


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: March 2021

- Replaced wood on end of grill cabinet, primed and painted.
- Touched up paint on planters affected by mildew chemical.
- Resident volunteer oiled teak furniture at gazebo after cleaning.
- Visited vendors and investigated repairs to boat lift motor and barrier arm motors for possible cost savings. Barrier arm motors not cost effective for repairs. Boat lift motor tested good so investigated electrical issue for Lift 9A. Electric wire replace for temporary usage.
- Continue COVID-19 cleaning protocols for fitness center, clubhouse, and restrooms.
- Replaced garbage can at pier. Missing lid and rusted.
- Repaired grill cabinet back splash.
- Repair to trim wood on gazebo (In progress)
- Removed trail mesh due to shell wash out (In progress)
- Sprayed gazebo roof with mildew resistant formula.
- Replaced several doors and lids on marina lift pedestals and cleaned all pedestals of mildew and bees and mud dauber nests.
- Acquired local quotes for powder-coating of pool furniture (in progress)
- ANJ installed speed bumps and signs on Simonton.
- Contacted vendor, ANJ, for quote on Natalie Way sidewalk grinding (in progress, subject to approval)
- Commercial Fitness replaced lat pulldown cable on Nautilus machine in fitness center. Leg station cable repair pending.



Rizzetta & Company

- **Worked with pool vendor, Pools by Lowell, on issues with pollen and filter/heater issues at pool.**
- **Maingates repaired resident swing gate stuck in open position. Awaiting quote for new motor and hinge repair.**
- **Adjusted emergency gate arms for better closure after resident reports person walking through gate opening.**
- **Reported two lights not working on fountain to Solitude.**
- **Approved filter disc cleaning with Hoover.**

Visitors through Gate: 2,968 Public Road entries: 566 (19%)
 Irrigation Water Pumped: 3,374,404 gallons
 Marina Waitlist Residents: 12 Oldest Waitlist: March 2020
 Marina Leases – New: 0 Renewals: 3
 Bank Deposits/Amount: 1 \$2041.00
 New Resident MyEnvera Accounts Set up: 6
 Community Events: 5 Private Events: 4 Association Meetings: 7
 Intruder Alarms at Clubhouse/Pool: 7
 Trespass Letters/Notices Issued: 2

Pending Items:

Pressure clean and teak oil picnic tables.
 Additional repair to exit walk through gate not working after first repair.
 Install “rules” sign at Mallory Park.
 Quotes for acid wash of pool.
 Pressure Wash County Lift Station Drive
 Replace urinal in men’s restroom and hot water tank if approved.
 Replacement of resident swing gate motor and hinge.