



Managers Report

May 2020

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General Maintenance

Estate Pools/Club/Infrastructure reopened 16th with areas being sanitized daily with new signage posted in all areas, general cleaning of these areas has returned to every Mon, Wed, Fri, Sat and Sun.

Large fallen wattle Bloodwood North roadside removed.

Wash down and detailed clean of Springs Club BBQs and Amenities for reopening.

Carwash concrete pressure washed.

Springs Club amenity showers steam cleaned.

Trees below Springs Club pruned to improve ocean view.

Carwash detergent leak repaired.

15 x LED bulb replacements at front gates and Grevilia street sign.

Pruning of Tennis Courts, Playground and Basket Ball Court.

Major prune, brush cut and blow out of China Club area and carparks.

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.

Estate Substations blown out.

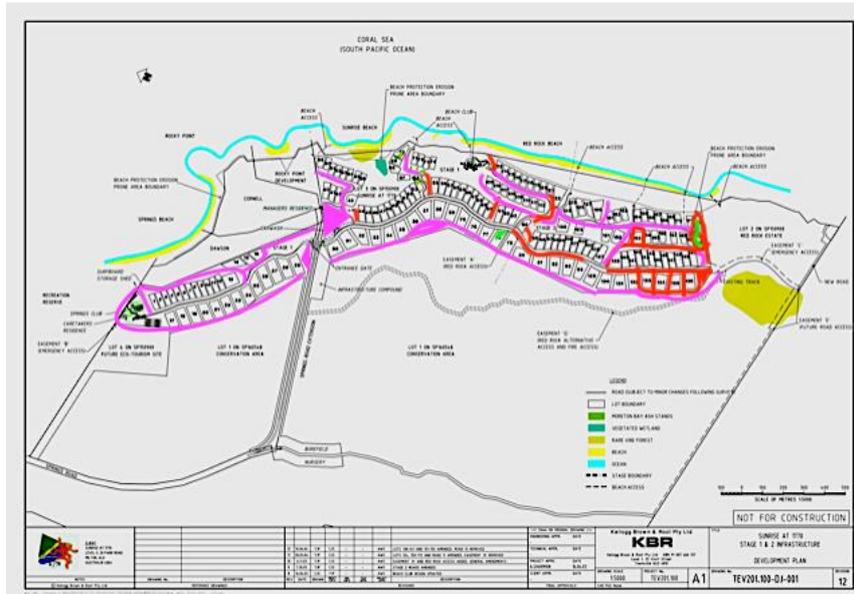
China Club oiling of main decks and access walkway completed.

Estate Amenities and Infrastructure

Surf Tower shade sail removed – repaired and reinstalled.
Restored Umbrella installed at Springs Club with next umbrella removed for restoration.
China Club Stainless Steel fences treatment cleaned.
12 x Deck Lounge chairs oiled and 4 x chairs repaired.
Estate effluent pump stations blown out.
China Club Pool lift pump valve repaired.
All pool filter pressure gauges replaced.
New Fridges, Kettles and Microwave delivered with rust proofing completed of fridge tops before installation.

Land and Environment Management/Nursery

Lot 50 Roadside easement pruned and brush cut.
Transformers Lot 36 and Springs Road palms pruned, sprayed and brush cut.
Lot 94-95 common property easement sprayed.
Southern front gate, Sunrise Close and Osprey pruned.
Spraying of Hawkesbill Common Property below Lot 94.
Brush cutting of large common area between Hawkesbill and Lot 138 with 6 x trailer loads of tree debris removed from area.
Regrowth weed spraying of Lot 94 – 138 common property area.
Surf Tower, Springs Club, Tennis Courts and Playground sprayed for weeds.
Lot 153 easements brush cut and cleared of debris for Final BAL inspection.
Fallen Banksia in Lot 159 easement removed.
Front gate areas weed sprayed and new planting treated with insecticide.
Fallen tree removed from Sunbirds middle beach access track.
Lot 137 easement planting and consultation with owner.
Vegetation stockpile weed sprayed.
Weeding of potted stock with in Nursery.
Insecticide, fungicide and nutrient spraying treatments of Nursery x 2 (moth/butterfly outbreaks)
Seed collection with in National Park and estate.
Propagation continued 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.
Lot 157 Planting and irrigation installation.
Cnr Hawkesbill and Sunbird brush cut.
Roadside easement Lot 95 – 100 brush cut.



RED – Areas brush cut and weed treated
 Pink – Areas treated for weeds

WHS

Emergency Shower and Signage fitted to Nursery Chemical Bay.

Pool Safety Certificate Inspection completed by Gladstone City Council -

<https://drive.google.com/file/d/0Bz5OSooRIsQwUWJFWGFxcVBSTVJuRDJ4aWIDZWRoQnJDVDdJ/view?usp=sharing>

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.

Chemical Storage Shed cleaned up and chemicals reorganised and documentation updated.

STP, Water Plant and Bores

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.

Aerator run time adjusted to 7am – 7pm.

Noise reduction of aerator started with Ben Kele inspecting site with Decibel Meter.

Representative from NALCO Water visited site for further water samples.

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 – Inspection with DRP on the 21st – Form 21 and Plumbing final received. Final Sign Off completed.

Lot 2 – Underground water tank finished.

Tradesmen/Contractors

Electrician:

Faulty Street light timer and PE Cell replaced Grevilia.

Plumber:

Set up of Chemical Bay plumbing and Emergency Shower 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.

Amalgamated Pest Control:

6 Monthly Inspection of Estate Infrastructure completed -

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