
RIVERTOWN

RECDD II General Manager Report - Amenities

Date of report: 10/20/21

Submitted by: Jason Davidson

RiverClub update/No board action required:

Lifestyle update/No board action required:

Date of report: 10/20/21

Submitted by: Clint Waugh and Ross Ruben

Exercise Classes and Kids Programming

Zumba with a Twist

- Class times staying the same, no adjustments needed.
- The class takes place inside the RiverHouse Ballet Room.

Pilates and Barre

- The class runs once a week on Tuesday evening and takes place inside the RiverHouse Ballet Room.
- A new 6-week BarreLates BootCamp class will be on Tuesday and Thursday's morning from 10am to 11am in the RiverHouse Ballet Room. (class runs from September 21st to October 31st)

Aqua and Land Aerobics

- The aqua class runs three times per week and the land runs one day per week.

Tennis

- Kids Tennis continues to be offered. This takes place one evening a week on the Tennis Courts with 6-10 participants for each age group.
- Adult tennis has moved to Saturday mornings, with the top Tennis pro from 904 tennis running the program.
- Beginners' women's class (10am to 11am) for Saturday's, men's and cardio were dropped after no sign ups

Soccer Shots

- Summer season is over. We will be continuing in the Fall starting on August 30th. Summer numbers were as follows:
 - 19 minis (2–3-year-olds)
 - 16 classics (4–5-year-olds)
 - 15 premiers (6–9-year-olds)

Gentle Flow Yoga

- Every Monday Morning 9:30 – 10:20 AM at the RiverHouse Ballet Room.

Mary Time Music

- Fall classes starting August 24th at the RiverHouse going until October 12th and 13th
- Classes on Tuesdays and Wednesdays

Self Defense

- Had to cancel classes, no sign ups happened up to the day of the class.

Food Trucks

- Every Monday evening, Sal's Cucina is at the RiverHouse – Sal's is doing very well with an average revenue of \$650.00 each Monday.
- Blazing Buffalo is returning to RiverHouse on the second and fourth Thursdays of each month.
- We host 2-3 food trucks in rotation at the RiverHouse from 5:00 PM – 8:00 PM. We also host one truck outside the gates of WaterSong twice a month. We began to collect money from the food trucks (\$25.00 per savory and \$15.00 per dessert) starting on September 3rd. Revenue going back to CDD.

2nd Half of September Events:

(Using online links for ticket sales for events. Residents can still pay in person but using the Square online is boosting attendance)

- Food Truck Friday
- Italian Night Mondays
- Blazin Buffalo – 9/23
- Adults Only Karaoke – September 18th
 - Adults only Karaoke at the RiverClub from 6:00 PM to 9:00 PM
 - Lot of positive feedback and participation, Florida/Alabama football game ran into this event (hurt participation early)
- Trivia Night – (9/16)
 - Theme: TV show Friends
 - \$550 in revenue to CDD – very well attended, lots of new faces attending
- Fall Craft Night (9/19) – Custom wood signs for residents
 - Collaboration of Clint and Jade (WaterSong Lifestyle Director)
 - 4 residents signed up for craft. \$40 in ticket revenue, expenses: \$84.39
- Jaguars Group Outing – September 26th
 - Jags Vs Cardinals
 - 12 residents participated in the bus ride to and from stadium

October Events:

- Food Truck Friday
- Italian Night Mondays
- Blazin Buffalo – 10/14 and 10/28
- Music Bingo – (10/7)
 - 53 people signed up, \$530 in revenue, \$300 in expenses
- Golf Cart Maintenance Day with Nascarts
 - 10am to 2pm at the RiverClub – 32 families signed up

- Live Music at the RiverClub – (10/15)
 - 5pm to 8pm
- Trivia Night – (10/21)
 - Theme – All things Halloween
- Blood Drive at RiverHouse – (10/23) 10:00 am to 5:00 pm
- RiverTown Fall Festival at RiverClub – (10/23)
 - 1pm to 4pm
 - Live music, amusements, pumpkin patch, costume contest
- Adults Only: Neon Party at RiverClub – (10/23)
 - Tickets \$10 per person
 - 8pm to 10pm, RiverClub will close at 7:00pm that evening
- Live Music at the RiverClub – (10/31)
 - 1pm to 4pm
 - Guest Services will be handing out candy to residents for Halloween

November Events:

- Food Truck Friday
- Italian Nights Monday
- Blazin Buffalo
- Adults Only Karaoke – (11/13)
- RiverTown Vendor Fair – (11/13)

RT Website and App – Update

- Website and mobile website are live now.
- **October 1 – October 12:**
 - 44 signups for the newsletter via the sign up form
 - 3 people sent in requests for access cards
 - 1 Report a Concern – Nancy McAbee – Homestead – **“Thank you for setting up this site for owners! One suggestion, please include the maps for trails and golf carts.”** Result – Golf Cart Map was added to the website.

