

Monthly Manager's Report



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

Operations/Maintenance Updates: October 2023

- Clubhouse roof, entry gates, park fence, SR 70 monument, and marina power washing projects completed with vendors.
- Bloomings Landscape removed damaged sod in park and replaced with melaleuca mulch per approved quote. Awaiting future replanting plans and possible sidewalk extension.
- Solitude replaced lake fountain, control panel, lights, etc.
- Hoover Pumping completed installation of new pressure tank, removal of the old unused jockey pump, and replacement of the water cooled VFD (pending parts).
- Infinity Concrete installed new lakeside sidewalk.
- Bloomings landscape repaired several broken irrigation pipes, repaired irrigation zones not working at clubhouse.
- Manager and Board Chairman investigated and mapped Natalie Way, Clubhouse, and a portion of Mallory Park irrigation zones.
- Manager filled holes behind Key Largo condominium with extra dirt removed from new sidewalk installation.
- Met with Bloomings on leak on south end of Key Largo Place parking lot in HOA area. Zone is on CDD controller located in Mallory Park. Had Bloomings eliminate Zone 3 of old drip irrigation line with many holes and only irrigated HOA palms along fence line.
- Engineer investigated fallen fence along bank and bridge to John's Island. Recommended it remain to prevent erosion of bank.
- TruTech Wildlife Services investigated and applied snake repellent to various areas around clubhouse and will do so on a monthly basis for 1 year per agreement.
- Replaced battery in emergency gate and installed new solar panel after former one was stolen.
- Replaced jet nozzles in hot tub and worked with Pools by Lowell on jet nozzles issues (minimum 1" nozzle requirement).
- Adjusted lake float and well clock due to drought conditions and lake level dropping due to increased irrigation.
- Daystar Power Washing cleaned entry gates, park fencing, and monuments.



Rizzetta & Company

- Manager attended Rizzetta & Company quarterly staff meeting.
- Replaced photocell on street light by exit gate.
- Vendor repair drainage pipe behind Key Largo condo per Engineer recommendation.
- ANJ Excavating repaired drainage pipe/underdrain at 5510 Duval Street.
- Contacted all kayak/canoe owners to check vessels and confirm occupancy to update database.

Visitors through Gates: 2,793 **Un-named entries:** 714 (25.5%)
Irrigation Water Pumped: 3,937,084 gallons pumped **Recorded Rainfall:** 0.14" (4.01" last year)
Marina Waitlist Residents: 0
Oldest Waitlist: Marina full but no waitlist
Marina Leases – New: 1 **Renewals:** 3 **Amendments:** 0 **Vacant Lifts:** 0
Bank Deposits/Amount: \$ 0 **Credit Cards:** \$ 0
New Resident MyEnvera Accounts Set up: 2
Community Events: 18 **Private Events:** 1 **Association Meetings:** 4
Pending Private Events (Parties) – 1
Intruder Alarms at Clubhouse/Pool: 1 (Gym Door exit after 10PM)
Trespass Letters/Notices Issued: 0

Pending Items:

Gazebo wood repairs, pending vendor quote
 Mallory Park redesign/landscape
 Install water shut off valves at each boat slip (5 to complete)
 Repair to walk through gate lock (warranty issue with vendor)
 Roots behind Key Largo, landscaper to take a look on options
 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