relocated. The owners will proceed with the requisite permit applications once their plans have been approved.
- "The Amendment of Conditions of Approval and Permanent departure, Portion 1 of Farm Klipfontein No 344, Nautilus Bay", allowed for comment from Government departments until 26 July. Feedback received has indicated that these departments have 60 days to comment, so final comments will have to be submitted by 26 August. Once the municipality has reviewed all comments, it will forward these comments to Nautilus Bay HOA for reaction and comment.
- Owners are once again requested to ensure that as built plans for units exceeding the 250m² are submitted to the Aesthetics committee. These plans will potentially be required as supporting documentation for our application for enlargement.

2. Environment

- Two beach clean-ups were conducted for the month of July. Overall, the beaches were found to be very clean with half a 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. We also noted dead juvenile puffer fish. Rene again released seagulls that she had nursed back to health.
- The risers and above surface hydrants that were manufactured by Woodlands and Tovi engineering, were delivered in George and collected there. Thanks to Mark Bowden for his assistance with the delivery of the said items from Johannesburg to George. Installation is due to start in August.
- The internal firebreak will have to be re-routed on the western side as it transgresses erven 17, 18, 21 and 22. The manholes belonging to these erven are currently situated in the firebreak. This will be a challenge as the terrain to the west of the current location is steep. The area to the north of erf 17 is high impassable due to the steep terrain (see photo below).



- We spent a week clearing all the Rooikrans from the area inside our internal firebreak. We removed four bakkie loads of cuttings.



3. Estate Projects

- **Main Entrance Road:** No work was done on the entrance road during July 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 August with Department of Environmental Affairs to discuss our vision and requirements for the Reserve area.
- **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 July was measured on 26 July. Water usage on the Estate decreased in July from 527kl in June to 381kl in July. Bulk water usage also recorded a decrease to 410kl compared to the June bulk usage figure of 560kl. The variance between bulk usage and residential usage also decreased from 33kl in June to 29kl in July. The decrease month on month is predominantly due to decreased occupancy on the Estate and the fact that the readings were taken on the 26th. The June 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 3-man day shifts due to our employees being off sick and on leave.
- A total of 0.5 shifts were lost due to inclement weather.
- I was on leave for 2 days.

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.
- 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 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.
- Two of the water troughs located at the pumpstations were resealed as they had cracked and were leaking water.
- 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. Three 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.
- The main water valve and fire hydrant markers as well as the road markings were all painted during the month.



- The main entrance road verges were cleaned of refuse.
- The municipality exchanged minisub 2 with the one they removed a couple of months ago. This unit was sent for repair.

7. Security

- No major incidents to report for the month of July.
- The change in the shift times from 04h00 and 16h00 to 08h30 and 20h30 appears to be working well. This has allowed for patrols to be conducted just before the contractors arrive on site.
- 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.

- The new pillar at the entrance was painted. The gate guide bracket was re-installed and the panel next to the gate was installed after the securing brackets had been welded in place.



- The gate motor and gate beams were also re-installed and programmed. Some rewiring and cleaning up of the entire system was required to get the system operating as expected. We installed a new pc board for the gate motor as the old one was defective. This has been sent in for repairs.
- The actual gates require cleaning, rust treatment and re-painting.
- The guard room door hinges were repaired after the rivets had pulled loose.

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.
- On 7 July Exco hosted an info sharing zoom meeting that was attended by 20 residents.