

## Monthly Manager's Report



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

### Operations/Maintenance Updates: November 2023

- Solitude repaired lake fountain due to missing nozzle.
- Bloomings replaced landscaping at SR70/Natalie Way entrance.
- Worked with CDD Board Chairman on letter to single family home owners to follow mandatory water restrictions (email and first class mail).
- Worked with several owners to reset irrigation systems, check for leaks, broken heads, etc.
- Met with possible pool resurface vendors for additional quotes.
- Clean Cut Tree Service trimmed trees for canopy clearance requirements.
- Coordinated with Pools by Lowell on replacement of spa main drain cover required by Department of Health. Requested delay of main drain cover replacements for pool since they will be replaced upon resurfacing of pool in Spring of 2024.
- Assisted HOA with set up and coordination for Friendsgiving event and Holiday event and decorations.
- Tru-Tech performed second snake repellent application around clubhouse per agreement (#2).
- Replaced damaged window shade in ladies restroom.
- Repair to photocell on street lamp at exit gate.
- Assisted in changing lights for holiday decorations. Investigated gfi outlet not working at entry monument.
- Met with vendor on quote for shell for marina trail.
- Ordered new Do Not Enter sign for Hemingway entry.

**Visitors through Gates:** 2,872      **Public Road Entries:** 753 (26%)  
**Irrigation Water Pumped:** 2,941,938 gallons pumped      **Recorded Rainfall:** 0.45" (2.95" last year)  
**Marina Waitlist Residents:** 0  
**Oldest Waitlist:** Marina full but no waitlist



Rizzetta & Company

**Marina Leases – New:**        **Renewals:** 3        **Amendments:** 0   **Vacant Lifts:** 0  
**Bank Deposits/Amount:** \$ 100.00   **Credit Cards:** \$ 100.00  
**New Resident MyEnvera Accounts Set up:**   0  
**Community Events:** 20   **Private Events:** 2   **Association Meetings:** 4  
**Pending Private Events (Parties) –** 0  
**Intruder Alarms at Clubhouse/Pool:** 0  
**Trespass Letters/Notices Issued:** 0

**Pending Items:**

Gazebo wood repairs, pending vendor quote  
Mallory Park redesign/landscape (in review)  
Install water shut off valves at each boat slip (5 to complete)  
Repair to walk through gate lock (warranty issue with vendor)  
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  
Repair/replace low voltage light transformer at marina, electrician schedule



Rizzetta & Company