Action Items: Board Directive Required

Additional Park Bench Requests

- Each request will need a concrete pad installed in addition to the bench. Looking for consideration and directive from the board as to if they would like for us to retrieve quotes and bring to the November Meeting.
 - Location: By Pond off of Sternwheel
 - The purpose would be so that the homeowners could enjoy the sunset
 - Location: By the Pond across from the entrance to Cottonwood Place
 - The purpose is that they would like to include a memorial marker for two of our Westlake homeowners that passed due to COVID

Field Operations update/No board action required:

RiverHouse

- Lap Pool Pump
 - The pool pump was replaced on 9/15 with no outstanding issues. The lap pool is fully functioning.
- Exit Button
 - A new button has been ordered and will be installed no later than 10/22.
- Pressure Washing
 - The holiday pushed the pressure washing of the pool side of the RiverHouse. It is scheduled for 10/18. The Rental side is still scheduled for 10/11.
- Lounges
 - We have received quotes to order the material for the lounges and installed them in-house. All proposals will be provided at the October CDD meeting.
- Umbrellas
 - The deposit has been paid for the umbrellas. We are awaiting a pickup date. Three umbrellas that were under warranty have been repaired and are awaiting pickup.
- Grill Rebuild
 - Parts have been ordered for the grills. The rental side grill was the first to be rebuilt as parts arrived.
- Air Conditioners
 - The ACs have been serviced by Howard AC. They found that some of the insulation has collected water and replaced it on 10/11.

RiverClub

- Cupola
 - The awning has been installed and the bulbs in the chandelier have been removed.
- Pool Pump
 - The new pump motor was installed on 9/15. All electrical issues have been worked out.
- Fire Pits
 - The glass has been removed from the fire pit and replaced with lava rock. The pits have also been tested for functionality and are in good working order.
- Pressure washing
 - The pressure washing of the building was completed on 10/5.
- Tree Removal
 - A proposal has been submitted for the removal of a dead tree in the parking lot. We are awaiting approval.
- Parking Barriers
 - The agreement has been sent to All Weather for signatures. Once routed through the proper channels, we will be able to schedule its completion.
- Swing Cushion
 - Creative Licensing has been contacted regarding the cushion on the swing. They have provided a proposal. We also have two other vendors we can order from. Quotes have been provided.
- Drainage

- A drainpipe has been installed in the left side of the parking lot to potentially mitigate the water that collects in that area.
- Dock Gate
 - Mag lock is bad, working with Sterling on replacement.
- Railing
 - We have some loose railing around the RiverClub. Working with Sterling on a quote for repair
- Audio Video
 - Working with Atlantic Home Technology for replacement of the main panel touch screen for it is currently on backorder Speakers. All other AV repairs are awaiting scheduling.
 - Ordering a replacement TV to replace the Sunbrite TV on the Patio that is out.

Common Areas

- Pressure Washing
 - The pressure washing of common areas and main roads is still ongoing.
- Streetlights
 - The streetlights are still be troubleshot. KAD electric has narrowed the issue down to a breaker near the roundabout at RiverTown Main St. and Orange Branch Trail. We are also installed some brighter corncob style lights at the end of RiverWalk Blvd as a test to see if it will output more light allowing for a safer, brighter area to walk in. After install, we will assess and determine if all the sidewalk lights throughout the neighborhood should be changed.
- Street Signs
 - Sun Dancer Signs has picked up all damaged signs awaiting replacement or repair. The sign at the RiverClub roundabout is scheduled for install.
- Golf Cart Stencils
 - The stenciling has been completed.
- Community Garden
 - We are addressing the issues at the community garden and determining the best course of action for maintenance of the beds and surrounding area.
- Dog Park
 - Paw Park on OBT handle is broken. Working with Sterling on an estimate for repair.
- Waterfall at entry off Longleaf Pine Pkwy
 - 3 of the lights that were out are on their way back fully repaired
 - 3 more lights were found out and have been sent back for repair. (Warranty item)

