



Reserve Manager's Monthly Report

April 2023

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1. Building projects

- At erf 19 the major building operations are nearing completion. The roof has been completed.
- Building operations at erf 13 have progressed well. The roof structure is nearing completion.
- At Erf 42 building operations have commenced.
- At Erf 81 a paved driveway has been installed.
- Our application for the increase in total floor area from 250 to 500m² was heard at the tribunal on 6 April 2023. Our application was unfortunately not approved. We have decided to appeal the decision. Deon Nel is busy preparing the appeal documentation, which needs to be submitted by 11 May 2023.
- 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 April. Overall, the amount of refuse is decreasing with 2 bags being collected on the last Friday of the month. We will continue doing our beach clean ups every week for the time being. A big thank you to our residents, in particular the ladies walking club, for assisting to keep our beaches clean. Your efforts are appreciated.
- Poachers were observed on several occasions removing oysters and muscles from the exposed rocks at low tide along the beach area in front of Nautilus Bay. Please do not confront these people, but report it to the SAPS, the department of fisheries or Mushfiqah Abrahams at the Mossel Bay Municipality.
- Vervet monkeys were spotted at the office complex area.
- A dassie was also spotted moving towards unit 54.
- We buried a dead female bushbuck 3 times adjacent to the western beach road. Three times because the mongoose kept on unearthing the carcass. The buck had bite marks on its neck and belly area when first discovered.



- Petro SA leak – Sampling by GPT, Consulting Environmental Scientists, and excavation of the area within a 5 metre radius of the manhole commenced on 3 April. Initial sampling for Volatile Organic Compounds (VOC's) indicated this to be the area with the highest level of contamination. The first round of sampling was undertaken to a depth of 3m. An area of 5m to the south of the leak was initially identified as having values of VOC's of over 500ppm. This area was excavated in 0.5m cuts, the contaminated soil removed from site and each subsequent cut resampled. Soil was initially removed down to the level of the pipes. Soil to the west and north of the manhole were also sampled and excavated. These soils were also found to have values in excess of 500ppm. On 11 April an excavator was brought to site because the JCB could not dig any deeper. The excavations were taken down to 6,5m below NGL.



The bottom of the pit was sampled at that depth found to have levels well below 500ppm.

Once the area within the 5m radius had been sampled and excavated, pits at a distance of 8m from the manhole were excavated and sampled at 6 different locations. None of these samples returned values in excess of 500ppm.

A mediation compound consisting of Gypsum and Lime was deposited at the bottom, middle and top of the pit, as well as being mixed into the soils that were used to fill the excavated pit.



The rehabilitation of the contaminated area was completed on 19 April. In the region of 210 cubes of contaminated soil was removed from site. The final concrete manhole cover was not replaced as Petro SA continue to take weekly measurements inside the manhole to ensure there are no further leaks.

- Residents are requested to contact me or Rene Hodges if any baby turtles are observed on “our beach”. We have been issued with turtle transit boxes so that the baby turtles can be taken to the two oceans aquarium for rehabilitation and future release back into warmer waters. **Please do not throw the baby turtles back into the water.**



3. Estate Projects

- **Beach Roads:** The aim is to have the two beach roads resurfaced by year end. Quotes will be obtained in due course.
- **Pumpstations:** The pumpstation electronics are in need of an upgrade. We are in the process of obtaining quotes for replacement vs repair costs. Alternative sources of power also need to be investigated to ensure the pumps can operate during extended periods of power outages. Solar options coupled with DC pumps or generators for the pumps are two options that are currently on the table. My meetings with EMTEC have highlighted the possibility of making use of a slightly smaller pump at pumpstation No1, just run more efficiently, which would then allow for a smaller, more manageable generator to be used during extended periods of power outages. We will continue to get input from people in the know so that we can formulate a cost effective strategy to negate the negative impact of the unreliable power grid.

4. Water

- Water usage for the month of April was measured on 25 April. Water usage on the Estate increased in April from 597kl in March to 824kl in April. This increase is mainly due to a faulty irrigation system at one of the holiday units resulting in a monthly water consumption figure of 199kl. Bulk water usage for April was measured at 900kl, 76kl more than the unit consumption and 302kl more than the March measured bulk water consumption. Two units used over 50kl for the month, both with swimming pools.

5. Employees

- One and a half shifts were lost due to inclement weather and three due to public holidays.
- France missed one shift due to illness.

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. On 18 April I purchased two new float switches from EMTEC in George for sump No 3. Two new 24 Volt relays and housings were also purchased as the pump electronics were set up for the ultrasonic sensor. These items were installed on 28 April. The install took 5 hours due to the extensive amount of rewiring required. The float switches are working as expected.
- **Just another friendly reminder to our residents and their guests to please refrain from placing foreign objects into our sewer system. Foreign objects include earbuds, teeth flossing apparatus, tampons, sanitary towels, nappies, tissues and facial cleansing pads.**
- At pumpstation No 2 the alarm light was flashing on 17 April. I reset the pump and emptied the sump on Auto. Three days later the alarm light was flashing again. I opened the sump and pumped it empty. In the process I discovered that the float switches had become entangled in the electrical cable supplying the pump. I managed to untangle the float switches and cleaned out the sump.
- No issues were reported at pumpstation No 1.
- 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.
- One of our knapsack sprayers, used for the spraying of herbicide to kill off the weeds, required replacing and the other required some “MacGyvering” to get it working again.
- The main entrance road verges were sprayed for weeds.
- The area around our main entrance on the Vleesbaai road was also sprayed for weeds.
- The path to the waterfall has been cut.
- The western perimeter fence firebreak from the office to the waterfall has been cut.
- Additional longer 75mm decking screws have been installed to secure the decking planks at the viewing deck.
- The refuse cubicle was cleaned and all the large items collected during our beach clean ups were taken to the public dumping site.
- CAW fire services provided us with a quote for the annual servicing of our fire hydrants and fire extinguishers. The quote was accepted, and the firefighting

equipment will be serviced in May. A new service provider had to be approached as Speedies have closed down.

7. Security

- No major incidents to report for the month of April.
- 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 reporting period.
- Residents are requested to please report any security issues to myself or Markus Kilian.
- The spotlight outside the guard room was serviced as it was operating erratically.
- Daniel is the new guard to replace Xola.
- The SAPS were on site on 19 April to “patrol” the beach. They were on site for 15 minutes.

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 and definitely no household waste in the blue bags. One such item means the whole bag is left behind.
- 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. Do not place bags on the pavements on Monday mornings.
- Please adhere to our speed limit of 30km/h. We request that this message be passed on to any contractor or service provider visiting your home.
- Three male bushbuck grazing at the office block.

