



HOME OWNERS ASSOCIATION

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Dear Owners and Residents,

CHAIRMAN'S REPORT 2025



"Nature is man's teacher. She unfolds her treasures to his search, unseals his eye, and purifies his heart; an influence breathes from all the sights and sounds of her existence."

— Alfred Nobel

Every year when Christmas approaches, we find it difficult to believe that we have completed another trip around the sun. Our little community in Nautilus Bay has indeed been privileged to enjoy another year of breathtaking sunrises and sunsets, long walks on our pristine beaches and encounters with all the marvellous creatures that share our environment.

Although residents are regularly informed of activities and developments on the reserve through the monthly newsletter and our WhatsApp groups, this report serves to highlight and summarise a few important aspects.

2025 was not without its challenges, but it had significant achievements such as road repairs, traffic calming measures, beach-deck upgrades and alien vegetation removal. As always, our residents' cooperation, levy support, and community spirit made all the difference.

Home Owners Association Executive Committee Members

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

To the members of the executive committee, who volunteered their time and resourcefulness to advance the interests of the reserve, we extend our appreciation and gratitude. 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.

Thank you, Marcel and your team, Andries Mangwe, France Itumiseng, Xola Petsha and John Mwakifuna for your commitment and hard work throughout the year. The team was treated to farewell at the boma on Friday 12 August 2025 with the members of the Exco.

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.

Thank you lastly to Deidre Lötter for the care taken in putting together our monthly newsletter and manager's report, and the interesting facts and information therein.

1. Maintenance and Infrastructure

Maintenance is often the silent hero of the reserve — noticed only when something isn't working. Thanks to Marcel and his team for their consistent, efficient service and maintenance of our infrastructure. No significant capital expenditures were necessary this year which was defined by consistent upgrades and repairs.

Routine tasks were detailed throughout the year in the reserve manager's monthly reports, and included weekly inspection of all pump stations, maintenance of internal firebreaks, grass cutting, cleaning of the viewing decks and boardwalks, fence inspections to identify ongoing maintenance needs, and weekly cleaning of wildlife-friendly water troughs.

The reserve's road infrastructure received a boost when repairs near the main gate commenced mid-year with problem areas progressively addressed between June and October. Speedbumps were installed in July, hopefully reducing instances of speeding.



Structural improvements were made to the beach deck, including varnishing and the addition of retaining planks to prevent sand accumulation.

Three new fire boxes were installed around the estate, enhancing emergency response capability.

2. Building and Architecture

During the past year, we continued to benefit from the clarity gained in 2023 around the maximum floor area of houses on the reserve, as well as the large number of people 'semigrating' to the Western Cape from other provinces.

Building activities this year included:

Houses completed or reaching completion: 11

Renovations approved or completed: 7



A new controlling architect, Sorina Van Deventer, was appointed to advise the new Aesthetics Committee, under the leadership of the responsible trustee, Alan Bolton.

A number of owners requested a re-evaluation of their home floor area size, as it affects the amount of conservation fund levies payable. These were investigated by the committee and where relevant, adjustments were made with the input from the municipality.

In order to finalise financial planning for the Estate, the committee was requested to review all home sizes to ensure records were correct in terms of available as-built plans, to confirm additional levies payable for larger houses. Where discrepancies were evident, these were resolved through discussions with owners.

The recent increase in maximum allowable floor sizes has resulted in home designs with larger footprints being proposed, which created some challenges in containing construction activities

within the cleared 600m² allowed by the environmental regulations. Examples include untidy construction sites spilling over onto pavements, and disintegrating shade netting. The committee has suggested using stronger fencing to which shade cloth is attached, instead of just shade net on its own, as well as insisting that all construction activities, and storage of materials, are contained neatly inside the construction fence during construction. These provisions are included in the amended Building Rules and Aesthetic Guidelines.

Steep drop-offs resulting from excavations for new houses have created challenges in a number of cases following municipal inspections which required fall protection to be installed. The committee has included standardised fence specifications in the amended Architectural Guidelines, covering fall protection fencing.

3. Security

As reported by our trustee for security, Markus Killian, 2025 has fortunately been a quiet year on the security front. Marcel has done an excellent job of liaising with our security services provider and monitoring and managing the security guards.

Our new CCTV network and cameras became fully operational at the start of the year. The system has been operating smoothly all year and is well supported and well maintained by the contractor. It is truly a huge leap forward compared to the old system.

The My Estate Life app continues to function well and has received a major update during the year. There have been sporadic complaints from residents that arrival and exit notifications do

not always arrive timeously. No specific cause has been identified yet, and the suspicion is that these seem to be due to sporadic system or network delays on the My Estate Life side.