Tasker Update

Item	Owner	Description	Progress
CDDI Ponds	Johnathan	Remove heavy algae in Mainstreet pond/ game plan needed for all ponds that are in a declining state	Johnathan is working with Charles Aquatics as it relates
Holiday Lighting	Johnathan	Contact Hullahans as they were approved for the install	Contract Agreement has been submitted to Hulihan
Holiday Lighting	JD	Work on agreement with District Counsel	Contract Agreement has been submitted to Hulihan
Pond Fees	Johnathan	Investigate if there is a threshold of the # of ponds in which a price-break would apply	Spoke with Charles Aquatics and their normal rate is \$85/ acre, however we aonly are charged \$45/acre
Winter Prep	Team	Ensure all winter amenities are working properly and in good condition	Firepits are fully functional as are all other winter amenities
Utilities	JD	Investigate trends. Address any concerns	researching
Park Bench	Johnathan	Investigate replacing park bench near Sternwheel	The area in question will require the addition on a concrete pad and a bench
Alley Drainage	JD	Working with the District Engineer, investigate and make recommendations based on findings.	this has been completed, see attached report udner common areas
APP	Ross	In "Report a Repair", note the time in which to expect a response.	this has been completed
Report a repair		Issue a report to the board reflecting when the issue was reported, responded to and resolved	this will be included in this tracker
5K Approved	JD	working with DC in drafting an agreement for the race	this has been completed
Umbrella R&R Approved	Johnathan	Fiberlite Umbrellas will be contracted for the work	deposit check acquired and delivered
UPS P.O.D. Storage Approved	JD	working with DC in drafting an agreement for usage	This is in progress
Re-Sling of Loungers	Johnathan	Look into cost and if this can be done in-house	This is in progress
Manor Landscaping	Johnathan	review proposal to ensure scope is accurate	This is in progress
Replacement of Parking Blocks for RiverClub approved	Johnathan	working with All Weather as it relates to scheduling and excision	Working with All Weather for scheduling



Landscape Maintenance Report October

Irrigation:

Rain delays have been noted in weekly reports and communications to management.

We have linked several controllers to the local weather towers and are monitoring the results of the modified program

Several Main line leaks were discovered on longleaf parkway and Keystone Corners. These have been repaired

The leak near the tennis court has been resolved. A small crack near the base of the valve was causing heads to leak throughout the zone. The valve has been repaired and the sidewalk and roadway are now dry

A second irrigation tech will be onsite in October

Broken heads reported by residents and management have been repaired

Irrigation is running 3x per week. Manually more to stressed or new material.

Maintenance:

Lakebed maintenance was a focus this month, removing large growth and spraying out the beds. Raffer Trail Lake still needs work completed. Meadow Creek Lake in Haven is scheduled for Bush Hog service. Sternwheel Lake has been cleaned up with work ongoing.

Buffer trimming has been proposed and is awaiting approval

Palm pruning has been ongoing, staffing issues with the vendor has created delays.

Cart path edging along Main St. near the welcome center has been completed. Additional edging in Northlake path has also been completed.

Riverfront Park parking area has been cleaned up with more work to do. Mowing of this area has been consistent.

Bed areas are more consistently clean with some weed growth present.

The fall annuals have been installed and are performing well.

The mowing schedule changes in November to bi-weekly. We will be focusing on beds and detail during the off-mowing weeks.

Crews have been getting additional trimming accomplished throughout the property. We will continue this focus throughout October and November.

31 issues in the work order system were resolved last month.

Turf and Chemical applications:

Fungicide application to combat the take all fungus present on Main St. and Keystone Corners was applied. Drier conditions will help to eliminate this issue. Some turf replacements will be necessary.

We are scheduled for fertilization and weed control in October (4th-8th). Many areas have fall weeds popping up and color is fading. The upcoming application will target these issues.

Pre-emergent weed control will be applied to beds in October. The preemergent will also have a fertilizer blend mixed with it for the plant material.

River Club pool deck has been treated for Fire ants. These ants seem to have colonized under the pavers. This is most likely due to the heavy rains we experienced this year.

Contact insecticides were applied and the surrounding beds have been baited.