

**ESTATE MANAGER REPORT FOR TRUSTEE MEETING ON THE 11th of
OCTOBER 2017**

1. SEWAGE PUMP STATIONS.

The second Bi-Annual service by HSM Pump took place on the 13th of September 2017.

All pumps were found to be in order by HSM Pumps.

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 and looking good. Weeding in certain areas has commenced. Automatic watering of the communal gardens has been 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.

In the St Lawrence Close it was found that street lighting globes had been removed prior to a burglary. These lamps were replaced.

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.

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.

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

9. BUILDING SITE ON ERF 6389 HOUSE PIENAAR.

All the required paperwork was submitted by Classic Home Builders. Approval has been provided to commence with building operations. Building has commenced on the 29th of August 2017. 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. INSTALLATION OF DUSTBINS ON BEACH AREA.

The dustbins installed on the beach area are working well. The dustbins are cleaned on a weekly basis before the Municipality fetch the rubble on a Thursday morning.

Two additional dustbins have been installed at the circle in front of the Abalone farm. These bins are being used as quite a lot of rubbish is removed weekly.

12. ROOIKRANS TREES IN ST LAWRENCE CLOSE.

A complaint regarding Rooikrans trees growing in the St Lawrence close where thieves could possibly hide was received from one of the home owners. The trees were cut down by Coastal Garden Services and an arrangement was made with the Municipality to remove the branches for a small fee.

13. WEST COAST GARAGE DOORS.

All gates are operating normally.

14. GOOSE-NEK POLE FOR GATE KEY PAD.

The Goose-Nek pole on the inside of the Waratah Close gate was damaged by a resident. The guilty party has undertaken to replace the Goose-Nek. To date this has not happened. If by the end of October the replacement has not been concluded, a new Goose-Nek will be purchased and the guilty resident billed for the cost.

15. DEMARCATION OF LAND INSIDE CAPE ST MARTIN ESTATE.

A meeting with Mr Lindsey Gaffley was held on the 5th of September whereby Mr Park and the Estate Manager were present. A full report of the meeting was provided to the Trustees.

16. BUILDING ALTERATIONS OTHER THAN NEW HOUSES.

The Trustees have accepted the proposal as set out in the previous Estate Managers report regarding building alterations. The trustees have however undertaken to provide a document in which the points of action are clearly formalised.

17. WALLS ADJACENT TO CLOSE GATES AND MAIN ENTRANCE.

The brick and plastered walls adjacent to the Close gates as well as the main entrance are showing signs of cracks and fading paint. It is recommended that a quotation be requested for maintenance to be conducted on the walls.