

Monthly Manager's Report



HARBOURAGE

AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

Harbourage at Braden River CDD
5705 Key West Place, Bradenton, FL 34203
Phone: (941) 727-5500

Operations/Maintenance Updates: April 2022

- Worked with Pools by Lowell on issue with power to pool pumps, breaker tripping. Resolved.
- Worked with Hoover Pumps on issue with lost prime error message from FlowGuard. Tech reported sensor issue. Restarted pump remotely and pressure restored.
- Visitor swing gate stuck closed. Reported to Main gates and secured entry swing gates open.
- Visitor barrier arm stuck and was stuck in partial open position. Secured, reinstalled, and rebooted power and is working.
- Investigated intruder alarm inside clubhouse bar room at 10:02PM. Resident was inside building after 10PM but did vacate as soon as heard alarm.
- Replaced lift control on boat lift 7B. Tested multiple times and provide reprogrammed remote to resident.
- Attended Budget Workshop.
- Repaired street lamp at Simonton/Conch Island.
- Pools by Lowell treated pool for black dot algae.
- Pool deck, porch, fence, cabanas power washed while pool was closed for algae treatment.
- Purchased cameras at kayak launch and emergency gate. To be installed and tested in May 2022.
- Installed motion sensor light switch in bar room after light being left on continuously overnight on several occasions.



Rizzetta & Company

- **Chairman installed “tow away zone” signs in recreation center parking lot.**
- **Vendor, ANJ, finished grinding sidewalks and replaced broken sidewalk sections per CDD Engineer.**
- **Swing gates stuck closed after power outage. Per vendor, Maingates, the power reset the open/close clock on entry swign gates Replaced clock battery and reset to correct open/close times. Performed general service also while on site.**
- **SignARama working on artwork and suggestion for replacement of street signs per CDD Engineer. 1 Stop Sign,2 Emergency Vehicle Signs, 1 Pedestrian Crossing Sign, 1 Visitor Lane/Stop Sign, New Pool Rules Sign per Florida Law changes.**

Visitors through Gates: 2811 Public Road entries: 608 (22%)
 Irrigation Water Pumped: 3,106,524 gallons pumped Recorded Rainfall: 1.72 Inches
 Marina Waitlist Residents: 4 Oldest Waitlist: July 2021
 Marina Leases – New: 1 Renewals: 4 Amendment: 0
 Bank Deposits/Amount: \$ 1,996.00
 New Resident MyEnvera Accounts Set up: 6
 Community Events: 4 Private Events: 6 Association Meetings: 4
 Pending Private Events: 2
 Intruder Alarms at Clubhouse/Pool: 5
 Trespass Letters/Notices Issued: 0

Pending Items:

Electric outlets in median and sign area for xmas decorations.
 Grout in restroom entries due to new door frames.
 Install park bench at river overlook off marina trail.
 Install replacement kayak racks.
 New sidewalk install by clubhouse (quote approved awaiting schedule by vendor)
 New “Resident Only” sign for river side of observation pier

