

Monthly Manager's Report



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

Operations/Maintenance Updates: April 2023

- Completed purchase and assembly of new clubhouse chairs with assistance from other residents and Board members.
- Replaced motor belt on exit barrier arm that was stuck in the down position.
- Investigated possible irrigation leak behind home on Simonton by pond. Pending.
- Reported non-working rain shut off sensor on Flowguard system. Hoover performed service and quarterly maintenance.
- Installed Maximum depth signs by pool and spa per DOH requirements and replaced life ring rope per DOH report.
- Participated in budget meeting.
- Install new No Swimming signs and No Mooring signs at marina and observation pier.
- Worked with Board member to finalize palm tree trimming project for vendor, Clean Cut Tree Service. Vendor trimmed palms and removed trees week of April 24. Confirmed final palm trimming quantities to approve invoice.
- Pools by Lowell installed new spa timer to save propane gas to not allow heater to be operate during closed hours.
- Elite Air and Heating, Inc. serviced clubhouse, fitness room, and gate house HVAC systems per agreement.
- Treated recreation center building eaves with pest and spider we prevention treatment.
- Tested handicap pool lift. In working order.



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- Investigated broken ceiling fan issue at pool and resident complaints of the issue.
- Investigated and review video of resident gate entry issue with another resident, requested video file from Envera.
- Commercial Fitness performed repair on cable on Nautilus machine.

Visitors through Gates: 2,717 **Un-named entries:** 539 (19.8%)
Irrigation Water Pumped: 3,230,208 gallons pumped **Recorded Rainfall:** 0.66 Inches
Marina Waitlist Residents: 1 **Oldest Waitlist:** March 2023
Marina Leases – New: 0 **Renewals:** 4 **Amendments:** 0
Bank Deposits/Amount: \$ **Credit Cards:** \$ 0
New Resident MyEnvera Accounts Set up: 2
Community Events: 3 **Private Events:** 2 **Association Meetings:** 4
Pending Private Events: 0
Intruder Alarms at Clubhouse/Pool: 1 (pool camera, resident in process of leaving)
Trespass Letters/Notices Issued: 0

Pending Items:

Gazebo wood repairs, pending vendor quote
 Install water shut off valves at each boat slip (5 to complete)
 Repaint white wood sign posts.
 Repair to walk through gate lock
 Install Cross-walk sign on Natalie Way



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