



October 2023

Reserve Manager's Monthly Report



Warm Welcomes & Sad Goodbyes.

"Every new beginning comes from some other beginning's end."

A big thanks to Nautilus Bay residents for the lovely sundowner-event in which we said farewell to Harry van Bebbler on Thursday 26 October.

Harry's shoes are big ones to fill and I am honored to continue in those footsteps. We wish him all the best in his future endeavors.

I am grateful for the warm welcome received and looking forward to serving this beautiful estate and its residents.

-TJ

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1. Building Projects

- Unit 32 has started with building operations
- Only 50% of the units on the Estate currently have a total floor area below 250m² and/or have submitted As Built Plans. Residents who have not submitted As Built Plans for homes that exceed 250m² are urged to do so.
- Final paint colours were approved for unit 42
- Paint colours for unit 55 were also approved
- Residents are requested to ensure their homes always remain in a good state of repair and their gardens kept neat.

2. Water

- Water usage for the month of October was measured on 25 October.
- Water usage from the homes on the Estate was less compared to the previous month.
- The bulk water reading was 844kl for the month of October. This is 33kl less than September 2023

3. Estate Projects

- Trukon is still on site with overall maintenance on the tar roads.
- Western and Eastern roads have received their primers and the project should be finished by mid November.
- Main Entrance/Exit Garden received attention.



Trukon team on site.





The Flowing Waterfall—October 2023

5. Employees

- Frans was sick for 1 day, AWOL for 1 day, in court 1 day
- Lost four shifts due to rain
- I started 18 October—working with Harry for the handover.
- Harry's last day on the resort was 25 October'23.



4.Environment

- Additional beach clean ups, over and above our normal Friday clean ups, were conducted at our east and west beach entrance areas to clean up all the litter washed up after the heavy rains.
- More cleaning to be done on the far western beach.



The Rooibaadjie / Koppie Foam Grasshopper



A beautiful sunset hugging Nautilus—taken from Danabay

6. Maintenance Performed

- Entrance area sprayed for weeds
- Entrance area flower beds weeded
- Estate verges cut with lawnmower
- Internal firebreak, E and W beach roads, W park area and roads to sewerage plant all cut with lawnmower
- Main entrance areas at Estate and on Vleesbaai road cut with lawnmower.
- Sewerage plant area cut with brush cutters
- Gravel bed at sewerage plant settling dam cleaned, overgrown with reeds which were causing a blockage
- NW fence to waterfall and adjacent firebreak pruned
- Water troughs at pumpstations cleaned



- Viewing deck cleaned every Friday
- 5 street light globes replaced
- Quad battery replaced
- New sign constructed and installed at Eastern beach entrance
- On 12 October the Pumpstation No2 alarm light was flashing. The sump was full and was emptied manually and switched off automatically. No obvious issues could be observed. Top level float switch did not switch on.
- On 19 October Pumpstation No1 was found to be overflowing. Fuses had blown. These were replaced and the pump operated normally. Pumpstation No 3 would also not start manually. The fuses were also replaced. The pump was found to be operating normally on auto in the following days. Pumpstation No 4 also had to be pumped manually, but did not switch off automatically. The float switches had clearly stopped working. We suspected that there was a surge some time on 18 October that caused all the pumps fuses to short.
- Quotes for new float switches were obtained from EMTEC. These were approved and switches obtained last week of October. Switches to be installed first week of November.
- Quotes for pump maintenance were obtained from Coastal Armature Winders. These were also approved. Dates now need to be confirmed.
- A water leak at erf 79 was repaired promptly by Carl from 24Hr Plumbing. The fittings into the water meter were found to be stripped and installed incorrectly.



7. Security

- No major incidents to report for the month of October.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages during my inspections.
- It was reported that residents were not able to communicate with the security at the gate due to the cellphone being out of order –a new phone was purchased and communication was restored.

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.
- We thank all owners for their timeous levy payments, which allows us to perform the required maintenance in this beautiful Estate.



Cape Cobra spotted



Harry van Bebber

- Residents and their contractors are reminded to please keep to our speed limit of 30km.h and to be on the lookout for snakes and tortoises -now very active due to mating season- crossing our roads.
- Rubber bales stuck in a WW2 shipwreck 2km under water for the last 80 years washed up on our beach and along the west and eastern cape coast line, possibly as a result of the storm surge that lashed the coast in Mid- September. Renè Hodges reported it to the necessary officials.



Harry van Bebber & TJ Pieterse