

## Monthly Manager's Report



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

### Operations/Maintenance Updates: February 2024

- Elite AC service HVAC systems in clubhouse and gatehouse
- Hawkins Services performed repairs to pool heat pump (new fan motor and temperature sensor).
- Spot cleaned various areas of public sidewalks with test solution.
- Investigated issue at marina slip 1B with no power. Corrected with switching breakers off and on. Will monitor.
- Notified owners on Duval of no parking requirements by lake.
- Worked with Cooper Pools on scheduling pool closure for resurfacing. Planned to begin work April 1, 2024.
- Repaired several light fixtures along marina trail.
- Installed new lift rings at marina per resident request.
- Ordered new park benches approved by BOS for Mallory Square Park. Awaiting delivery planned for March 5, 2024.
- Worked with new resident on lease requirements for boat lift.
- Investigated boat lift issues for jet ski and second lift policies per BOS direction.
- Met with additional residents on shrub/tree trimming project along Natalie Way.
- Worked with Guest Well Company on power outage to well pump. Repaired.
- Investigated issues with power outage to fountain and breaker tripping. Solitude found new fountain motor was not working so have removed to return to manufacturer under warranty.
- Wrote Envera on issues with gate access, higher percentage of no name entries, camera issues, etc. Awaiting response.

**Visitors through Gates:** 2,669

**Public Road Entries:** 704 (26%)

**Irrigation Water Pumped:** 1,776,359 gallons pumped **Recorded Rainfall:** 3.87 inches (0.13" in 2023)

**Marina Waitlist Residents:** 1



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**Oldest Waitlist:** 1

**Marina Leases** – New: 1 Pending **Renewals:** 1 **Amendments:** 0 **Vacant Lifts:**0

**Bank Deposits/Amount:** \$ 0 **Credit Cards:** \$ 200.00

**New Resident MyEnvera Accounts Set up:** 3

**Community Events:** 8 **Private Events:** 2 **Association Meetings:** 2

**Pending Private Events (Parties) –** 1

**Intruder Alarms at Clubhouse/Pool:** 0

**Trespass Letters/Notices Issued:** 0

**Pending Items:**

Paint bike racks and park benches

Spot power wash sidewalks

New dog waste station on Duval/Move park dog station/move clubhouse dog station

Gazebo wood repairs, pending vendor quote

Install water shut off valves at each boat slip (5 to complete)

Remove old fire hose box at marina, no longer required per MCFD

New sidewalk landscape



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