



Managers Report

November 2020

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General Items/Maintenance

Estate Pools/Club/Infrastructure open with areas being sanitized daily, general cleaning of these areas has returned to everyday due to increased numbers of renters.

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 increase with several people having to be escorted out of the estate by staff.

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

Pruning and frond collection along all roadsides weekly.

Sunrise Access Gate Code has been restricted to owners and tradesmen only with Rental Agency Tenants/guests requiring to use issued Swipe Cards or FOB's to gain access to estate.

Prune and remove several large wattles and Grevillea Sunrise Close.

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

Estate Substations blown out.

Hawkesbill roadside heavy prune and debris removal.

China Club top carpark brushcut after pruning.

Beach track raw hardwood timbers prepped/dressed for installation.

Vegetation from Arborist trimming below Springs Club Pool removed.

High pressure wash and chlorine treatment of carwash concrete.
Estate road lighting timers changed to 6pm-8:30pm – gates 6pm-midnight.
Over hanging trees at Northern Emergency Fill Point removed.
Concrete pad for Emergency Fill Point pump in compound completed.
Estate roadside Fire Hydrant Lids cleared of leaf and sand debris.

Estate Amenities and Infrastructure

Fire Fighting pump from dam serviced and new battery installed.
Shade sail over Kids Pool removed for repair.
North and South front gate palms and trees pruned.
Front gate electric motors serviced.
Key Operation Switch installed at Carwash with keys being issued to owners.
China Beach Club oiling of main pool decks, main entrance walkway, 4 x BBQ Pavilions, stairways and timber screening completed.
Springs Club Kids Pool deck oiled.
Pool deck chairs oiled x 10.
New gate safety latches and wire rope assemblies replaced at Springs Club.

Land and Environment Management/Nursery

Lots 66, 77 and 159 easements planting non-potable risers turned off and risers end capped.
Check of owner irrigation systems to stop over watering and reduce non-potable water usage.
Weed spraying of China Club planting below pool area, vegetation pile and compound.
Insecticide and fungicide treatment of new plantings at Springs Club, China Club, Lot 153 and 157.
Lots 136, 135, 134, 133, 132, 131, 130 and 129 easements pruned and brushcut.
Hand weeding of pots with in nursery.
Blade grass follow up 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 further propagation.
Propagation of cuttings in nursery.
Potting of nursery stock into next size pots continued.
Weed spraying of all estate roadsides, tennis courts, playground, Springs Club and Surf Tower after rain event.
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.
Owner of Lot 72 removed all the vegetation from the Lot that was dumped in the front easement, owner advised of the Estate CMS and Vegetation BYLAWS.

WHS

Emergency Diesel Fire Fighting Pump serviced.
Main backup generator in compound requires further inspection to ascertain cause of Low Oil Pressure sensor fault.

2 x New pool gate safety latches installed at Springs Club.
Staff members completed Advanced First Aid Course.
General Equipment Monthly Inspections completed.
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.
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.
Planting of bore field areas.
Weed spraying northern boundary fence line.
Assisted with planting of Springs Club bottom planting between pool and Surf Tower.

STP, Water Plant and Bores

ARRIS Technicians have been operating the STP twice a week for approximately 5-6Hrs due to increased occupancy this month again.
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 and filter screen checked, bore gate valve restricted to minimal flow to see if the bore would sustain a very low flow rate. Unfortunately, the bore pump cuts out on Low Level after 5 minutes of operation and requires 7+ minutes to fill back to its highest level.
STP and Potable Plant backwash recirculation pump unserviceable – new pump ordered.
Treated Effluent holding tank chlorine dosing unit pipe work repaired.
Potable Plant operated twice a week to keep up with pool lift tanks, processing roughly 20-35K a week.
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.
Meeting with Brightlife and Fire Inspector at Lot 164.

Tradesmen/Contractors

Plumber:

Emergency firefighting fill points north end completed.

Electrician:

Carwash Key Switch Installed.

Springs Club lights and power points repaired after thunder storm.

Replaced limit switch south gate motor.

New test LED bulbs installed Grevillea bollards for Committee approval.

Big Dawgs Mechanical:

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

Awaiting ALLIGHT technical support technician for Generator Low Oil Level faults.

Pump House:

Awaiting Committee approval of October quotes to complete 6 monthly service of all estate sewerage pump stations.

Brush Cutting Contractors:

Lot 78 – Brush cutting and clearing of overgrown lot.

Lot 136, 135 and 134 completed.

