



Reserve Manager's Monthly Report

July 2023

Index

1.	Building projects	3
2.	Environment.....	3
3.	Estate Projects	4
4.	Water	Error! Bookmark not defined.
5.	Employees	5
6.	Maintenance Performed	5
7.	Security	7
8.	General.....	7

1. Building projects

- A final occupation certificate was issued by Mossel Bay Building Control on 21 July 2023 for unit 19.
- At erf 13 finishes are well under way with occupation expected second week in August 2023, weather permitting.
- At Erf 42 building operations have progressed well with all the brickwork all but completed. Roof construction has started.
- Our appeal application has been scheduled to be heard by the Appeal Board on 19 September. This is a week later than the 120 days originally given to deal with this process. We remain optimistic for a favourable outcome.
- 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.
- 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 on different sections of our beach during the month. We cleaned the central and western sections twice each during the month. Overall, the amount of refuse collected was minimal, with between 1 and 3 bags being collected. As in the past we have noted that the beaches are substantially cleaner during the winter months compared to the summer months.
- The rocks that are visible at low tide have revealed the extent of the poaching. The rocks are completely stripped bare. A sad sight indeed.



- 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 3 months has seen the area receive in the region of 300mm of rain for the 3-month period, unprecedented for this time of year and for Nautilus Bay. The month end rains in conjunction with spring tides have resulted in the western beach entrance still having substantial amounts of water on the inland side with just a trickle still running into the sea.



- The eastern and far western areas have pretty much dried out.

3. Estate Projects

- **Beach Roads:** Trukon is on site and have completed basic preparatory work. The beach roads and specifically the cracks have been cleaned out with compressed air. Crack filling has also commenced on the eastern beach road. The aim is to have these roads re-surfaced by year end.



- **Pumpstations:** I will be presenting our requirements to Coastal Armature Winders, specialists in sewerage pumps, with the aim of finding a solution to our predicament around extended power outages.

4. Water

- Water usage for the month of July was measured on 25 July. Water usage from the homes on the Estate increased in July from 451kl in June to 489kl in July. This increase is mainly due to higher occupancy rates. We were able to measure the bulk water again as the road to the reservoir was passable. The bulk water reading was 495kl for the month. One unit used over 50kl for the month.

5. Employees

- Three shifts were lost due to inclement weather.
- Xola missed one shift due to illness.
- Xola completed his 3-month probation period and was signed on permanently.

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.
- Pumpstations 1,2 and 3 ran on auto for the entire month without any breakdowns.

- **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 we experienced a breakdown. The sump was opened and found to be filled to the brim. I emptied the sump by switching the electronics to manual mode. The float switches did not stop the pump automatically. I tested the float switches by hand and none of the three switches worked. These will have to be replaced.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water twice during the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- We have started removing the Rooikraans adjacent to and on the outside of our internal firebreak. The cuttings were collected and dumped. This will be an ongoing activity.
- The gate sensor on the contractor's gate has been replaced, as well as the damaged gear rail. We plan to extend the gate runner on the guard room side so that the gate opens to in line with the pillar. Electronic Services did the repairs.
- The main entrance road verges were cleared of litter.
- The main entrance verges, areas around the entrance and offices as well as areas on the estate verges were brush cut.
- New face masks were purchased for our employees to use whilst brush cutting.
- The viewing deck was cleaned twice during the month.
- The section of stairs to the viewing deck that had collapsed was repaired. More substantial deck screws were installed.
- A new knapsack lance for the herbicide sprayer was purchased and installed.
- The estate roads, beach roads and parking areas were sprayed with herbicide to kill off the weeds that were flourishing after the good rains.
- The western beach road was cleared of sand deposited on the road surface by the heavy rains.
- The sewer line south of unit 15 and 16 was found to be blocked at the manhole on erf 16. Water tech cleared the blockage with the aid of a high-pressure water hose. The blockage was caused by roots in the manhole.



- The areas around the manholes on erven 12, 14 and 16 were cleared of all flora. I cleared all the pipes in the manholes of roots. Taaibos roots were the main culprits.
- New LED globes for the streetlights were purchased and 21 globes were replaced.
- I have started with the treatment of the rust on the load bin of the estate bakkie.
- New planks have been purchased, cut to size, primed and painted. These will be used to replace the rotten, yellow painted planks on the eastern walkway.

7. Security

- No major incidents to report for the month of July.
- Nothing suspicious was observed along the perimeter fence on the Eastern boundary adjacent to the fishing cottages during my inspections.
- I had a meeting with Niqua security because the night shift patrols were found to be lacking in certain areas.
- Residents are requested to please report any security issues to myself or Markus Kilian.
- A new backup battery for the PTZ camera system on the western side was purchased and installed.

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.
- Homeowners are reminded to ensure all doors are closed and locked, and all lights are switched off before vacating their holiday homes.
- Residents are also reminded that all cleaning ladies and gardeners must be registered at our security office and MUST also sign in and out every time they enter the estate. We need to know who is on the Estate at all times. Your co-operation in this regard will be appreciated.
- Aloes in flower look stunning.

