



HOME OWNERS ASSOCIATION

Portion 1 of Farm Klipfontein, No 344, District of Mosselbay
PO Box 567, Mossel Bay, 6500
Estate Manager: TJ Pieterse
Cell: 073 304 7195
Email: emnautilus@gmail.com
Website: www.nautilusbayhoa.co.za

Managing Agents: StatusMark
Contact person: Mariska Jacobs
Tel: +27 (0) 44 691 3054
Fax: + 27 (0) 44 691 1520
E.-mail: status9@status-mark.co.za

1 February 2024

Dear Owners and Residents,

CORRESPONDENCE TO OWNERS AND RESIDENTS – 1 FEBRUARY 2024

We trust that everyone has by now settled into the rhythm of the new year. We would like to bring a few matters to the attention of residents.

1. Executive Committee

At the first meeting of the executive committee the following portfolios were allocated to the trustees:

- Marion Erasmus – Maintenance, Fire Control
- Raoul Hodges – Finance
- Markus Kilian – Security
- Tertius Louwrens – Aesthetics and Building
- Jaco Lötter – Chairman, Environmental

Residents are kindly requested to raise any issues that require formal intervention with TJ Pieterse, reserve manager, and the responsible trustee. In the interest of privacy and fairness to those concerned, residents are kindly requested not to use the social WhatsApp group for this purpose.

2. Focus areas for 2024

As discussed at our recent annual general meeting, the 2023 Committee has identified certain focus areas for 2024. The concerning housebreaking incident in December 2023 underlined the importance of revisiting our security infrastructure and service providers. In this regard, TJ and Markus have already commenced work last year and the assessment of upgrades where necessary is well underway. The importance of appropriate security measures was recognised in the recent security survey and this matter is treated as a priority.

With the upgrade of roads completed, the focus now shifts to the necessary upgrades to other infrastructure such as water reticulation and the sewer pumps. Funds for these projects were made available in the budget and we remain mindful of the balance between available funds and how to prioritise the allocation thereof.

Provision was further made to resume the removal of alien plant species from the western reserve area. This project will be managed by TJ with the help of temporary workers. As before, we have to consider the environmental impact of this activity, particularly in the

Home Owners Association Executive Committee Members

J Lötter (Chairman, Environmental), R Hodges (Finance), M Kilian (Security)
M Erasmus (Maintenance, Fire Control), T Louwrens (Aesthetics and Building)

removal of wood from the area. It is also proposed that the wood removed from the area is packaged and sold to residents, but more on this later.

It is necessary to attain certainty on the implementation of the environmental levy and the implication thereof on the affected owners and the finances of the Association. There are still questions on this issue that need to be considered, but this aspect is treated as a priority in order to implement the levy in a fair and equitable manner.

Linked to the aspect of the environmental levy and house sizes, the Committee will this year revisit the aesthetic guidelines together with the controlling architect in order to clarify the practical interpretation of certain guidelines. These rules and guidelines are considered live documents and the Committee deems it appropriate to make the necessary changes whenever such are necessary.

3. PetroSA and Revag

From the comprehensive discussion at the 2023 AGM regarding PetroSA, it is acknowledged that the PetroSA infrastructure on the reserve must be closely monitored. The recent press coverage of proposals to revive the Mossel Bay plant is understandably of concern to many residents in the area.

The Rescue Vleesbay Action Group (Revag) was established some years ago to oppose certain PetroSA activities in the Vleesbay and played a significant part in the successful halting of the proposed project. Revag consists of representatives from the estates in the Vleesbay. Their annual general meeting was held on 19 December and was attended by Rene and Raoul Hodges, TJ Pieterse and I on behalf of Nautilus. We believe that our participation in this group remains important as the group has many active members who constantly monitor activities that may affect the area. We attach hereto their letter to members, which gives some insight in their focus for 2024.

4. Communication

As before, the regular means of communication with residents will be the monthly reports which will also be available on our website www.nautilusbayhoa.co.za. We will also arrange a few informal online discussions where residents will have the opportunity to discuss matters of mutual interest.

Thank you in anticipation to all our residents for their participation, suggestions and initiatives through the coming year.

Yours faithfully,



THE EXECUTIVE COMMITTEE
NAUTILUS BAY COASTAL RESERVE
Per: PJ Lötter (Chairman)