



# Managers Report

## April 2021

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### General Items/Maintenance

Estate Pools/Club/Infrastructure general cleaning daily of these areas due to school holidays and the increase in renters to the estate weekly.

To assist with the April School Holiday period an extra person was employed to carry out general cleaning of the clubs and assisting the Caretaker in other urgent tasks.

With the increased numbers of people coming to Agnes Water people trespassing onto the estate or trying to gain access through the front gates has increased with several people having to be escorted out of the estate by staff once again this month.

Estate roads and access gates blown down weekly.

Kids playground blown out weekly.

Pruning and frond collection along all roadsides weekly.

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

Estate Substations blown out.

Pruning of palms and other vegetation around club walkways and BBQ pavilions.

High pressure wash and chlorine treatment of carwash concrete and all bathhouse tile floors.

Replacement of 60 x timber walkway boards Red Rock beach access track with 80+ flipped over.

Stainless Steel rust removal and treatment of fence panels and down pipes at China Club continued.

Mowing and brush cutting of various roadside common property north and south sides of estate.

Several fallen trees cut up and removed to vegetation refuge pile.

## Estate Amenities and Infrastructure

Mould treatment Springs/China Club amenities building.

3 x Club deck chairs and 2 x small table repairs.

Estate infrastructure and fencing treatment for spider infestation, 2<sup>nd</sup> treatment completed.

China and Springs Club gardens and walkways pruned and drains blown out.

Oiling of bin and gas bottle enclosures at clubs.

Bloodwood Nth and Sth heavy roadside pruning completed.

China Club walkway footings cleared of sand build up.

Palms above China Club BBQ Pavilions, pool deck and pot plants pruned.

Protective rubber weather strips x 60mtrs replaced on China Club Pergola.

Northern main entrance gate and bollards oiled.

Grevilia and Red Rock Beach access tracks fully pruned and blown down.

## Land and Environment Management/Nursery

Planting and installation of pipe irrigation on front easement of Lot 129 completed.

Planting and installation of pipe irrigation on front easement of Lot 2 completed.

Brush cutting of Lot 2 easements and removal of all trees and scrubs within 19mtrs of the house to achieve a BAL 19 sign off from the assessor as directed by the Body Corporate Committee.

Contractor brush cut and cleared vegetation on both Lots 1 & 3 within the 19mtr zone of Lot 2's house to comply with the BAL 19 rating of Lot 2 as directed by the Body Corporate Committee.

Clearing of all vegetation within 19mtrs to the sides and 24mtrs from the front of the house on Lot 2 as directed by the Body Corporate Committee completed – both the northern and southern easements cleared however due to the excessive size of the front area (24mtr x 25mtrs) and access issues Back to Earth Mulching and Agnes Coast Earthmoving contracted to complete designated area for BAL 19 Approval (Pic below).

Heavy roadside pruning Hawkesbill Rd and Lower Sunbird Rd.

Weed spraying of Springs and China Club planting below pool area, vegetation pile and compound.

Insecticide, fungicide and nutrient spraying treatments of Nursery (monthly).

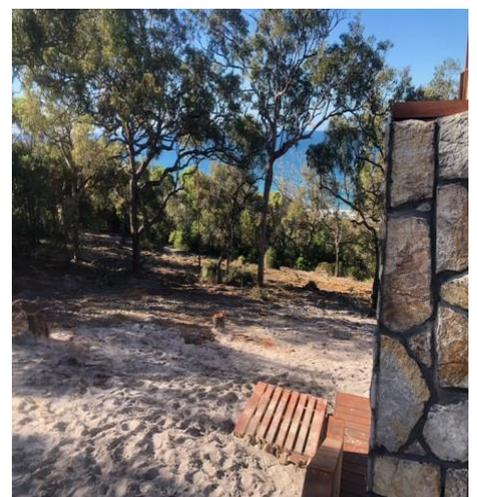
Potting up stock for Lots 2, 13, 36 and 42 plantings.

Potting of nursery stock into next size pots continued.