2025 has been particularly challenging for Marcel as far as access control is concerned, due to the increased levels of building activity on the estate. The Exco would like to express its gratitude for the patient and pragmatic way in which Marcel handles these challenges. Owners are requested to please assist Marcel as much as possible by ensuring that their contractors are aware of all our rules, access control procedures and expectations as far as police clearance certificates, registration of workers and staff, etc. are concerned.

Despite the lack of any serious security incidents during the year, residents are requested to remain vigilant, especially over the festive season.

4. Finance

We are grateful to report once again that projects and contingencies for 2025 were executed and completed within the approved budget.



The proposed budget for 2026, circulated to members with the information pack of the 2025 Annual General Meeting, will be presented at the meeting by our financial trustee, Raoul Hodges. Raoul should be commended for his very competent oversight of the reserve's finances.

A brief summary of the financial position follows hereunder.

i. Savings accounts – October 2025

Investments	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
Capital reserve fund (De-forestation)	R894 260	R922 088	R 889 142	+R881 000	R764 574.69
Special levy (Road)	R 521 400	R547 470	R574 497	-	-
Environmental fund				R132 700	R352 244.28
Check account				+ R424 000	R71 892.21

ii. Budget 2026-27 (increase 6%)

Est Income	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Estimated Income	R1 947 064	R2 040 998	R2 185 031	R2 401 405.49	R2 901 368.00	R3 073 707.01
Estimated expenses	R1 905 712	R1 934 872	R2 111 872	R 2 172 629.46	R2 674 848.00	R3 031 960.92
Estimated Environmental Income	-	-	-	-	R 327 000.00	R 339 116.79
Profit/Loss	-R47 648	R1 501	R 36 841	R 118 766.03	R 116 519.96	R 41 746. 10

iii. Monthly levy for 2026-27

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027
Levy	R 1 874.00	R 1 967.70	R 2085.76	R 2294.34	R 2386.11	R2 529.28
Special fund	R 550.00	R 577.50	R 606.38	R 0	R 0	R 0
Total	R 2424.00	R 2545.20	R 2692.14	R 2294.34	R 2386.11	R 2 529.28
Environmental Levy	-	-	-	R10/ m ²	R10/ m ²	R10.50/ m ² Over 250m ²

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.

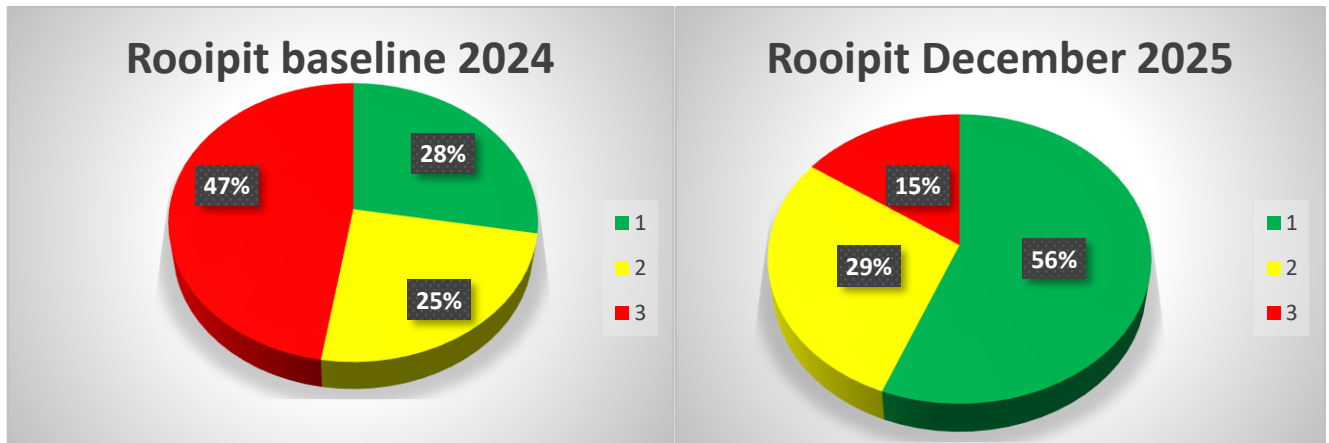
It will be the task of the 2026 Exco to find a balance between the Association's obligations in respect of the conservation fund, and a sustainable aggregate monthly levy for members.



5. Environmental

The eradication of alien plant species on the reserve remains an ongoing responsibility in our continued commitment to preserving the extraordinary natural environment that makes our community so unique. During the past year, actions in this regard were 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 funded from the conservation fund.

