



Reserve Manager's Monthly Report

February 2023

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1. Building projects

- At erf 19 building operations are progressing well and walls of the first floor are being erected.
- Building operations at erf 13 are well under way. Foundation walls have been built and preparations for the pouring of the floor slab is complete.
- Erf 42 has submitted plans for review by the aesthetics committee. Erf 58 has also submitted a plan for minor works. These will be reviewed on the 2nd of March.
- I include here feedback from Deon Nel regarding our application for an increase of the total floor area, sent per e mail to our chairman, Jaco Lotter. Our application was scheduled to be tabled by the Mossel Bay Municipality at the Tribunal of 9 March 2023. However, on 7 March 2023 we received the following feedback from Mr Nel:

“Die agenda wat gepubliseer is vir die Tribunaalvergadering van 9 Maart 2023 maak nie voorsiening vir ons saak t.o.v. Nautilusbaai nie. Derhalwe het ons vir Ruan le Roux by die Munisipaliteit geskakel en verneem hoekom dit nie op hierdie maand se Tribunaal is nie. Hy het ons meegedeel dat Carel Venter die Direkteur van Beplanning hom versoek het om die saak weer met hul Omgewings- en Finansiëledepartemente op te neem wat derhalwe die saak vertraag het. Dit word nou weer gesirkuleer en sal volgens die Munisipaliteit tydens die Tribunaal van 6 April 2023 oorweeg word. Terloops, ons sal graag wil dink dat dit ‘n positiewe aanduiding is dat daar waarskynlik erfbelastingvoorwaardes en potensiele bewaringsmaatreëls is waaroor hulle eers klarigheid wil kry ter ondersteuning van die aansoek.”

This further delay is regretted, but unfortunately the process is in the hands of the municipality. We will inform residents of the outcome of the hearing on 6 April 2023, when the matter will hopefully be finalised.
- 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 February. Overall, the amount of refuse remains high with two to four bags of refuse and additional large items being collected on each occasion. The area to the west of our western beach entrance was also cleaned. We will continue doing our beach clean ups every week during the summer months. A big thank you to our residents, in particular the ladies walking club, for assisting to keep our beaches clean. Your efforts are appreciated. Several puffer fish and puffer fish exoskeletons were observed that had washed up onto the beach after heavy winds.



- The main water line that supplies water to the infrastructure at the east side beach entrance area needs to be excavated and repaired due to a historical leak. Once this has been repaired the water supply to the fire hydrant can be opened and the hydrant tested. If there are no leaks, the excavation will be closed. This will be undertaken in March.
- Unfortunately, two bush buck met their demise during the month. The one on our Western Beach road was the victim of a suspected speeding vehicle on the estate. We again appeal to all our residents to adhere to our speed limit of 30km/h.



The other we suspect was the victim of males fighting. She had several puncture wounds on her abdomen.

- Petro SA leak – On 17 February an open meeting was held at the Mossel Bay Municipal Council Chamber. Petro SA gave a presentation on causes, action plans and remedial actions to be taken in connection with the leak on the 8 inch condensate line. Attendees were afforded the opportunity to table questions. The presentation given by Carel Steyn and abbreviated minutes of the meeting have been included as attachments to this report.
- Residents are requested to report any seal carcasses to me. There has been an increase in the number of seal carcasses spotted on the beaches in our

area and these will be recorded by the DAFF personnel. Please provide us with a location if possible. The carcasses will only be buried once the data has been recorded.

- Residents are also 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.



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.

4. Water

- Water usage for the month of February was measured on 24 February. Water usage on the Estate decreased in February from 820kl in January to 684kl in February. Bulk water usage for February was measured at 786kl, 102kl more than the unit consumption and 105kl less than the January measured bulk water consumption. Two units used over 50kl for the month, both with swimming pools.
- We are in communication with the Mossel Bay Municipality regarding the drafting of a Service Level Agreement between Nautilus Bay and the Mossel

Bay Municipality. As soon as we have completed our investigations, we will take the process further.

5. Employees

- We are busy with interviews for a replacement for Colin. France was on leave for 6 days due to the passing of his brother.
- Two and a half days were 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. An additional power supply was installed during the month, but this too did not resolve the issue with the ultrasonic sensor. **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 4 the high-level light stays illuminated. This necessitates the emptying of the sump by operating the pump manually. The float switches will be replaced as soon as we receive and approve the quotes from TRICOM.
- Tricom was on site to give all the pumps and pump electronics a once over. We are still awaiting their quote to get all the pumps back on track.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water twice during the month due to the warm, and windy weather experienced during the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The refuse cubicles had to be cleaned during the month due to the excessive spillage caused by the loading of the refuse by the municipality.
- All the verges in the Estate were cut.
- The NE internal firebreak had to be raked due to the excessive amount of mole mounds before we could cut the area.
- The beach road verges, internal firebreaks, second escape route, entrances and the western grassed area we all cut during the month.
- The verges adjacent to the main entrance were sprayed for weeds.
- Additional hooks were installed in the store so that the tools can be stored in an orderly fashion.
- The damaged solar light at our entrance was reported to the Mossel Bay Municipality and has since been repaired. The faulty streetlights on our eastern side of the Estate were also reported but have not yet been repaired. I suspect a faulty breaker in sub-station No 3 to be the cause of the problem.

- While emptying sump No3 on 17 February I noticed a continuous flow of water into the sump. It was raining at the time, and I suspect that stormwater from one of the units 70 to 81 is possibly entering the sewerage system. Residents on the East side are requested to ensure that no stormwater enters our sewerage system.
- Shrubs around the office complex and stairs were trimmed back.

7. Security

- No major incidents to report for the month of February.
- 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 PTZ controller in the guardroom was repaired.
- The DVR in the guardroom needs to be serviced by Electronic Services as only 3 of the 5 cameras are being recorded.
- I had an introductory meeting with Alert Patrol regarding access control systems and guarding services offered. I also requested a quote for the guarding services to ensure the services we are receiving, and their related costs are still market related.

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.
- The red candelabra lily is out in full bloom again.



- Bart Impens has granted permission for our second escape route, situated to the NE of our property, to traverse his property. The route has been reconned and the requisite signage will be ordered and installed.

