

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: May 2023

- Board member coordinated sale of old clubhouse chairs.
- Clean out storm drain on Duval in case of rain.
- With resident assistance found missing sprinkler heads behind house on Simonton (Natalie Way). Reported to Bloomings for repair.
- Investigate areas along Natalie Way with irrigation issues along with Board Chairman. Reported to Bloomings various issues found.
- Hoover performed service and quarterly maintenance.
- Power washed pool deck and furniture, breezeway and restroom floors.
- Investigate glass bottles found at pool and closed pool for two days as per Board policy. Power washed deck while closed.
- Sent message to HOA and COA on glass issues at pool to send to residents.
- Investigated damaged fence at John's Island Bridge. Pending options.
- Worked with vendor on boat lift repair quote and cable replacement quote. Custom Dock & Davit replaced gear boxes on lift 3A.
- Worked with Board Chairman and Mike's Signs on replacement of Conservation Areas signs. Purchased vinyl post and cabs. New signs pending.
- Met with Mike Rhodes of Solitude on pepper trees and conservation area maintenance. He says our areas are in very good condition and well maintained. He did treat several pepper trees.
- Thoroughly cleaned grill and ordered replacement parts.
- Met with Bloomings Landscaping and Board Chairman on landscape irrigation repairs and future enhancements.
- Installed new commercial garbage can container at gazebo.



Rizzetta & Company

- Performed reset of visitor barrier arm after it was stuck partially down.
- Confirmed with Envera and performed test that Envera can remotely open/close resident barrier and arm and gate if needed.
- Worked with Board Chairman on closing the pool, resident notification, due to glass found in pool area Memorial Day Weekend. Contacted resident.
- Investigated emergency gate closure issue. Pending, may need battery
- Investigated roots behind Key West Condo and met with resident on possible solutions, spoke to ADA and HUD, neither have jurisdiction.
- Bloomings to repair broken irrigation pipe behind condo garages on Duval Street.

Visitors through Gates: 2,604 **Un-named entries:** 559 (21.4%)
Irrigation Water Pumped: 2,753,623 gallons pumped **Recorded Rainfall:** 8.12 Inches
Marina Waitlist Residents: 1 **Oldest Waitlist:** March 2023
Marina Leases – New: 0 **Renewals:** 3 **Amendments:** 0 **Vacant Lifts:** 3
Bank Deposits/Amount: \$ 2067.00 **Credit Cards:** \$ 624.00
New Resident MyEnvera Accounts Set up: 1
Community Events: 4 **Private Events:** 4 **Association Meetings:** 3
Pending Private Events: 2, June 17, August 12
Intruder Alarms at Clubhouse/Pool: 2 (pool camera, residents in process of leaving)
Trespass Letters/Notices Issued: 0

Pending Items:

Gazebo wood repairs, pending vendor quote
 Natalie Way Street and Whitehead/Mallory Street Lamps out, possibly bulbs
 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
 New Conservation Zone signs, in progress
 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