The graphics below provide a snapshot of the current status of our eradication efforts, showing significant progress:



Nautilus Bay Coastal Reserve Home Owner Association

Invasive Plant Block Status



Status	
	- Under Control 0-20%
	- Needs Attention 20- 60
	- Over Grown 60-100%

ID	Area (Sqm)	Area (Ha)	Perimeter (m)	Status			
C01	137 965.3	13.8	1 566.2	Under Control	13.8		
C02	91 656.0	9.2	1 310.7	Under Control	9.2		
C03	476 641.7	47.7	3 014.3	Under Control	47.7		
C04	173 196.3	17.3	1 682.1	Under Control	17.3		
C05	262 280.5	26.2	2 104.8	Under Control	26.2		
C06	49 912.2	5.0	941.3	Under Control	5.0		
C07	52 216.4	5.2	927.7	Under Control	5.2		
C08	76 486.5	7.7	1 239.3	Under Control	7.7		
C09	286 459.6	28.7	2 338.6	Under Control	28.7		
C10	165 492.0	16.6	1 634.3	Under Control	16.6		
C11	208 198.3	20.8	1 826.3	Under Control	20.8		
C12	56 369.8	5.6	953.2	Under Control	5.6		
C13	52 006.5	5.2	914.5	Under Control	5.2		
C14	102 278.4	10.2	1 328.6	Under Control	10.2		
C15	185 053.3	18.5	1 782.7	Under Control	18.5		
C16	174 748.0	17.5	1 941.3	Under Control	17.5		
C17	138 378.8	13.8	1 479.7	Under Control	13.8		
C18	106 223.9	10.6	1 417.8	Needs Attention		10.6	
C19	160 790.8	16.1	1 797.1	Under Control	16.1		
C20	82 628.9	8.3	1 206.1	Under Control	8.3		
C21	81 322.0	8.1	1 252.7	Under Control	8.1		
C22	41 793.3	4.2	979.2	Needs Attention		4.2	
C23	214 974.5	21.5	2 010.4	Needs Attention		21.5	
C24	49 665.0	5.0	886.2	Needs Attention		5.0	
C25	189 834.7	19.0	1 831.9	Needs Attention	19.0		
C26	70 128.8	7.0	1 159.2	Under Control	7.0		
C27	120 509.9	12.1	1 497.4	Needs Attention		12.1	
C28	115 786.3	11.6	1 418.9	Needs Attention		11.6	
C29	48 255.6	4.8	894.0	Needs Attention		4.8	
C30	64 737.7	6.5	1 024.3	Under Control	6.5		
C31	100 071.0	10.0	1 284.0	Needs Attention		10.0	
C32	27 233.7	2.7	684.0	Needs Attention		2.7	
C33	70 213.4	7.0	1 050.8	Needs Attention		7.0	
C34	55 404.1	5.5	1 044.9	Needs Attention		5.5	
C35	99 496.7	10.0	1 396.0	Needs Attention		10.0	
C36	104 587.9	10.5	1 308.4	Needs Attention		10.5	
C37	118 224.8	11.8	1 455.1	Needs Attention		11.8	
C38	114 249.6	11.4	1 402.9	Over Grown			11.4
C39	84 935.6	8.5	1 328.2	Needs Attention		8.5	
C40	111 371.1	11.1	1 340.3	Needs Attention		11.1	
C41	114 138.7	11.4	1 355.2	Needs Attention		11.4	
C42	201 644.9	20.2	1 845.4	Over Grown			20.2
C43	149 695.3	15.0	1 681.5	Over Grown			15.0
C44	130 632.6	13.1	1 447.2	Needs Attention		13.1	
C45	234 161.7	23.4	1 974.6	Over Grown			23.4
C46	207 574.0	20.8	1 969.0	Over Grown			20.8
Total	5 959 626.1	596.0	66 928.3		333.9	171.35	90.73
					56%	29%	15%

In the June issue of our monthly newsletter, owners were informed of the Gourikwa Power Development Company's (GPDC) proposed project to develop an indigenous gas-fired power station in the Garden Route. The project will entail the physical power plant, the required gas supply pipeline and electricity offtake. The preferred gas supply pipeline route is part of/adjacent to the existing PetroSA pipeline servitude on Nautilus Bay, although an alternative route outside the reserve's eastern boundary is also considered.

The GPDC has been carrying out environmental impact studies on all the areas/farms affected by the project. The public participation process for this project has been delayed due to consideration being given to the use of sea water as a coolant for the plant. With the scoping phase still in progress, it is unlikely that, if approved, construction will commence in 2032 as proposed by the applicant. As an interested party directly affected by this activity we will continue to participate in the legal process.

6. Conclusion

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

To all our new residents, welcome to our particular corner of paradise. We hope Nautilus Bay will exceed all your expectations.

From the 2025 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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