



# HOME OWNERS ASSOCIATION

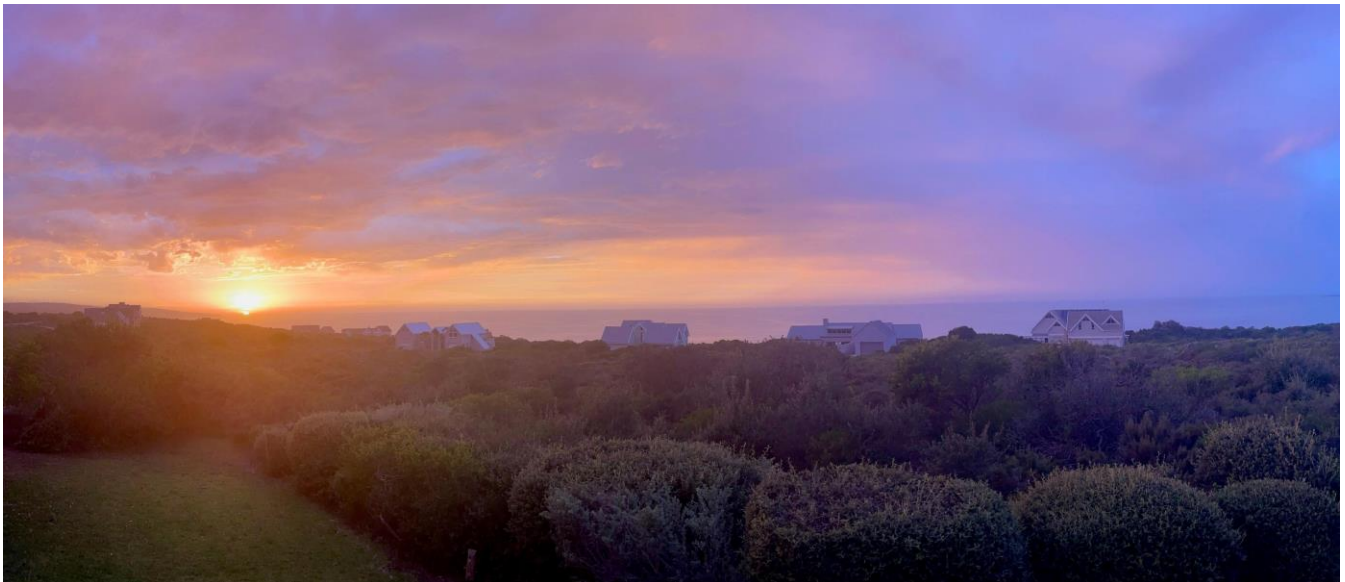
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10 December 2024

Dear Owners and Residents,

## CHAIRMAN'S REPORT 2024



*"Those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts." – Rachel Carson*

It has been another remarkable journey on Nautilus Bay this year. We trust that residents have kept abreast of activities and developments on the reserve through the manager's monthly reports and our WhatsApp groups. With this report, we aim to highlight and summarise a few important aspects.

At the outset, a big word of thanks to the members of the executive committee who volunteered their time and resourcefulness to advance the interests of the reserve and the Nautilus community. Most of the work that trustees do go unnoticed, but those are also the important efforts that are necessary to keep the reserve consistently at high standard. We would like to say a special thank you to Tertius Louwrens who will not be serving next year, for his tremendous effort to facilitate the update of the reserve's record of building plans for the conservation fund. Although the work is not yet done, Tertius has made considerable strides in this regard to set matters on the right path.

Marcel du Preez has joined us this year as reserve manager and his boundless energy and creativity became immediately evident. In his very short time with us, he has realised the vision

### 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)

of amenities on the reserve that benefit all residents. Thank you, Marcel and your team, Andries Mangwe, France Itumiseng and Xola Petsha, for your unwavering dedication and hard work.

We also wish to thank our managing agents, Status-Mark, and our portfolio manager, Mariska Jacobs, for their commitment through the year and their loyalty to Nautilus Bay.

## 1. Maintenance and Infrastructure

I was reminded recently of the most significant maintenance and upgrade projects undertaken on the reserve over the last few years: external and internal roads, fire hydrants, sewer plant and sewer pump stations, water reservoir cleaned and new valves and fence installed, perimeter fence repaired, fire breaks opened across the reserve, reserve office upgraded, solar system installed at main gate and gate motors replaced.

With most of the big maintenance projects completed, the regular maintenance work continued this year as budgeted for, under the able supervision of the responsible trustee, Marion Erasmus, together with the reserve manager and his team. These activities were reported on in the manager's monthly reports that are available on our website.

