

**ESTATE MANAGER REPORT FOR TRUSTEE MEETING ON THE 06th of
DECEMBER 2017**

1. SEWAGE PUMP STATIONS.

All pumps are functioning correctly.

The Britannia Close pump pit was cleaned by Vettie's on the 19th October 2017.

Two wheel valves and non-return valves in the St Lawrence Close pump station were found to have corroded badly and will have to be replaced. A quotation for this work has been provided by HSM. The work will be conducted during the first service in 2018. The acceptance of the quotation is awaited from the Trustees.

2. ROAD SIGNS.

Road signs have been repaired periodically over the past months. All road signs are presently in good order.

3. COMMUNAL GARDENS.

The communal gardens in front of the Close gates and the main gate are well maintained but taking strain due to the draught. Automatic watering of the communal gardens is still switched off.

The Estate is clean and tidy with little or no rubble present inclusive of the beach area.

All dustbins are collected and returned to residences on a weekly basis for disposal of household rubbish.

4. STREET LIGHTING.

Street lighting globes are checked and replaced by the Estate Manager on a monthly basis.

5. WATER METER READINGS.

Water meter readings for each of the properties is taken on the 19th of each month and sent to Me Thiar for the issuing of the accounts.

Water meter readings at the six Municipal meters are also being monitored on the same days as which the home meters are read.

It has been found that the Municipal meter readings do not correspond to the actual readings taken from meters. An investigation with the Municipality is presently underway. On conclusion of the outcome a report will be forthcoming.

6. BUILDING SITE ON ERF 6163 HOUSE H.J.KRUGER TRUST.

Notwithstanding the fact that this house has been occupied, no occupation certificate has been issued.

7. BUILDING SITE ON ERF 6490 HOUSE JUSTIN HUGHES.

De Jongh Construction is still busy building the house on the above Erf. An extension of time has been granted by the Trustees. The construction deadline which was extended by the Trustees will unfortunately also not be met.

8. BUILDING SITE ON ERF 6168 HOUSE NAUDE.

De Jongh Construction is still busy building the house on the above Erf. The contractual completion date of the house is 1st of February 2018. Taking all aspects into consideration it is unlikely that the above completion date will be met.

9. BUILDING SITE ON ERF 6389 HOUSE PIENAAR.

Classic Home Builders are still busy building the house on the above Erf. The building operation has been conducted in an orderly manner without major incidents.

10. ST LAWRENCE CLOSE. ERF 6158

The house on Erf 6158 in the St Lawrence close which previously belonged to Mr Martin Potgieter, has been sold. There is a trampoline pit next to the garden area of which the mat has been removed which is being used as a rubbish dump and is dangerous to children and animals. I would like to recommend that a letter be

formulated to the new owner requesting that this hazard be filled within a prescribed time.

11. ALTERATIONS ON ERF 6477 HOUSE NAGY.

Alterations to the dwelling on Erf 4677 have commenced. The work is carried out by Classic Home Builders and is conducted in an orderly manner without major incidents.

12. INSTALLATION OF DUSTBINS ON BEACH AREA.

The dustbins installed on the beach area are working well.

13. LANGEBAAN GARAGE DOORS.

All gates are operating normally.

14. GOOSE-NEK POLE FOR GATE KEY PAD.

The damaged Goose-Nek pole on the inside of the Waratah Close gate has been replaced. The guilty party has been billed for the repair.

15. BUILDING ALTERATIONS OTHER THAN NEW HOUSES.

The document which describes the points of action for the above process has not been provided by the Trustees.

16. WALLS ADJACENT TO CLOSE GATES AND MAIN ENTRANCE.

Due to the water crisis a quotation for the maintenance to the walls has not been obtained. The walls will have to be sprayed with a high pressure spray to remove salt residue. The action will be addressed as soon as circumstances permit.

17. INFORMATIVE BOARD AT MAIN GATE AND MAIN ROAD.

An informative board has been placed on the outside of the main gate. The board indicates what is permissible in the Cape St Martin Private Nature Reserve. Informative boards have also been placed at regular intervals in the main Municipal road running through Cape St Martin Private Nature Reserve. These boards request dog owners to keep their animals on a leash and to clean up droppings after the animal. Photo's appended.



18. INSTALLATION OF WATER TANKS AND WELL POINTS.

Due to the increasing shortage of water from the Municipality, I would like to recommend that the Trustees consider amending the estate rules to allow the installation of water tanks and possibly "Well Points". The installation of a centrally situated bore hole for use by all would pose a logistical problem regarding the reticulation of water pipes.

19. DAMAGE TO POST AND RAIL FENCE.

One of the posts in front of the Haleric Close was damaged by a truck delivering bricks for the alterations to house Nagy. A post was provided by the builder and installed by our garden service employee.

20. RAINFALL.

For the month of November 2017 12,8mm of rain was measured on the Cape St Martin Private Nature Reserve.

21. ARRANGEMENTS FOR FESTIVE SEASON 2017

The necessary arrangements will be made with Coastal Garden Services for the servicing of the dust bins during the Christmas Break. The Estate Manager will be available during this period should and if, any problems arise on the Estate.