

Monthly Manager's Report



HARBOURAGE

AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

5705 Key West Place, Bradenton, FL 34203
Phone: (941) 727-5500

Operations/Maintenance Updates: August 2023

- Custom Dock and Davit replaced damaged cable on boat lift 8B.
- Obtain additional quotes for marina power washing project and other areas needing power washing
- Worked with Bloomings Landscape on design for enhancement of SR70/Natalie Way median landscaping (project pending, part of contract).
- Worked with Solitude on options for repairs to lake fountains. Repair quote still pending. Investigated other fountain options with another vendor.
- ANJ Excavating replaced two sections of CDD-owned sidewalk on Whitehead Street broken by HOA tree trimming vendor. Will bill HOA for repairs once invoice received.
- ANJ Excavating ground sidewalk seams as reported by Engineer.
- Prepared CDD areas for possible impacts of hurricane Idalia.
- Monitored and check after storm for impacts from hurricane Idalia. High storm surge caused possible damage to light transformers at marina. Investigation pending.
- Pending repairs by Pools by Lowells to spa heater not restarting after shut down for hurricane Idalia.
- Capped off water pipe on John's Island bridge after finding hose connected to it without authorization (irrigation water).
- Worked with Envera and Board members to secure entry/exit gates for hurricane Idalia.
- Tested new website calendar reservation system with Compass Suites (website vendor).



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- **Worked with HVAC vendor on possibility of adding HVAC vents in restrooms. Met with vendor but unable to add vents due to limited space in attic.**
- **Working with Bloomings Landscape on issues with fungus in Mallory Park turf grass and irrigation zone at clubhouse not operating.**
- **Mike's Signs to complete installation of additional signage and nature markers (delayed due to Hurricane Idalia).**

Visitors through Gates: 2,758 **Un-named entries:** 694 (25.1%)
Irrigation Water Pumped: 3,470,786 gallons pumped **Recorded Rainfall:** 2.34" (5.59" last year)
Marina Waitlist Residents: 0, 3 new tenants starting in September
Oldest Waitlist: N/A
Marina Leases – New: 3 **Renewals:** 2 **Amendments:** 0 **Vacant Lifts:** 0
Bank Deposits/Amount: \$ 1,384.00 **Credit Cards:** \$ 85.00
New Resident MyEnvera Accounts Set up: 4
Community Events: 14 **Private Events:** 3 **Association Meetings:** 2
Pending Private Events (Parties) – None
Intruder Alarms at Clubhouse/Pool: 0
Trespass Letters/Notices Issued: 0

Pending Items:

Gazebo wood repairs, pending vendor quote
 New sidewalk install by ANJ (Pending)
 Install water shut off valves at each boat slip (5 to complete)
 Repair to walk through gate lock (warranty issue with vendor)
 Hole in bank behind Key Largo repair, pending with vendor (COA area)
 Roots behind Key Largo, landscaper to take a look on options
 Remove old fire hose box at marina, no longer required per MCFD
 Pool resurface quotes
 John's Island bridge fence damage, pending solution.
 New solar lights on Marina bridge (purchased but no installed)
 New solar panels for emergency gate battery (purchased but not installed yet)
 Entry/Exit gate preventive maintenance, pending
 Investigate lights not operating on marina trails, cut wires, hurricane damage, etc.



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