



# **Managers Report**

## **October 2020**

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### **General Maintenance**

Estate Pools/Club/Infrastructure open with areas being sanitized daily with new signage posted in all areas restricting numbers to max of 10 people with social distancing of 1.5mtrs, general cleaning of these areas has returned to everyday due to increased numbers of renters.

Stainless Steel fence panels treated for rust, cleaned and protective coat applied at China Club cont.

Pruning and frond collection along all roadsides weekly.

Prune and remove several large wattles around carwash access.

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

Estate Substations blown out.

All beach access tracks pruned, brushcut and blown out.

China Club top carparks and Hawkesbill heavy prune and brushcut completed.

High pressure wash and chlorine treatment of carwash concrete.

### **Estate Amenities and Infrastructure**

Fire Fighting pump from dam sent into Sunfam for major service.

North and South front gate palms and trees pruned.

Pool robotic cleaner major service completed, new front guide rollers on order.

Carwash high pressure gauge, manifold springs, pressure regulator, 2 x Flow jet pumps, 4 x brass fittings and solenoids x 4 replaced.

Southern Gate timber infrastructure and timber bollards oiled.

North gate motor guide rails replaced x 1.5mtrs, limit switches repositioned and electric motor serviced.

60 x beach access boards replaced on the Red Rock beach access track.

BBQ pavilion light timers adjusted to summer settings.

Keypad on northern gate replaced after lightning strike.

Telstra pit at Dawson's gate burnt in controlled burn interrupting services to estate for several days.

Solar panel trickle charger's setup on several batteries with in compound.

## Land and Environment Management/Nursery

Springs Club planting of 500+ trees in top and bottom common areas.

Weed spraying of vegetation pile and compound.

Irrigation pipe and dripper setup at Springs Club top and bottom planted areas.

Insecticide and fungicide treatment of new plantings at Springs Club, China Club, Lot 137 and 157.

Hand weeding of pots with in nursery.

Bladey grass spraying Hawkesbill and China Club areas.

Insecticide, fungicide and nutrient spraying treatments of Nursery.

Seed and Dianella collection with in National Parks and estate for propagation.

Propagation of cuttings in nursery.

Potting of nursery stock into next size pots continued.

Hawkesbill roadside easement 107 – 112 brushcut after further debris removed.

Weed spraying of all estate roadsides, tennis courts, playground, Springs Club and Surf Tower.

Easement irrigation setups decommissioned at Lots 66, 77, 91/92 and 94, irrigation pipe left in place to allow watering of these plantings when required.

## WHS

Emergency Diesel and Electric Fire Fighting Pump SOP's training with Staff – 27<sup>th</sup> Oct.

General Equipment Monthly Inspections completed.

Risk assessment completed by contracted staff whilst feeling trees for mulcher preparation.

Contractor/Visitor Inductions up to date.

Chemical storage shed inventory spreadsheet updated.

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

Monthly servicing of brush cutters, chainsaws, blowers completed.

Chubb inspection completed - <https://drive.google.com/file/d/1C7wYzWHub-m1tyvWTbnRsCcE3oX9q29D/view?usp=sharing>

COVID 19 Register folders placed at BBQ Pavilions.

## Bush Heritage Australia

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

Weed control spraying western boundary on southern side.

Cove Estate controlled burn completed up to Dawson boundaries 27<sup>th</sup> – 29<sup>th</sup>.

Weed spraying northern boundary fence line.

Helped with planting of Springs Club bottom planting between pool and Surf Tower.

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

ARRIS Technicians have been operating the STP once a week for approximately 5-6Hrs due to increased occupancy this month.

Potable water and bore top up filters backwashed and/or replaced.

Southern Bore still turned off, level sensor probes checked and new multitrode controller installed.

Lot 58 potable water restriction valve on water meter replaced and house supplied with 5000L of potable water – 5<sup>th</sup> Oct.

Lot 48 supplied 5000L of potable water – 8<sup>th</sup> Oct.

Lot 5 supplied 5000L of potable water – 6<sup>th</sup> Oct.

Lot 104 front easement recycled water riser installed for front easement planting.

STP and Potable Plant backwash recirculation pump unserviceable – new pump ordered.

Potable Plant operated twice a week to keep up with pool lift tanks and owner tank refills.

Recycled water tank and bore telemetry needed reconfiguring after storm events.

## **DRP Inspections**

Lot 51 – Final not completed due to the septic warning system not yet installed, electrician awaiting parts.

Lot 2 – Second inspection completed.

Lots 36 – First inspection completed

Lot 129 – First inspection completed.

## **Tradesmen/Contractors**

Plumber:

Emergency firefighting fill points south end completed with north end fill point awaiting parts.

Lot 104 recycled water riser installed in front easement.

Electrician:

Carwash solenoids replaced.

Big Dawgs Mechanical:

Annual service completed on the Emergency Diesel Fire Fighting Pump in the compound.

Mark Elliot - Arborist:

Lifting and thinning out of bloodwoods below Springs Club pool to improve view of Springs Beach from deck area – 31<sup>st</sup> Oct

Gordon Bobcat:

Pushed up vegetation stockpile – 31<sup>st</sup> Oct.