

## 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: September 2023

- Schedule clubhouse roof, entry gates, park fence, SR 70 monument, and marina power washing projects with vendors.
- Met with Bloomings Landscape and BOS Chairman to discuss options for park sod area. Awaiting quote.
- Worked with Solitude on lake fountain replacement, payment and schedule.
- Worked with Hoover Pumping on the rapid irrigation pump cycling issue which required replacement of the pressure tank which was leaking, removal of the old unused jockey pump, and replacement of the water cooled VFD (pending parts).
- Scheduled new sidewalk install with Infinity Concrete (10/3).
- Worked with electrician to perform check and repairs to boat lifts after high water due to Hurricane Idalia. Minor repairs performed.
- Working on repairs to low voltage lights due to high water from Hurricane Idalia. Possibly one transformer damaged but still undetermined at this time. More troubleshooting required.
- Made numerous repairs to low voltage lights along marina trail. Replaced two damage fixtures.
- Met with additional pool contractors on resurface of interior of pool and/or pool deck to obtain quotes for project.
- Repairs to several low voltage lights around clubhouse.



Rizzetta & Company



**Visitors through Gates:** 2,158 (thru 9/25)    **Un-named entries:** 602 (27.8%)  
**Irrigation Water Pumped:** 2,188,602 (25 days) gallons pumped    **Recorded Rainfall:** 1.41" (8.8" last year)  
**Marina Waitlist Residents:** 1  
**Oldest Waitlist:** September 2023  
**Marina Leases** – New: 3    **Renewals:** 0    **Amendments:** 0    **Vacant Lifts:** 0  
**Bank Deposits/Amount:** \$ 0    **Credit Cards:** \$ 0  
**New Resident MyEnvera Accounts Set up:** 0  
**Community Events:** 22    **Private Events:** 0    **Association Meetings:** 3  
**Pending Private Events (Parties)** – None  
**Intruder Alarms at Clubhouse/Pool:** 0  
**Trespass Letters/Notices Issued:** 0

**Pending Items:**

Lake augmentation well float out of order, Purchase new one, awaiting installation  
Gazebo wood repairs, pending vendor quote  
Install water shut off valves at each boat slip (5 to complete)  
Repair to walk through gate lock (warranty issue with vendor)  
Hole in bank behind Key Largo repair, pending with vendor (COA area)  
Roots behind Key Largo, landscaper to take a look on options  
Remove old fire hose box at marina, no longer required per MCFD  
John's Island bridge fence damage, pending solution.  
New solar lights on Marina bridge (purchased but no installed)  
New solar panels for emergency gate battery (purchased but not installed yet)



Rizzetta & Company