



Managers Report

January 2020

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General Maintenance

Estate Pools/Club/Infrastructure extensive daily cleaning due to the high use of pool facilities during the Christmas holiday period.

Kids pool shade sails x 2 removed after being torn.

Pool pump replaced on kid's pool, capacitor fault, replacement authorised and ordered.

Springs Club amenities floor tiles and grout steam cleaned.

Road cleared of sand runoff twice from Lot 105.

Several large fallen trees removed from estate.

Debris removed from Redrock beach access carpark.

New pool deck chair cushions steam cleaned once 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.

Deck umbrella sanded and painted with Epoxy Enamel paint.

Estate Substations blown out.

Land and Environment Management/Nursery

Planting of front gate areas continued

Insecticide, fungicide and nutrient spraying treatments of Nursery x 2

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 areas.

WHS

General Equipment Monthly Inspections completed, new backpack blower purchased.
Telstra reconnected phone lines at Clubs, new emergency phone signs organised.
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.
Temporary Fence disassembled and returned.

STP, Water Plant and Bores

ARRIS technicians have been operating the STP twice a week due to the holidays.
Potable water filters backwashed and/or replaced.
Water Technician Chris Devitt visited site again to further fix problems with the bore top up automation, new sensor on the treated effluent holding tank still needed as system is still not reading water level height correctly in the Treated Effluent holding tank.
Northern Bore operating 50% of the time due to potable water requirements at the clubs with excessive amounts of people using club pools.
Southern Bore still turned off, with recent moderate rainfall the bore water levels have increased slightly however this bore will remain off until further inspections mid-February.
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 157 – Final Inspection still requires high level alarm strobe to be fitted and water meter pit to be backfilled before signing off. Easements brush cut and cleared of debris to obtain BAL19

Lot 153 – First Inspection completed.

Tradesmen/Contractors

Electrician:
High Bay LED light, hanging extension power point socket and circuit breaker installed in workshop.
Test'n'Tag completed on workshop equipment.
Faulty power points for pool light transformers replaced.

Plumber:

Springs Club ladies toilet repaired x 2.

Carwash oil separator tank crack sealed.

E2W Constructions:

Roadside edges filled with Gabion Rock from Hawkesbill to Lot 140, estimated another 4-6 loads required to finish roadside along Bloodwood South and vehicle fill point area on southern boundary.

Gordon Bobcat:

Vegetation Refuge Pile pushed up.

Agnes Water Concreting:

Concrete steps into Managers House completed.