



Reserve Manager's Monthly Report

September 2022

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1. Building projects

- The new residents at unit 75 have moved in. Welcome to Andre and Alet Els as new permanent residents of Nautilus Bay Coastal Reserve. Minor outstanding items will be completed in the coming month as well as the submission of the final As Built Plans.
- Second draft Building plans for unit 13 were received and reviewed by the Aesthetics committee on 27 September. The second draft was approved and will now be submitted to the municipality for final approval before building can commence.
- “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. A meeting will be scheduled with the new head of the planning division of Environmental affairs when he returns from leave to address their objections.
- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.

2. Environment

- Two beach clean-ups were conducted for the month of September. Overall, the beaches were found to be very clean with only a quarter of 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.
- We have completed the excavation of the fire hydrant valves on the entire Estate. Concrete was poured around the two damaged pipes at the fire hydrant valves adjacent to units 42 and 13. All the rusted nuts and bolts were cleaned with a wire brush and sprayed with WD40 and again with Loctite in preparation for dismantling and installation of the new hydrants.
- A couple of Rooikrans trees were removed from the area around the units.
- While emptying the sewerage sump at pumpstation No3 on the East side, I observed a “Dassie” basking in the sunshine on our walkway.
- Vervet Monkeys were also observed along the northern boundary fence adjacent to our main entrance.
- The area at our Western beach road parking area we used to test the acid-based weed killer is full of weed again, so clearly not a suitable alternative. Our knapsack sprayer did not take kindly to the acid-based substance, with some soft plastics showing signs of decay.



- Residents are reminded to only plant indigenous plants and shrubs. Endemic would be first prize.

3. Estate Projects

- **Main Entrance Road:** A meeting was held with Trukon on 8 September to schedule the outstanding work for the re-surfacing of our entrance road. Work has re-commenced in September and will continue as long as conditions are warm enough to allow the tar to dry.
- **Reserve Road and firebreaks:** We are busy trying to schedule a meeting with Danie Swanepoel from the Department of Environmental Affairs to discuss our vision and requirements for the Reserve area.

4. Water

- Water usage for the month of September was measured on 26 September. Water usage on the Estate increased in September from 399kl in August to 512kl in September. Bulk water usage also recorded an increase to 585kl compared to the August bulk usage figure of 475kl. These increases are predominantly due to increased occupancy, the filling of swimming pools, and the water leak. Two units used over 50kl for the month. The variance between bulk usage and residential usage decreased from 76kl in August to 73kl in September. The main reason for this variance is as a result of the water leak we experienced on 30 September adjacent to stand No 42. The leak was because of the excavation of the fire hydrants.

5. Employees

- We lost 18-man day shifts due to our employees being on leave and illness. France was away on annual leave for three weeks.
- A shift was 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.
- A power outage on the weekend of 10 and 11 September resulted in blown fuses at Pumpstation No 1 and a short circuit at Pumpstation No 4. The streetlights circuit breakers also tripped. This was reported to the municipality on several occasions 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. Frans replaced some parts that were found to be defective.
- On 21 September Pumpstation No2 displayed a pump seal alarm. The fuses were all intact, but the pump seal monitor had blown. This was replaced and the pump proceeded to pump on auto. It however did not switch off on auto. The following day the sump was opened up, the float switches were cleaned and untangled, after which the pump operated as expected.
- On 26 September pumpstation No 1 was overflowing. The fuses had blown again. These were replaced after which the pump ran on auto.
- On 28 September we replaced the pump seal monitor and power supply monitor at pumpstation No 4. The high-level warning light was on. The sump was opened up and the float switches were untangled. The pump ran when switched on but failed to empty the sump. An airlock was removed from the pump after which the pump operated as expected. The cause of the airlock is suspected to be a leaking non return valve, which we will investigate further.
- On 29 September pumpstation No 1 tripped and its pump seal alarm light was on. The pump was reset, and it ran on auto. A burning smell however was cause for concern. On 30 September the pump had tripped again. After further investigation and following the smoke signals, we discovered that wires that had been joined in the past had burnt through. Needless to say, these joins were not up to code. Frans installed new joins and we managed to get the pump running as expected. The pumpstation electronics do not enjoy these spikes caused by loadshedding.
- The 63A 3pole B curve circuit breakers to protect our pumpstation electronics during periods of fluctuating power supply were collected from EMTEC. These will be installed soonest.
- Our faulty soft start as well as two new Pump Seal Monitors were also collected from EMTEC in George.

- I observed that Pumpstations 2, 3, and 4 peak at 15A during start up and then run at around 6 to 8A. Pumpstation No 1 peaks at 60A and then runs at 20A.



- These numbers mean that the three smaller pumps could be run using a 12.5Kva 3 phase generator, but that the bigger pump would require a 24Kva 3 phase generator. This larger generator would cost around R150000 and can weigh up to a ton. Certainly not portable. A smaller 12.5Kva generator could handle the three smaller pumps at a cost of R36000. This generator is classified as portable and could be loaded on the back of the bakkie. We will investigate if there are solar options to supply power during prolonged periods of power outages caused by cable theft or load shedding.
- 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. 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.
- Six street light globes were replaced during the month.
- A water leak at the unit 58 water meter was repaired.
- A new knapsack sprayer was purchased.
- The roads in the Estate were sprayed for weeds. This took Colin all of 8 shifts.
- The pumpstation areas as well as the area around the office buildings were also sprayed for weeds.
- The dustbin at the eastern stairs was blown over during the strong winds on 5 September.
- The flowerbeds around the office and entrance were cleaned.
- The sand spillage in front of unit 81 was cleaned.



- Some of the planks from the deck are “popping off” due to the sand accumulation under the deck, which expands when it gets wet. Unfortunately, the screws holding the planks in place are way too short. These will be re-installed with longer screws.

7. Security

- No major incidents to report for the month of September.
- 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.

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.

