

Monthly Manager's Report



HARBOURAGE

AT BRADEN RIVER
COMMUNITY DEVELOPMENT DISTRICT

Harbourage at Braden River CDD
5705 Key West Place, Bradenton, FL 34203
Phone: (941) 727-5500

Operations/Maintenance Updates: February 2021

- Coordinated 0 community and 2 private clubhouse events.
- Investigated 2 intruder alarms and 2 trespass issues.
- Issued 1 trespass letter and 0 trespass window flyers.
- Set up 4 new resident MyEnvera accounts with vendor and associated forms, set up in eMerge system, transferred remotes/fobs.
- Resident entry barrier arm broken. Replaced on 2/16/21. Visitor barrier arm replaced 2/19/21.
- Replaced entry lane delineators.
- Executed 3 marina lease renewals.
- Vendor (ANJ) installed new speed bump extensions on Harbourage Ave.
- GatePros replaced emergency gate system (motors, arms, control box, battery, etc.)
- Replaced two mushroom lights on marina trail and investigated light section that was not working.
- Reinstalled Mallory Square Park entry gate and installed new latch.
- Purchased additional speed bump supplies, awaiting installation and signage.
- Repair to exit side walk through gate latch (partial repair, lock not working)
- Cleaned Manatee County lift station parking pad.
- Investigated resident side swing gate arm not locking in open position. Pending review as was working the next day.
- Landscape vendor submitted ideas for landscape enhancements. Bloomings notified to proceed with plan.



Rizzetta & Company

- **Boat Lift 9A motor not working. Ordered new motor but investigation repair at motor on back order.**
- **Working with fitness equipment vendor on worn cables reported in inspection.**
- **Continue COVID-19 cleaning protocols for fitness center, clubhouse, and restrooms.**
- **Reset irrigation timers at clubhouse and entry gates as were starting too early in evening.**
- **Worked with Board Supervisor on purchase of new power washer.**
- **Power washed gazebo and teak furniture.**
- **Repaired broken lights at gazebo.**
- **GatePros reprogrammed emergency gate stuck open to allow open access only.**

