

Monthly Manager's Report



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

Operations/Maintenance Updates: January 2024

- Worked with electrician on additional repairs at the marina due to high water issues.
- Replaced two low voltage light transformers at the marina. New transformers are located in the tops of Pedestals 6 & 8 so will be above high water line.
- Repaired several low voltage lights on marina trail and docks, however more to be done to replace additional bulbs.
- Finalized agreement with Cooper Pools Resurfacing for resurface of the pool in April/May 2024.
- Investigated issues with irrigation timers on Natalie Way and corrected clock and settings.
- Infinity Concrete completed construction of the new sidewalk in Mallory Square Park.
- Met with vendor on clearing of the white fence line along Natalie Way. Also meet and discussed project with several residents on project scope and concerns.
- Replaced Not Enter sign at Simonton and Hemingway.
- Maingates installed new control board on Emergency Gate. One gate still does not work as the motor was damaged in the power surge issue. Awaiting new motor.
- Replaced rusted dog station can on Hemingway and broken dog bag holder on Simonton.
- Researched various park bench styles for Mallory Park new sidewalk bump outs.
- Augmentation well out of service. Reported to vendor. Awaiting status.
- Worked with Guest Well on lake/irrigation augmentation well pump not working, Guest had to replace wire and float.
- Howz It Flowin' test clubhouse and gatehouse backflow devices as required annually.
- Schedule bi-annual HVAC service with Elite Air Conditioning per agreement.

Visitors through Gates: 2,803

Public Road Entries: 712 (25%)

Irrigation Water Pumped: 1,578,235 gallons pumped **Recorded Rainfall:** 2.92 inches (1.73" 2023)

Marina Waitlist Residents: 0



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Oldest Waitlist: 1 vacant slip and no waitlist

Marina Leases – New: 0 **Renewals:** 2 **Amendments:** 1 **Vacant Lifts:**1

Bank Deposits/Amount: \$ 1,284 **Credit Cards:** \$ 100.00

New Resident MyEnvera Accounts Set up: 3

Community Events: 8 **Private Events:** 3 **Association Meetings:** 3

Pending Private Events (Parties) – 2

Intruder Alarms at Clubhouse/Pool: 1

Trespass Letters/Notices Issued: 0

Pending Items:

Paint bike rack

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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