

Maintenance sub-Committee Report (February 2023)

The following list details the maintenance projects progress/completion in the period December 2022 – February 2023:

Clubhouse

- Moved white chairs previously stored on Clubhouse verandah to garden shed and gazebo
- Pressure cleaned rear veranda after removal of chairs
- Replaced mat outside of French doors at rear entry
- Installed carpet runner on rear verandah
- Sourced and installed 10 chandelier lamp shades
- Replaced 16 LED globes and circular fluorescent tube
- Repaired broken/damaged slip-preventing tiles – rear entry
- Cleaned kitchen exhaust fan
- Patched lounge room ceiling damaged by removal of Christmas lights attachment stickers
- Cleaned light shades in kitchen and ladies toilet
- Repaired portable notice board and installed new hinge

Pool Areas

- Installed brackets to store pool brush & leaf skimmer
- Rehung “No Smoking” & “Instruction” signs in BBQ area
- Repaired/reattached climb-stopper mesh on rear pool fence
- Replaced and painted rotted balusters, framing and post in pool gazebo
- Replaced and painted rotted timber in Tennis court pavilion
- Cleaned and painted 4 pool side chairs
- Dismantled and disposed of faulty 4 pool side chairs
- Unpacked and assembled new pool side furniture
- Disposed of furniture packing material at recycling centre
- Disposed of 3 failed umbrella bases

Sundry Estate Items

- Removed tree root from under brick walkway and re-laid brick pavers
- Removed perished gutter guard from gardeners shed
- Cleaned gardeners shed gutters and fabricated/installed leaf traps above gutter inlets
- Repaired closing spring on tennis court gate
- Repaired lock on upper rear estate gate
- Replaced faulty hinges on lower rear estate entry gate
- Maintained Garden fountain
- Cleaned garden arbor (end of Webbs Tce)

Electrical

- Settlers Green estate Main Switchboard – Created circuit schedule and engaged contractor to supply traffolyte labels to bring switchboard up to Code requirements

- Streetlights – sundry lamp globe replacements
- BBQ Fan – removed failed fan and ordered new replacement (awaiting arrival)
- Replaced weatherproof Spa Blower Switch

Spend

Approximately \$900 + (a more thorough accounting will be provided in future)

No costs incurred to SGHOA for the following:

- Fasteners (screws, and other fixings)
- Some timber items
- Paint/thinners, brushes, rollers etc
- Miscellaneous supplies

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