

What's been happening in the estate?

Since our correspondence in May notifying owners that the Caretaker Michael Lane had not entered into contract negotiations and had departed the estate as of 30/04/2023, a lot has been going on. In addition to the many responsibilities the committee already had in relation to running the estate, including the Design Review Panel, the committee has in recent months been coordinating the daily operation of the estate. Thanks to the work and dedication of the committee, working in consort with our on-ground staff (who have been doing an exceptional job) and number of volunteer owners, the estate is now in better shape than ever and we are receiving a lot of positive feedback. Below is a snapshot of just some of the activities.

Refurbishment of the Manager's House

Manager/Caretaker House

- Pressure cleaned
- Landscaped
- Paint touched up
- New dishwasher
- New blinds
- Deck repairs and oiling
- Replacement of damaged floorcovering

In addition to the committee (Ray and Peter) thanks to our on-ground staff. Ricky Dodson, Craig McDougall, Darren Hetherington, and owners Janelle Kemp, and Ron Watkins for a job well done.

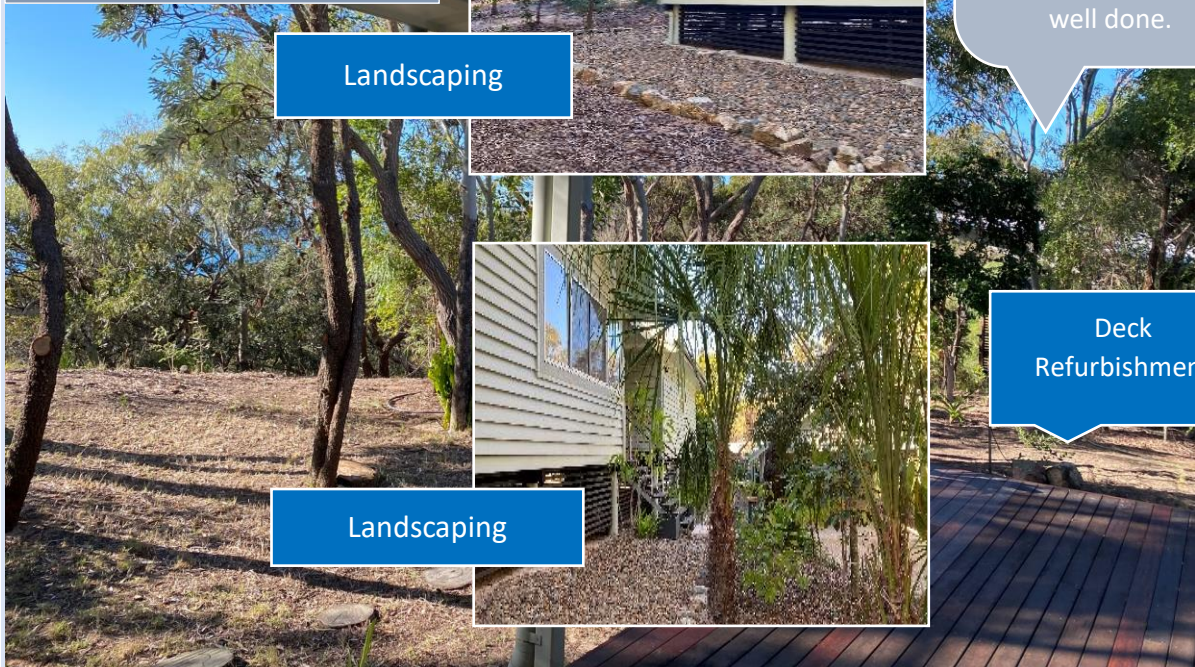
Landscaping



Landscaping



Deck Refurbishment



Purchase of the Polaris

When the estate was left without vehicles, it became apparent we should have our own, and fit for purpose. The new vehicle is already saving significant time for essential tasks that have difficult access in the estate.