While the focus over the past few years was to upgrade the reserve's services infrastructure, one of the objectives this year was to introduce lifestyle facilities on the reserve for the use and enjoyment of residents. From the overwhelmingly positive response we have received from residents, we are encouraged to explore further opportunities within the scope of our Constitution and Environmental Management Plan, and guidance we may receive from the municipality and provincial authorities.

The most significant improvements this year included:

- Bird hide;
- Boma and ablution facility;
- Volleyball court at the boma;
- Viewing deck on western reserve;
- 2 new hiking trails;
- New access to eastern beach and removal of stairs.

As always, feedback and suggestions from residents on these and future facilities are greatly appreciated.



## 2. Building and Architecture

Following the approval in 2023 of the Association's application to the municipality to determine the maximum floor area of houses on the reserve, many owners were able to commence with their building or renovation projects. As a result, 2024 has seen a marked increase in building activity on the estate.

Approved building activities this year included:

- Two completed houses;

- Six new projects still under construction;
- Three houses being upgraded or renovated.

A large part of the aesthetic committee's work this year concerned the approval and collation of as-built plans of residences without approved building plans. This was necessary to comply with the conditions imposed by the municipality when approval was granted for the maximum floor area of residences to be increased from 250 sqm to 500 sqm, and the establishment of the conservation fund. Thank you to Tertius Louwrens and the aesthetic committee for the work in this regard.

Thank you to all owners who have submitted plans to date. Owners of houses exceeding 250sqm who have not yet submitted their as-built plans for approval by the aesthetic committee and the municipality are reminded to do so as soon as possible.

### 3. Security

2024 has been a significant year as far as security is concerned. Highlights of the changes and activities for the year include:

- Changing to Alert Patrol as the new security service provider, with the accompanying activities regarding training and monitoring of the new guards.



- Implementation of the My Estate Life system for visitor management and access control, which included upgrades to the main gate motors, installation of the required hardware at the guard house, configuration of the backend system and roll-out of the app.

- Implementation of a new CCTV camera system to monitor access roads from the beach and vehicles passing through the main gate (still in progress as at the time of writing).

We are grateful to report that there has been only one security incident during 2024, when on 24 August a suspicious person entered the estate at the north-eastern fence and was noticed at nr. 61. Thankfully, this incident did not result in any harm to persons or property.

Planned actions for 2025 are:

- Replacement of the residential access control system to change from remote controls to a more secure alternative. The various options are still under consideration.
- Formalisation of an emergency response plan and -team with allocated roles and responsibilities for individual team members to ensure more efficient and effective response to security or other emergency situations.

With the continuity established on the executive committee, our trustee tasked with security, Markus Kilian, will be able to continue his hard work and finalise these initiatives during 2025

#### 4. Finance

We are grateful to report once again that projects and contingencies for 2024 were executed and completed within the approved budget. The proposed budget for 2025, circulated to members with the information pack of the 2024 Annual General Meeting, will be presented at the meeting by our financial trustee, Raoul Hodges. Raoul should be recognised for his steady hand on the reserve's finances. A brief summary of the financial position follows hereunder.

##### i. Savings accounts – October 2024

| Investments                              | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025  |
|------------------------------------------|-----------|-----------|-----------|------------|
| Capital reserve fund<br>(de-forestation) | R894 260  | R922 088  | R 889 142 | +R881 000  |
| Special road fund                        | R 521 400 | R547 470  | R574 497  | -          |
| Environmental fund                       |           |           |           | R132 700   |
| Current account                          |           |           |           | + R424 000 |

##### ii. Budget

| Est Income       | 2021-2022  | 2022-2023  | 2023-2024  | 2024-2025      | 2025-2026     |
|------------------|------------|------------|------------|----------------|---------------|
| Estimated Income | R1 947 064 | R2 040 998 | R2 185 031 | R2 401 405-49  | R2 901 368-00 |
| Est expenses     | R1 905 712 | R1 934 872 | R2 111 872 | R 2 172 629.46 | R2 674 848-00 |
| Est depreciation | R 89 000   | R104 625   | R110 000   | R 110 000-00   | R 110 000-00  |
| Profit/Loss      | -R47 648   | R1 501     | R 36 841   | R 118 766.03   | R 116 519-96  |

##### iii. Levies

|              | 2021-2022  | 2022-2023  | 2023-2024 | 2024-2025 | 2025-2026 |
|--------------|------------|------------|-----------|-----------|-----------|
| levy         | R 1 874-00 | R 1 967-70 | R 2085-76 | R 2294.34 | R 2386.11 |
| Special fund | R 550-00   | R 577-50   | R 606-38  | R 0       | R 0       |
| Total        | R 2424-00  | R 2545-20  | R 2692-14 | R 2294.34 | R 2386.11 |

We share the concern of many members regarding the sustainability of the conservation levy. The purpose of this levy is to fund specified environmental projects on the reserve from time to time. In a recent discussion with the municipality they proposed that the conservation levies

could also be used to fund certain environmental expenses in the current budget and in doing so, the monthly levies could be proportionally reduced.

