



Reserve Manager's Monthly Report

June 2023

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1. Building projects

- At erf 19 final finishes are being completed. The home should be completed mid-July.
- At erf 13 finishes are well under way with occupation expected end of July, weather permitting.
- At Erf 42 building operations have progressed well with the ground floor brickwork all but completed. Here too the weather has proved challenging.
- 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. We are hopeful that by early August we will have an indication as to the possible outcome of our appeal. We are aware that this process has taken far longer than originally anticipated, but request homeowners and stand owners to exercise patience. Taking the law into your own hands will come with dire consequences.
- 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 as and when the weather permitted. Overall, the amount of refuse collected was minimal, with between 1 and 3 bags being collected. We will conduct our beach clean ups every second week for the remainder of the winter period.
- 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 2 months has seen the area receive in excess of 100mm of rain per month, unprecedented for this time of year and for Nautilus Bay. The waterfall continues to flow strongly, with a steady flow of water into the sea at our western beach entrance.



- The dunes on the east side were also breached by the accumulation of water in the kloof. Water can still be seen flowing under the walkway bridge.





- The dunes on the far western side were also breached.



3. Estate Projects

- **Beach Roads:** Quotes for the resurfacing of our two beach roads were submitted and were approved. The deposits have been paid. Materials and site establishment will commence first week in July. The aim is to have these roads re-surfaced 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 June was measured on 23 June. Water usage from the homes on the Estate decreased in June from 487kl in May to 451kl in June. This decrease is mainly due to lower usage as a result of the good rains. Bulk water not measured due to the reservoir being inaccessible due to all the rain and the road being turned into a quagmire. One unit used over 50kl for the month.

5. Employees

- Six shifts were lost due to inclement weather and one due to a public holiday.
- France was on leave for 6 days and Xola for 1 day.
- France was also off sick for two 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 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 2 we experienced a breakdown on 11 June. The sumps were opened, and it was discovered that the float switches had become entangled in the pump's electrical cable. The sumps were emptied manually, and the float switches were separated. It took all of 42 minutes to empty the sumps, which is way too long. I suspect the foot seal has a leak. Tricom will be contacted to pull the pump and check the condition of the foot seal.
- The water troughs located at the pumpstations were all cleaned and filled with fresh water during the month.
- We continue to clean the area at the N2 Vleesbaai turn off monthly.
- The cutting of the eastern perimeter fence firebreak was completed during the month.

- Our Stihl brush cutter stopped working and was sent in for repairs. The cylinder and crank required replacing at a cost R5500. It was decided to scrap the machine and replace it with a new Husky 143R11 industrial machine at a cost of R6500.
- The eastern beach road gravel speedbumps were beefed up to prevent any further soil erosion.
- We have started removing the Rooikraans adjacent to and on the outside of our internal firebreak. This will be an ongoing activity.
- The gate sensor on the contractor's gate has stopped working. Electronic Services will do the repair soonest. The plan is also to extend the gate runner so that the gate protrudes less into the road when open.
- The sewer line south of unit 15 was found to be blocked. Carl from 24Hr Plumbing opened the line. Carl discovered the blockage while working on the sewer reticulation at unit 13.
- New tyres and wheel alignment were installed on the bakkie at a cost of just under R10 000.
- New LED globes for the streetlights have been purchased and will be installed first week in July.
- The bushes along the fence adjacent to our main entrance were cut and the cuttings removed.
- The handrail at our eastern beach entrance was repaired.

7. Security

- No major incidents to report for the month of June.
- 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 replaced with a solar spotlight. A new backup battery for the camera system was also installed.



- Two new backup guards have been trained up on night shift. These guards will be rotated to ensure they stay familiar with the site.

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 are flowering beautifully on the Estate.

