



Reserve Manager's Monthly Report

May 2023

Index

- 1. Building projects 3
- 2. Environment..... 3
- 3. Estate Projects 5
- 4. Water 5
- 5. Employees 5
- 6. Maintenance Performed 5
- 7. Security 7
- 8. General..... 7

1. Building projects

- At erf 19 the major building operations are nearing completion. Painting and final finishes are being completed.
- Building operations at erf 13 are progressing well. Finishes are well under way with occupation expected end of the month.
- At Erf 42 building operations have commenced. Foundation walls have been completed with filling in progress.
- Our appeal documentation and payments, for our application for the increase in total floor area from 250 to 500m² was submitted on 11 May 2023. According to Jaco Roux, the Mossel Bay Municipality has 120 days from date of submission to deal with our appeal. They are keen to have this dealt with soonest. It is unfortunate that we cannot be more specific with a final date.
- Residents are reminded that all alterations, no matter how small or insignificant they may appear, require HOA and Municipal approval. Please do not undertake alterations without the requisite approvals. Transgressions will be reported to the Municipal building control.
- Building deposits for units 32 and 82 were returned as the stands have been sold.
- 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 May. Overall, the amount of refuse is decreasing with only 1 bag being collected on the last Friday of the month. We will conduct our beach clean ups every second week for the remainder of the winter period.
- Our internal firebreak is being excavated by mongoose, porcupines, and moles.
- 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.**
- The past month has seen the area receive in the region of 150mm of rain, unprecedented for this time of year and for Nautilus Bay. The waterfall has been flowing strongly for the past couple of weeks, resulting in initial flooding of the western beach entrance and finally culminating in a breach of the dunes. We now have a river flowing into the sea here at Nautilus Bay. The pond behind the office complex also overflowed.



3. Estate Projects

- **Beach Roads:** Quotes for the resurfacing of our two beach roads have been submitted and were approved. The aim is to have these roads completed by year end.
- **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 May was measured on 25 May. Water usage on the Estate decreased in May from 824kl in April to 487kl in May. This decrease is mainly due to lower usage and lower occupancy. Bulk water usage for May was measured at 509kl, 22kl more than the unit consumption and 391kl less than the April measured bulk water consumption. Two units used over 50kl for the month, both with swimming pools.

5. Employees

- Three and a half shifts were lost due to inclement weather and one due to a public holiday.
- France was on leave for 5 days and Xola for 1 day.
- Harry was on leave for 4 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 and chlorine tablets.
- Pumpstation number 3 required daily manual pumping as from 15 May. This was due to a short in one of the relay sockets, which caused the Control circuit

breaker to trip. New sockets were obtained from EMTEC in George and replaced. This required some rewiring as the new sockets are configured differently to the old sockets. The pump is now running again automatically.

- **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 1 and 2, all appears to be in order with no breakdowns reported for the month.
- On Tuesday 9 May the Estate was without power for the entire day due to planned Eskom Maintenance on the feed to the Estate and surrounding areas.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water during the month.
- The water trough at pumpstation No 3 was found to be leaking. The trough was sealed and refilled with water.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The northern and eastern perimeter fence firebreaks from the office to the eastern beach entrance have been cut.



- Our Husky brush cutter was sent in for service at Topsaw. No major issues were reported.
- The eastern beach road was cleared of sand and gravel washed down because of the heavy rains.
- The flowerbeds around the office were serviced and pruned.
- Rooikraans inside our internal firebreak have been cut down and removed.
- On 17 May the contractors gate was pulled over by a truck from Terblanche. A loose rope at the back end of the truck hooked the gate. Fortunately, we were able to straighten the gate.
- CAW fire services were on site to service all our fire hydrants and fire extinguishers. All were found to be in good working order. We have had to change service providers as Speedies closed down.
- The owner of unit 13 reported a smell of sewerage on the empty stand adjacent to his. We proceeded to look for the manhole, which was located after some measurements were taken and subsequent removal of a thicket. The manhole

was found to be overflowing. Watertech was called out to open up the line with the aid of a waterjet. Access proved difficult but they managed to remove the blockage by gaining access to a downstream manhole. Sewercide was used to remove the rest of the sewerage build up in the blocked manhole. This required several doses. Roots in the pipes appear to be the problem. These will be treated with additional applications of Sewercide.

7. Security

- No major incidents to report for the month of May.
- 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 spotlights at the eastern beach road camera were found to be causing a short which resulted in the circuit breaker for the camera tripping in the Pumpstation No 3 electronic box. The spotlights will be replaced. The back up battery was also found to be faulty. A new battery has been purchased.
- A meeting was held with JJ from Niqua. He is the new area manager. Some of the guards will be moved in the short term for refresher training and other guards will be trained at Nautilus to familiarise them with the site. This is to ensure we have back up guards to man the site should some of our guards fall ill or be on leave. Site procedures will also be focussed on.

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 big shout out to Eddie for inviting me for a fly over. Seeing Nautilus Bay from the air is a wonderful site. It was an awesome experience. Nautilus Bay truly is a piece of heaven on earth.

