

Harbourage at Braden River

Community Development District (CDD)

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October 2016 Amenities Operations & Maintenance Updates:

- New CDD Operations Manager hired – Tony Gipe. Training in process. Contact information: Office: (941) 727-5500 and email harbouragecddmanager@gmail.com set up for use by residents as needed.
- Manager's office set up with desk, phone, printer, internet access, computer, and door lock.
- New electric heat pump pool heater installed to replace older existing heater.
- Pool fountain area, handicap lift, and rubber decking cleaned.
- Leak in spa jet repaired, concrete deck patched and re-painted.
- New pool/spa and fitness center directional signage added by clubhouse entrance.
- CDD maintained sidewalks pressure washed.
- Pool area lights and CDD maintained street lights painted.
- Uneven and damaged sidewalk concrete areas repaired/ground for improved safety.
- Insurance inspection performed to ensure adequate liability coverage.
- Ice machine in storage tested and deemed operational. In process of being marketed for sale.
- Storage room organized and cleaned.
- Tested pool side emergency call box.
- Irrigation Pump reported operating in excess. Hoover pump will rebuild backwash valves but also investigating possible system leak. Being turned on and off manually in the meantime to save on electrical costs.
- Lights in pool area, trails, marina, and spa repaired/replaced if non-functioning.
- All boat dock pedestals cleaned and bee/bug nests eliminated.
- Fitness center lights cleaned and non-functioning bulbs replaced.
- Spa control repaired (battery replacement required).
- Magnetic lock on men's restroom repaired.

Upcoming Maintenance Scheduled:

- A one-time inspection and maintenance will be performed on twelve (12) boat lifts.
- Irrigation pump backflush valve repairs and possible system leak repaired.
- Ceiling fans in pool cabana areas to be replaced.
- Pool deck, clubhouse soffits, and cabana soffits to be pressure washed.
- Women's restroom exhaust fan to be replaced as current one is non-functioning.
- Landscaped areas around recreation center to be cleaned of debris, fallen limbs, cones, etc.
- Gazebo to be pressure washed.
- All pool/patio furniture to be sanitized and cleaned.