



# **Managers Report**

## **March 2020**

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### **General Maintenance**

Estate Pools/Club/Infrastructure cleaned every Mon, Tue, Wed and weekends during this month with all amenity areas closed on the 24<sup>th</sup> due to the COVID 19 Virus, all areas taped off with signs posted and pool gates locked as of this date.

China Club amenities floor tiles and grout steam cleaned.

Carwash pipe coverings painted and Stainless-Steel cabinet polished.

Removal of scrap metal from compound.

Rotten wooden bollard at the Red Rock gate replaced.

Trolley wheels and LED tail light assembly replaced on tandem trailer.

Major service on Billy Goat Blower and Stihl high pressure washer.

John Deere ride on mower major service and new blades fitted.

Several large fallen trees in Grevillea, Osprey and Lot 94-95 removed from estate.

Large Bush Turkey nest dismantled at entrance to Springs Club main amenity building.

New pool deck chair cushions at Springs Club steam cleaned again.

Pruning and frond collection along all roadsides weekly.

All beach tracks blown out, brush cut, pruned and sprayed for weeds.

Compound area blown out and sprayed.

Second deck umbrella sanded and painted with Epoxy Enamel paint.

Estate Substations blown out.

## Estate Amenities and Infrastructure

Umbrella dismantled at Springs club for repair with newly restored umbrella installed, all the shade material has been removed from the umbrellas for repair during club closure.

China Club BBQ pavilion railings oiled

Test'n'Tag completed on all electrical equipment at the clubs with 5 x Fridges and 6 x Kettles failing the earth leakage testing and in need of replacement.

Springs Club pebblecrete pathways and main amenity building pressure washed.

Letter sent to Ergon regarding the sound proofing of the Estate Transformers.

New shade sails x 2 installed at the Kids Pool with spare shade material onsite for the repair of the torn sail at the Surf Tower as per photo.



China Club lower deck and Kids pool deck oiled.  
6 x Deck Lounge chairs oiled and 3 x chairs repaired.  
Estate effluent pump stations blown out.

## **Land and Environment Management/Nursery**

Stainless Steel chemical mixing/washdown sink purchased with alloy frame fabricated for Chemical Bay.  
Bobcat removed large palm and prepped chemical bay area for concreting.  
Stage 3 of blocks requiring bushfire fuel reduction sent to Archers  
Planting of front gate areas continued  
Insecticide, fungicide and nutrient spraying treatments of Nursery x 2 (moth/butterfly outbreaks)  
Seed collection with in National Park and estate.  
Propagation with in nursery.  
Weed spraying of all roadsides, surf tower and clubs after rain events.  
Potting up of stock for Lots 2, 157, 153 and front gates.  
Brush cutting of roadside easements Grevillea Court  
Nth and Sth side common areas sprayed, stick picked, pruned, mowed and brushcut.  
Lots 136 – 133 boundary easements brushcut with roadside easement mowed.

## **WHS**

General Equipment Monthly Inspections completed.  
Contractor/Visitor Inductions up to date.  
Areas sign posted during front gate and roadside works.  
Vehicle mounted 'Chemical Spraying in Progress' sign used on OEM's vehicle during chemical spraying operations.  
Fire Extinguisher fitted to Ride on Mower.  
Large dangerous tree removed next to office at compound by Arborist.

## **STP, Water Plant and Bores**

Meeting with Ben Kele and the Committee on the 4<sup>th</sup> to discuss ARRIS's contractual requirements and future upgrades and schedule maintenance with the STP.  
Technicians have been operating the STP weekly.  
Potable water filters backwashed and/or replaced.  
Southern Bore still turned off, with recent moderate rainfall the bore water levels have increased slightly however this bore will remain off.  
Meeting with Committee members to discuss Water Plant operations and walk around infrastructure.

## **DRP Inspections**

Lot 51 – Final not completed due to the septic warning system not yet installed, John Smith and DRP committee is aware of this requirement before final inspection can be completed.

Lot 153 – Second Inspection completed.

Lot 2 – Earthworks started.

## Tradesmen/Contractors

### Electrician:

Test'n'Tag completed.

Street light bollards repaired with new ignitors and bulbs – Grevillea, Sunrise Cl and Hawkesbill.

### Plumber:

Inspection of work required for Chemical Bay at Nursery.

Managers house septic pump needs replacement after inspection with large fig tree root needing to be removed.

### Gordon Bobcat:

Vegetation Refuge Pile pushed up and Chemical Bay area prepped with large palm removed at Nursery on the 13<sup>th</sup>.

### Agnes Water Concreting:

Provided quote for Nursery Chemical Bay.

### Gillies Homes:

Provided quote for Chemical Bay slab.

### Arborist:

Large damaged tree removed from in front of Compound Office on the 7<sup>th</sup>.

### Rechenberg Security:

Compound alarm system and front gate security cameras inspected and serviced.