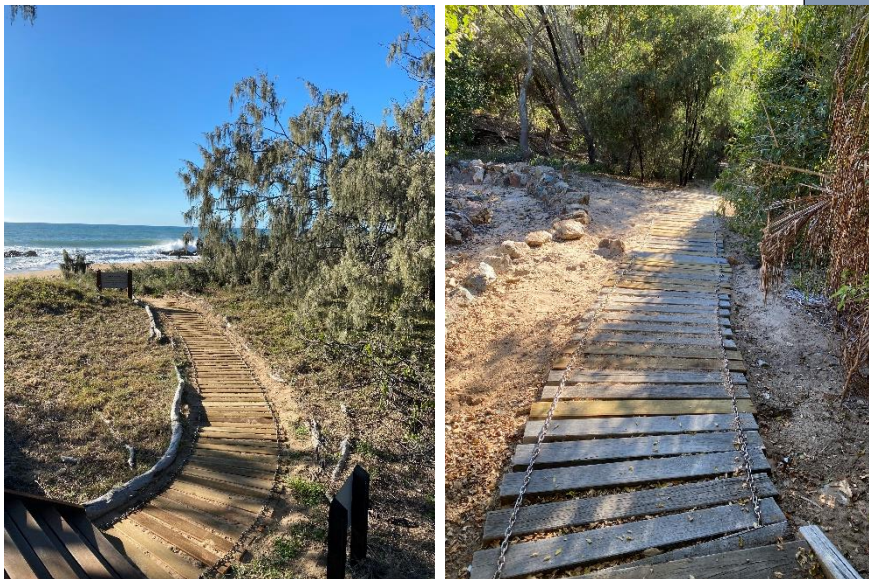
Ranger XP 1000

**Registered
Insured
Ready to go!**

Thanks, Ray Chadzynski, for co-ordinating the purchase and owner David Bealing for fitting accessories.

Track Maintenance

Easy access using the Polaris, saving time on essential tasks.



Tracks are looking great!

Cleaning at the Beach Clubs

The cleaning contract with “Just in Just Out”, is already paying dividends. The beach clubs have never looked so clean and we are receiving lots of positive feedback!

Our on-ground staff now have more time to attend to other important tasks, now that the cleaning has been outsourced.

Thanks to Peter and Janelle Kemp who spent multiple days deep cleaning the beach club cabanas and bathroom facilities after the Caretaker left to bring them up to an acceptable standard before the cleaners started.



Gate Upgrade

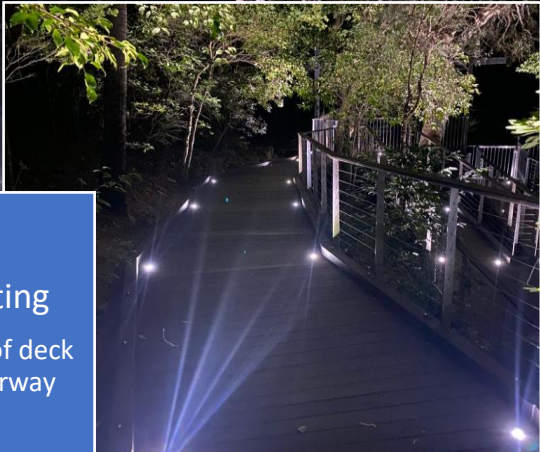
Our new gate system will be installed and operational soon. Owners will be notified regarding the new remotes and swipe cards. The new system will be more reliable, allowing owners to remotely open the gate when guests call from the outside console.




Lighting Projects



Entry Gates
New lights installed



Deck Lighting
Replacement of deck lights is underway



Bollards
Trial of replacement LED's (3 types) complete.
Low watt, low cost option selected as ideal replacement, saving money going forward.

At the Compound



The new backup generator was installed in April and has now been test run and confirmed operational, during the extended power outage on 16/07/2023.



Leveling and gravelling of areas of the compound has commenced.

Obsolete items have been removed

Thanks to owner Vaughan Carter who has been assisting the committee both with ideas in relation to the compound, and mitigation of roadway cracks



The committee has secured a company to mulch the green waste pile, at their expense, except for equipment mobilisation cost. This is a saving of approximately \$20000 to the Body Corporate.

The Nursery

We are extremely fortunate that owner Ron Watkins has been volunteering (many hours per week) his expertise in the nursery. Owner volunteers had been prevented from accessing the nursery during the tenure of the departed Caretaker (stated as WHS reasons) and the nursery was found to require some attention to bring it back to an acceptable state. With the assistance of a band of volunteer owners and our current on ground staff, Ricky Dodson, and Craig McDougall, Ron has brought the nursery back to life and it is looking like a professional workspace again!



What's Next

As stated, this is just a small snapshot of what's going on. We hope to provide more updates soon, particularly in relation to a proposal re the Caretaker/Management of the estate going forward.

Sunrise at 1770 – Body Corporate Committee

Ray Chadzynski, Julie Bealing, Mark Simpson, Hennie Muller, David Hughes, Peter Kemp, Krista Burton