

Monthly Manager's Report



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

Operations/Maintenance Updates: December 2023

- Hoover performed repair to irrigation check valve.
- Performed checks and minor maintenance to boat lifts after storm on weekend of December 16/17. Four boat lifts without power, repair pending.
- Located and tested two low voltage light transformers damaged by water at marina. Replacements ordered and pending installation.
- Pools by Lowell replaced spa floor return as required by DOH inspection report every 7 years. Pool returns will be delayed until new pool surface installed and approved by DOH.
- Hawkins Service performed service one pool heat pump heater after system gave f5 error and shut down.
- Wire Lady performed electrical maintenance at several boat lift gfi connections.
- Custom Dock and Davit on site to replace possible non-working motor on boat lift 9A. Report it is an electrical issue not motor issue. Electrician notified, pending repair.
- Tru-Tech performed third snake repellent application around clubhouse per agreement.
- Replaced gfi outlet at Natalie Way/Harborage Avenue monument.
- Ordered Do Not Enter Sign on Hemingway at Simonton (pending installation).
- Electrician repaired four boat lift pedestals wires damage due to rainfall. Working on longer term solution to high water issues at marina.
- Irrigation system down for 12 days due to underwater check valve corrosion. Hoover replaced check valve by diving lake to remove old valve. Irrigation system restored on 12/29/23.

Visitors through Gates: 2,899

Public Road Entries: 730 (25.1%)

Irrigation Water Pumped: 1,199,148 gallons pumped

Recorded Rainfall: 2.2 inches

Marina Waitlist Residents: 0



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Oldest Waitlist: 1 vacant slip and no waitlist

Marina Leases – New: 0 **Renewals:** 2 **Amendments:** 0 **Vacant Lifts:**1

Bank Deposits/Amount: \$ 1,284 **Credit Cards:** \$ 100.00

New Resident MyEnvera Accounts Set up: 2

Community Events: 10 **Private Events:** 5 **Association Meetings:** 3

Pending Private Events (Parties) – 0

Intruder Alarms at Clubhouse/Pool: 0

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)

Remove old fire hose box at marina, no longer required per MCFD

New solar lights on Marina bridge (purchased but not installed)

New sidewalk landscape



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