It will be the task of the 2025 Exco to find a balance between the Association's obligations in respect of the conservation fund, and a sustainable aggregate monthly levy for members.

## 5. Environmental



The eradication of alien plant species on the reserve remains an ongoing responsibility. Actions in this regard were this year focused on the western reserve in accordance with our rotational program, as reported regularly in the manager's monthly reports. This program is one of the activities that must be funded from the new conservation fund, and we trust that efforts in this regard will be strengthened by the additional funding.

I thought it would be helpful to quote from our Environmental Management Plan on the clearing method of rooikrans, the most prevalent invasive alien plant species on the reserve:

*"The rooikrans must be removed mechanically. The wood can be used or sold as firewood, but the seed bearing branches must be left where the plant was standing. Branches of 5 to 15 cm should be retained in long lengths for use in erosion stabilisation and hiking trail construction. The thin, seed bearing branches may not be*

*used for any purpose on the property, since it will spread the seed to non-infested areas. These branches should ideally be burnt when they are dry. The risk of wild fire may, however, prohibit this, since fire is not recommended as a management option for the veld types present."*

Interestingly, our Environmental Management Plan also proposes the seedboring beetle, *melanterius servulus*, as a biological method of control of rooikrans. We have requested the municipality's environmental section to advise us on this aspect and they have undertaken to inspect our reserve to see if these beetles are perhaps already present in our system. This is something for the 2025 committee to investigate further.

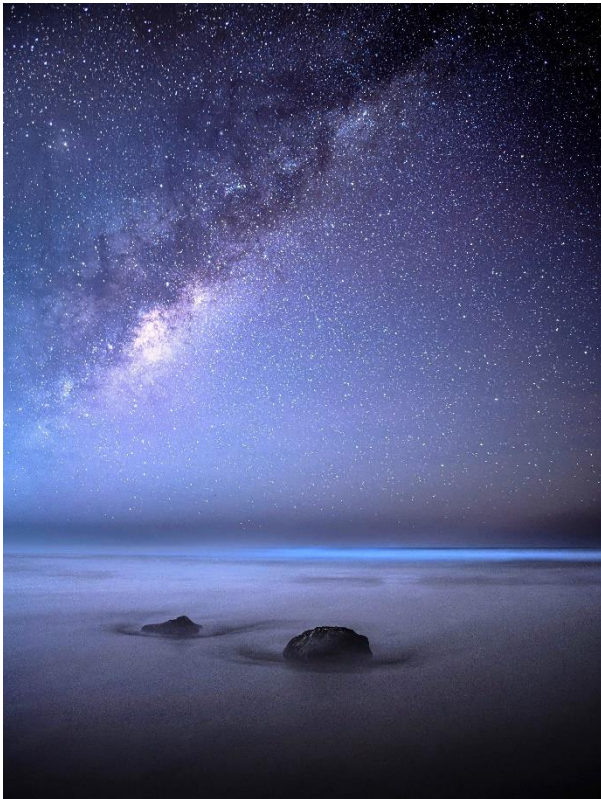
An environmental project plan for 2025 is being formulated in discussion with the municipality's environmental section. The plan must be submitted before the Association's financial year-end in February. A draft plan will be circulated to members for comment during January 2025.

On the issue of the PetroSA pipeline traversing the reserve, we have recently received the following report from PetroSA on the current status of the pipeline repair:

- Production activities on the FA Platform have ceased. The installation has been mothballed and the pipelines to the GTL Refinery have been isolated.
- Both the condensate and gas pipelines have been purged of all hydrocarbons and are currently under nitrogen pressure (inert gas).

- The pigging report indicates that there are no other areas of concern – i.e. no areas close to failure.
- Pipe material to repair the defect has been ordered and will be on site during Q1, 2025.
- Repairs to the condensate line is not currently a priority. This repair will be done with PetroSA resources, and this work must be completed before the FA Platform can be recommissioned.

## 6. Conclusion



Thank you sincerely to residents who made themselves available to contribute in so many ways to the Nautilus community this year, through social initiatives, by always volunteering their skills and resources when it was needed, or by just being good neighbours.

Finally, we wish to extend a warm welcome to all the new residents on the reserve. We hope Nautilus Bay will be everything you had hoped for and more.

From the 2024 executive committee, we wish all our residents a blessed, peaceful and safe Christmas season and only the very best for the new year.

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