Weed spraying of all estate roadsides, tennis courts, playground, Springs Club and Surf Tower after latest rain events again this month to break seed cycle of weeds.

Follow link for LEM Spray Records -

[https://docs.google.com/document/d/1U6P\\_BpVGRdFhZbgbJVpGrku6LR7ObIS\\_Nki80brJ8jA/edit?usp=sharing](https://docs.google.com/document/d/1U6P_BpVGRdFhZbgbJVpGrku6LR7ObIS_Nki80brJ8jA/edit?usp=sharing)



## WHS

Main backup generator in compound still requiring further diagnosis on the electrical control modules and wire harnesses, auto electrician ordering in further parts to rectify the problems (most factory parts no longer in production and sourcing/ordering after-market parts for this particular model have caused huge delays).

General Equipment Monthly Inspections completed.

Pool safety latches repaired x 2 due to people swinging on and slamming pool gates.

Pool Safety Certificate scheduled for 07/05/21.

Contractor/Visitor Inductions up to date.

Chemical storage shed inventory spreadsheet up to date.

Vehicle mounted 'Chemical Spraying in Progress' sign used on OEM's vehicle during chemical spraying operations.

Monthly servicing of brush cutters, chainsaws, blowers completed.

1 x Pool gate safety latch replaced at Springs Club and new springs fitted to most pool gates.

Chemical storage and MSDS audit carried out by staff.

Chubb Fire Safety inspection completed - <https://drive.google.com/file/d/1O9UKkiH-rivRIES7MkANB0F4RoKfCKLi/view?usp=sharing>

## Bush Heritage Australia

Common Property below Lots 44 – 53 Brushcut and weed spraying cont.

Bushfire control lines around Sunrise Estate blown down and debris removed.

Weed control spraying north/west boundary.

Felling wattle and spraying weeds eastern boundary below Surf Tower.

Clearing of fallen wattles behind carwash and Springs Road fence line cont.

Controlled burn of Reedy Creek Reserve and the large parcel of land around the Desalination Plant conducted with assistance from the local rural fire brigade.

## STP, Water Plant and Bores

ARRIS Technicians have been operating the STP twice a week for approximately 5-6Hrs due to increased occupancy again this month again and also due to the automation system requiring some adjustments by the technician on his visit early next month.

Potable water and bore top up filters backwashed and/or replaced weekly due to increase operation and low aquifer level.

Southern Bore still turned off – Bore pump was lifted again this month, bore gate valve restricted to minimal flow to see if the bore would sustain a very low flow rate. Unfortunately, the bore pump still cuts out on Low Level in less than 5 minutes of operation and requires 7+ minutes to fill back to its highest level.

Potable Plant operated weekly.

2 x 50000L tanks delivered and moved onto pad next to Treated Effluent Tank.

Software issues with the automation of both the Sewerage Treatment Plant and the Bore Top Up system has prevented the systems to operate automatically leading up to the Easter Holidays, ARRIS Technician is aware of the issues and will be visiting site to repair faults on the 04/05/21.

Plumber installed new Bore Water Transfer line connection directly to the main Treated Effluent Holding Tank to eliminate water loss from the 2 x 100KL bore water holding tanks.

## DRP Inspections

Lot 51 – Final Inspection finally completed, septic warning system installed.

Lot 2 – Final completed 29<sup>th</sup> May, Forms 16 & 21 received.

Lots 36 – Second inspection completed, site cleaned up.

Lot 129 – Final inspection completed 29<sup>th</sup>, tank screen and driveway completed – Forms 16 & 21 received.

Lot 13 – Second Inspection with Builder completed, approved paint colours questioned.

## Tradesmen/Contractors

John Massuritt:

X-rays of China Beach and Springs Club pools to identify areas in need of repair.

Roy Hobbs:

Earthworks completed for Emergency Firefighting fill point turn around in compound.

Wilco Plumber:

Bore Water Transfer Pump line installed directly into Treated Effluent Holding Tank and 50KL holding tanks completed.

Gillies Homes:

Roof structure erected over the compound generator set completed – as per pic below.



