

## Monthly Manager's Report



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

### Operations/Maintenance Updates: July 2023

- Repair to fitness room light.
- Obtain additional quotes on sidewalk/curb and marina power washing project.
- Worked with Bloomings Landscape on design for enhancement of SR70/Natalie Way median landscaping (project pending, part of contract).
- USA Fence installed new pool entry gate. Worked with residents to assist with manually locking and unlocking gate daily until new magnetic locks installed.
- Worked with Envera on new magnetic lock for pool entry gate and security system options. New lock installed July 26.
- Replaced several street lamp, gate house, and pool area decorative light bulbs.
- Investigated and reported lake fountain out of order and worked with Solitude on repairs or possible replacement if necessary (in progress).
- Coordinate with vendor (ANJ) on sidewalk seam grinding. Completed.
- Work with Custom Dock and Davit to replace lift cables on lift 8B (pending).
- Bloomings cleaned up Reclinata palm in median and several irrigation system repairs.
- Pools by Lowells replaced pool ladder steps that were rusted. Purchased steps separately for cost-savings.
- Worked with Campus Suite (website vendor) to set up reservation system from website for events, clubhouse reservation, etc.
- Repairs to pool cabana ceiling fan switch.



Rizzetta & Company

- Investigated police dispatch call to clubhouse on July 15. Guests of resident did not leave after 10PM after call down by Envera. Police called however, they had left by the time police arrived. Resident was informed of possible charge from police for “false alarm”.
- Met with insurance carrier, eGis, and District Manager, on walk around of community for any liability/insurance related issues. Awaiting report.
- Bloomings installed low flow irrigation on planters on clubhouse front porch.

**Visitors through Gates:** 2,895      **Un-named entries:** 602 (20.7%)  
**Irrigation Water Pumped:** 3,488,515 gallons pumped      **Recorded Rainfall:** 2.28” (5.34” last year)  
**Marina Waitlist Residents:** 3, lifts are available but owners do not have boats ready  
**Oldest Waitlist:** March 2023  
**Marina Leases** – New: 0      **Renewals:** 1      **Amendments:** 0      **Vacant Lifts:** 3  
**Bank Deposits/Amount:** \$ 1,926.00      **Credit Cards:** \$ 50.00  
**New Resident MyEnvera Accounts Set up:** 5  
**Community Events:** 13      **Private Events:** 2      **Association Meetings:** 3  
**Pending Private Events (Parties)** – 3      8/12, 8/23, 10/7  
**Intruder Alarms at Clubhouse/Pool:** 3 - Police dispatched for 2 events (1) visitors would not leave pool area as requested. Resident notified of possible fee (2) 1 for false alarm, bad motion sensor, now repaired  
**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)  
 Repair to walk through gate lock  
 Hole in bank behind Key Largo repair, pending with Engineer  
 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  
 New solar panels for emergency gate battery (purchased but no installed yet)