



Managers Report

February 2020

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General Maintenance

Estate Pools/Club/Infrastructure routinely cleaned Monday, Wednesday, Friday and weekends after the holiday period.

Springs Club kids pool deck lounge chairs oiled.

New pool deck chair cushions at Springs Club steam cleaned.

Weekly fallen palm frond collection with in estate.

Pressure wash and wet'n'forget treatment of carwash.

All Ergon transformers blown out, pruned and sprayed for weeds.

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

Compound area blown out and sprayed.

Estate Pools and Infrastructure

Springs Club

Stain and shock treatment of main pool.

Amenities tile floors and walls steam cleaned.

Restored umbrella re-installed.

Umbrella dismantled and returned to compound for painting and repair.

China Beach Club

New planting below pool sprayed and brush cut.
Stainless Steel fencing treated for rust.
Pruning of palm seeds over pool area.
Stain and shock treatment of Pool.
New more efficient pool pump installed 28/02/2020.
Several large fallen trees removed.

Carwash Upgrade

Two overhead booms have been installed at the carwash to eliminate damage to the hoses.



Front Gate Access Keypads

New Sentinel MK4 Access Keypads have been installed at the front gates as the original MK1 Series keypads are obsolete and repairs to these units was expensive, owners phone number information can be saved and transferred via a software programme for quick updates etc if the units are affected by lightning or power surges.
New swipe card readers have also been installed as the previous card readers continually needed resetting as they were over 8 years old.

Land and Environment Management/Nursery

Southern front gate area planting and irrigation installed.

Roundabout planting.

Estate roadside and breakout areas treated for weeds and wattle regrowth after +80mm of rain.

Multiple large trees needed removal after gusty winds and wet weather.

Insecticide, fungicide and nutrient spraying treatments of Nursery x 2 and treatment of Lots 48, 92, 94, 106, 149 and front gates.

Seed collection with in National Park and estate.

Propagation with in nursery.

Potting up of stock for Lots 2, 129, 105, 153 and front gates.

Bushfire breaks and control lines blown out with continued weed control by BHA.

Vegetation Pile burned 27/02/2020, requires unburnt debris to be pushed up and burnt off again.



WHS

General Equipment Monthly Inspections and servicing 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.

Pool Safety gates checked and wires replaced.

'Emergency Phone Only' signs installed on both club phones.

Weathered 'Pool Guidelines' signs replaced at both clubs.

Stage 2 and 3 Inspections of lots that require maintenance/brush cutting completed and emailed to Archers to reduce Bushfire fuel loads with in the estate.

Mobile Fire Fighting Units tested for operation and serviceability.

STP, Potable Water Plant and Bores

ARRIS technicians have been operating the STP weekly.

Potable water filters backwashed and/or replaced.

Bore Water levels measured – Please follow link for Bore Water Measurements:

<https://docs.google.com/spreadsheets/d/1L0ykbYlomj65pfgcn-7-s1gMzHPCK4eUETXZNh9v0UE/edit?usp=sharing>

Pump House inspected the Potable Plant and STP for future operational requirements with the Committee.

New level sensor on Treated Effluent holding tank organised with ARRIS.

Ken Ford Drilling is awaiting repairs to his main Compressor due to visit Sunrise to commence drilling of bore outside of compound by the end of March.

DRP Inspections

Meeting with new DRP committee members 24/02/2020.

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 Completed.

Lot 153 – Second Inspection Completed.

Tradesmen/Contractors

Electrician:

Test n Tag of compound equipment completed, electrical equipment at clubs to be tested in March.

Plumber:

Surf tower toilet pipe cleared of tree roots, 3 x toilets repaired at Springs Club and Carwash oil separator leak repaired.

Gordon Martin Bobcat:

Vegetation Refuge Pile pushed up ready for burning of pile.

Amalgamated Pest Control:

6 monthly inspection of estate infrastructure completed – Please follow link for report:

<https://drive.google.com/file/d/1icgvpEVMJmjNqKGwm7Kr71wkzKb9BoDo/view?usp=sharing>