



Reserve Manager's Monthly Report

March 2023

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1. Building projects

- At erf 19 building operations are progressing well. The roof structure is nearing completion.



- Building operations at erf 13 are well under way. Wall plate level has been reached and gable walls have been constructed.
- The plans Erf 42 submitted for review by the aesthetics committee, were approved after some minor tweaks.
- 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 await the official minutes to get a clearer understanding on what grounds the application was turned down and will then formulate a strategy with Deon Nel going forward.
- 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 March. Overall, the amount of refuse remains substantial with eight bags of refuse and additional large items collected on 3 March for example. 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. Puffer fish continue to be washed up onto the beach after heavy winds and subsequent water temperature fluctuations. One seagull with suspected food poisoning was handed over to Rene for treatment.
- The main water line that supplies water to the infrastructure at the east side beach entrance has been excavated. Pressure tests will be conducted to

determine the extent of the 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 April.

- On 8 March, Craig and his team removed the large net and other large items that had washed up on the beach.
- Petro SA leak – The DEA visited the site on 9 March. They supported the action plan for further sampling of the site to finally determine the extent of the contamination. This sampling would assist with demarcation of the contaminated area and extent of soil required to be removed. No surface contamination was observed. The site was vacated by Petro SA on 13 March and all their equipment removed from site.

Subsequent sampling commenced on 3 April. Sampling to a depth of 3m was undertaken. An area of 5m to the south of the leak was initially identified as having values of over 500ppm. This area was excavated in 0.5m cuts, the contaminated soil removed from site and each subsequent cut resampled. To date an area to the south and west of the manhole has been excavated to below the depth of the pipeline. This soil is still contaminated and is being removed from site to a dedicated landfill site for contaminated materials. The process will continue after the easter weekend. The contaminated soils are not visibly contaminated but do smell of petrol.



- 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. **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.

4. Water

- Water usage for the month of March was measured on 24 March. Water usage on the Estate decreased in March from 684kl in February to 597kl in March. Bulk water usage for March was measured at 598kl, 1kl more than the unit consumption and 188kl less than the February 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.

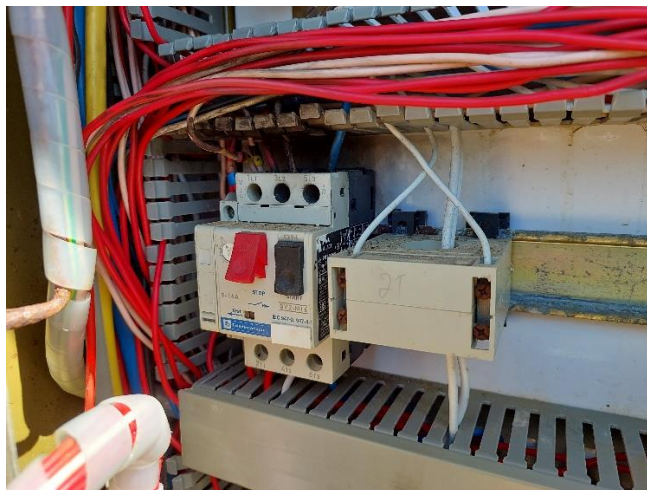
- The leaking tap at the western beach parking area was repaired.

5. Employees

- Interviews for a replacement for Colin were concluded and his replacement started work on 3 April. The new employee is Xola, who used to work as a guard at Niqua, so he knows the Estate well. He will be on probation for three months.
- Two and a half shifts were lost due to inclement weather and one due to a public holiday.

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 15 March Pumpstation No 3 experienced two shorts. One of the pump circuit breaker wires had burnt out. This was caused by corrosion of the copper wires. On 27 March the pump circuit breaker and auxiliary contactor burnt out. Both items were replaced as well as the copper wires from the main circuit breaker to the pump circuit breaker. The cause is probably high levels of moisture leading to corrosion of the copper wires.



- **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.
- No issues were reported at pumpstations No 1 and 2.
- On the weekend of 11 and 12 March a phase was dropped after loadshedding. Fortunately, this did not result in any immediate damage at our pumpstations.
- 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.
- All the verges in the Estate were cut.
- The beach road verges, western internal firebreak, verges at the main entrance and the area at our entrance off the vleesbaai road were cut during the month.
- The verges adjacent to the main entrance were sprayed for weeds as well as the office complex area.
- The main entrance road verges are being sprayed for weeds.
- The faulty streetlights were reported to the municipality and the faulty breakers at our sub-stations repaired.
- The eastern beach road was sprayed for weeds.
- The main entrance area was weeded.
- The verges around the Petro SA site were cut after they cleared their equipment.
- The path to the waterfall is being cut.
- The quad was serviced, and the faulty fuel pump replaced.
- The viewing deck was cleaned and the loose planks refastened. Some large buoys were also added for decoration. Additional longer decking screws will be added to better secure the decking planks.



7. Security

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

- 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 quotes I received from Alert Patrol for guarding services were in line with our current expenditure. We will continue with Niqua.

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.
- A puffadder crossing the road adjacent to erf 56.

