



Reserve Manager's Monthly Report

November 2022

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1. Building projects

- At erf 19 foundation walls have been built, cavities filled, and floor slab was poured on the 1st of December.
- The building deposit for unit 66 has been refunded.
- Deon Nel has submitted documentation to the department of Environmental Affairs, via the Mossel Bay Municipality, challenging the DEA's decision regarding our application to increase the total floor area.
- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.

2. Environment

- Beach clean-ups were conducted weekly for the month of November. Overall, the amount of refuse has increased markedly with two to three bags of refuse and additional large items, such as steel and plastic drums, bamboo, netting and pieces of wooden pallets being collected on each occasion. We also cleaned the area to the west of our western beach entrance. We will continue doing our beach clean ups every week during the summer months. A big thank you to our residents as well as their guests for assisting to keep our beaches clean.
- We have completed the installation of all the fire hydrants. The one at the office complex was installed on 8 November, (see photo below). The main water supply line from the reservoir had to be drained before the installation could commence. This was at least 60 kl of water. The main shut off valve at the reservoir also does not close completely as we had to deal with some water during installation. All the excavated holes have also been filled in except the one at the eastern beach entrance. For this hydrant, the T piece connecting the hydrant to the main line needs to be embedded in concrete to ensure stability of the hydrant. This will be completed second week in December.



- Petro SA leak – On 4 November Petro SA were on site for the first time to look for a suspected leak. The sites they focused on were the 4 manholes situated on Nautilus Bay. The first signs of a leak were detected on 11 November at the manhole situated to the north of our internal firebreak. This particular manhole has a 30cm thick concrete capping over the manhole. Petro SA suspect that this manhole is full of liquid hydrocarbons. They plan to drain this and then inspect the pipe join situated within the manhole. They have concluded several risk assessments and are proceeding with extreme caution. The area around the manhole is off limits and has been barricaded off. Two guards have been posted at the site.
- On 29 November signs of an oil spill along the coastline of Mossel bay were observed. Unfortunately, “our Beach” has also been affected. Small tar globules of 2-3mm in size have washed up on the beach. Spilltech were on site on 30 November to assess the extent of the contamination on “our beach”. No indications as yet as to when clean up will take place. The Municipalities focus is on getting the blue flag beaches re-opened.



- Rene has been observing a young male elephant seal to the east of our eastern beach entrance. It is busy moulting. What a privilege to observe such a creature from up close. These photos were taken by Rene.



3. Estate Projects

- **Main Entrance Road:** The priming of our main entrance road started on 21 November. I am pleased to report that this phase of the project has been completed in its entirety. The aim is to have the slurry layer, which consists of a mixture of liquid tar and crusher, applied before the middle of December.



4. Water

- Water usage for the month of November was measured on 25 November. Water usage on the Estate increased in November from 580kl in October to 732kl in November. Bulk water usage still needs to be reconciled with the Mossel Bay Municipality due to the installation of a new bulk water meter on the inflow side of the reservoir. The bulk water figure is expected to be considerably higher than in October due to the bleeding of the main line feeding the fire hydrant at the office complex. Six units used over 50kl for the month.

Bulk water usage will again be higher than residential usage due to the bleeding of the water reticulation system during the installation of the new fire hydrants.

- On 14 November we received a report that the reservoir was leaking. On further investigation it was determined that the reservoir was overflowing. The Mossel Bay Municipality was contacted who in turn closed the main shut off valve on the Vleesbaai road. Danie Lodewyk, who is responsible for all the municipalities reservoirs, came to inspect the reservoir on 15 November. I accompanied him on the site visit. It was on this site visit that I was informed that the maintenance on the reservoir was our responsibility, and that the Nautilus Bay reservoir was not part of the Mossel Bay Municipalities assets. After making some enquiries it became apparent that no Service Level Agreement exists between Nautilus Bay and the Mossel Bay Municipality. This was also confirmed by the Municipality.
- The overflowing of the reservoir was caused by a faulty altitude flow control sensor and valve. A retired Mossel Bay employee, who used to repair these faults in the past, has been assisting to get the sensor and valve working again. The Municipality has, subsequent to the leak, installed a shut off valve and bulk water meter on the inflow side of the reservoir.



- The existing bulk water meter is located on the outflow side of the reservoir. Logic would say that this position suggests that the reservoir should be the municipalities responsibility. I have written to the Head of Infrastructure Services at the Mossel Bay Municipality to get a meeting scheduled to sort out

a Service Level Agreement and realistic hand over periods, should this be required.

5. Employees

- We lost 4-man day shifts due to our employees being AWOP, sick and unable to work due to the taxi strike.
- A discussion was held with Colin and France and the no work, no communication, no pay principal reinforced. The fact that one of our workers was able to be at work during the Taxi strike and the other not was also discussed.
- A morning was lost due to inclement weather.

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 chlorine tablets.
- 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. This pump has also struggled of late due to foreign objects being flushed down the toilets. The sound of the pump macerating these objects sends chills down my spine. **Again, I appeal to our residents and their guests to please refrain from placing foreign objects into our sewer system. New pumps do not come cheap.**
- On 18 November pumpstation No 1 overflowed. I replaced all the fuses and restarted the pump. It was obvious that the pump was running but was struggling to empty the sump. On 21 November it overflowed again. I opened up the sump and noted that a hard crust had formed on top of all the sewerage. I managed to break up the crust with copious amounts of water. The pump operated normally after this and emptied the sump. I repeated this procedure two days later to dissolve the last signs of the hard crust.
- At pumpstation No 4 the high-level light stays illuminated. This necessitates the pump to be operated manually. The float switches will have to be replaced in the new year.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water on three occasions during the month due to the persistent dry weather and no rain recorded for the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly. Two 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 construction of new terraces on some of the steep sections of the waterfall route have been completed.
- The flowerbeds at the office were beautified with the placement of edging and crusher.
- The verges in the Estate were all cut.
- The firebreak was cut.
- The main entrance areas were both cut.
- The overgrowth along the western beach road was cut back.
- The western beach entrance area and parking area were cleaned of sand and leaves.
- The roads in the Estate have been sprayed for weeds.
- The main entrance road verges have also been sprayed for weeds.
- New stop signs have been ordered as the current signs have fallen prey to rust. These will be installed in December.
- I am busy with repairs to the main gate. The pedestrian gate that was installed has been removed. This had not been galvanised or primed and was rotten with rust. New galvanised bars will be welded back into the opening.
- The green bags were not collected by the Municipality for a couple of weeks during the month. This was reported and services have resumed.
- The brush cutting of the waterfall path has been started.
- Large items collected during beach clean ups were taken to the municipal dumping site.

7. Security

- No major incidents to report for the month of November.
- 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 shifts for the guards have finally been moved from 06h00 to 18h00 daily. This means that the guard who signs in the contractor must ensure he also leaves the site, with no disruption of a handover.

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.

- Please ensure all refuse is placed on the pavement before 08h30 on Wednesday mornings and that all refuse bags are sealed.
- Residents and their guests are hereby requested to please ensure that no foreign objects are flushed down into the sewer system. These items are damaging our pumps and our sewerage system is entirely a natural system.
- The persistent dry weather is taking its toll. The milkwood trees are showing signs of distress.



- During a brief 1-minute rain shower, I observed at least three tortoises on the main entrance road drinking water where it has accumulated.

