



HOME OWNERS ASSOCIATION

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1 FEBRUARY 2023

Dear Owners and Residents,

CORRESPONDENCE TO OWNERS AND RESIDENTS – 1 FEBRUARY 2023

With the new year well underway, we trust that all our residents are back into their usual routines and coping with the adventures and challenges that this year might bring. From the Executive Committee, we would like to inform residents of recent developments and a few matters and projects identified as priorities for the Reserve.

1. Executive Committee

At its first meeting, the Committee allocated the following portfolios to the respective trustees:

- Mark Bowden – Environmental, Fire Control, Maintenance
- Raoul Hodges – Finance
- Markus Kilian – Security
- Frans van der Pol – Aesthetics and Building
- Jaco Lötter - Chairman

Members are invited to direct any queries or suggestions to the responsible trustee, or to the Reserve Manager, Harry van Bebber.

2. Minutes of 2022 Annual General Meeting

The minutes of the 2022 AGM have been finalised by the Committee and are annexed hereto for consideration and comment. The minutes will also be available on our website www.nautilusbayhoa.co.za.

3. Projects and priorities

The following matters were identified as priorities to be attended to this year:

- Finalisation of the HOA's application to the municipality to relax the limit of 250 square metre floor area of houses.
- Upgrade of internal roads.
- Determination of the status and responsibilities of the water reservoir with the Mosselbay municipality.
- Alternative electricity supply to our sewer pumps.
- Alternative water sources/boreholes.

Home Owners Association Executive Committee Members

Jaco Lötter(Chairperson), **Raoul Hodges**(Finance) , **Frans van der Pol** (Aesthetics, Architectural Guidelines)
Mark Bowden (Environmental, Fire Control, Maintenance), **Markus Kilian** (Security)

- Erection of storage units for rent by residents on Unit 5 as additional source of income.
- Development of the western reserve area.

We will keep residents informed how these activities develop and progress.

4. Planning application regarding house sizes

Our instructed town planner informs us that he is still in discussions with the Department of Environment Affairs and Development Planning, in order to get written confirmation from them that they do not oppose our application. Such confirmation was already given verbally, but the municipality requires it in writing. The objective remains to have an unopposed application which the municipality can approve without the matter having to be referred to a tribunal for consideration. In the absence of the timeous receipt of the Department's written confirmation, we will have to make the difficult decision to proceed to the tribunal, with the associated risks thereof.

5. Leak in PetroSA pipeline

We have reported on this issue in the 2022 Chairman's Report, available on our website. Residents may have noticed recent activity at the site, which is all part of the planned repairs to the leak which has been identified and is located at the site. Since we became aware of this issue, the Committee has been, and remains, in constant communication with the Operations Manager at PetroSA. In addition, we have procured the advice of an independent consultant with intimate knowledge of this infrastructure who has provided us with valuable insights and information on the issue. Through our ward councillor, we are kept informed of actions prescribed by the Community Safety Department of the municipality.

The Committee remains focused on the following priorities:

- The safety and well-being of all residents and properties;
- The environmental impact of this incident and the appropriate remedial action; and
- The reputational integrity of the Nautilus Bay Reserve and owners' investments.

The information at our disposal is that the situation is contained with a low security risk. We expect to receive an environmental report from PetroSA, which will be submitted to our environmental consultant for consideration and advice. We also expect to receive the report from the municipality's Community Safety department shortly. These documents and the comments thereon will be made available to residents as soon as possible. Importantly, the information that we currently have is that there is a low safety risk to residents which does not require any action from residents.

For the sake of transparency, we quote from recent correspondence between the Committee and the Operations Manager, PetroSA:

- i. From correspondence on 18 January 2023 (PetroSA comments in [blue](#)):
 1. Has the location of the leak been identified. If so, is this on our property?
[The location of the leak is inside a concrete /brick enclosure located within our servitude, on the estate.](#)
 2. Is there currently contaminants leaking on our property? If so, is it being pumped and removed as described in your report below? We have not noted any tankers or containers having accessed the estate for this purpose.

The leak has been stopped / reduced to an absolute minimum. The preparations for the pumping exercise have almost been completed and this exercise will commence in the next few days. The delivery of a suitable tanker has caused the delay.

3. Have you received the environmental report and can we have a copy thereof please.

We have received a draft environmental report.

PetroSA has recently received a draft report from the environmental consultant. The report indicates soil contamination by light hydrocarbons, in the immediate vicinity of a concrete / brick enclosure, which provide access to an insulation joint in the pipeline. PetroSA is currently reviewing the report and will make the final version available to the Nautilus Bay residents

4. Kindly also provide us with any other pertinent information about the status of the matter and the manner in which this is being addressed.

- Security guards are present 24/7 to ensure safety
- Daily safety inspections by our team are being done. No further deviations or deterioration has been detected.
- Various options for the repair process (by specialist service providers) are being evaluated.

- ii. Report from Operations Manager, PetroSA on 23 January 2023:

"I would like to confirm that we will be locating equipment to the leak site at Nautilus Bay tomorrow.

An air compressor will be used to drive a pump to empty the brick pipe enclosure. We will transfer the liquids to an ISO container which will be removed by truck. All required safety measures will be in place. The leaked liquid is expected to be mostly water with some condensate."

- iii. Report from Operations Manager, PetroSA on 31 January 2023:

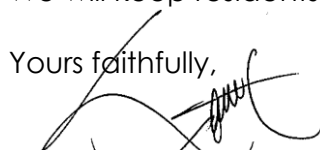
"Herewith an update of recent developments:

- Pumping operations have commenced – system operational since last week.
- This activity will continue as required to prevent any further contamination. The flow of liquids have been reduced to an absolute minimum so it is only necessary to empty the enclosure once or twice per day. The liquid is predominantly water.
- We have now been able to open the enclosure and view the leak.
- Further inspections will now take place to develop the repair methodology.
- All required safety measures are in place and safety remains the top priority.
- The draft Environmental report is being finalized. We expect this to be finalised within a week and we will then release it to you."

Further, it has been suggested by some residents that an open meeting be scheduled with representatives from PetroSA where residents can have the opportunity to raise any concerns with them directly. We will request PetroSA for such a meeting and inform all residents for when it has been arranged.

We will keep residents informed of any developments in this regard.

Yours faithfully,



THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE

Per: PJ Lötter (Chairman)