

# RIVERTOWN

## RECDD II General Manager Report

*Date of report: 7/15/22*

*Submitted by: Jason Davidson*

RiverClub update/No board action required:

### Usage

October	November	December	January'22	February	March	April	May	June	FY 22 Total
1,955	1,247	1,114	1,080	1,284	2,035	2,954	2,623	5,107	19,399

### Café Operational Update

Café had a very successful holiday weekend. The café was open on the 4<sup>th</sup> of July from 12pm – 9pm. We will be hosting food trucks on Saturday, Sunday and will also have two during the day on July 4<sup>th</sup> in an effort to support the influx of patron usage. This was proven to be successful. Big shout out to Eric and his team for weathering the storm of patron usage.

### Café Actuals

	<i>Oct. 21</i>	<i>Nov. 21</i>	<i>Dec. 21</i>	<i>Jan. 22</i>	<i>Feb. 22</i>	<i>March. 22</i>	<i>April. 22</i>	<i>May. 22</i>	Total
Gross Sales	\$41,177.00	\$19,630.00	\$20,126.63	\$23,536.69	\$22,717.06	\$46,263.46	\$56,585.00	\$68,842.66	\$298,878.50
Cost of Goods Sold	\$22,577.00	\$11,343.93	\$9,078.59	\$9,569.00	\$8,618.50	\$27,045.00	\$25,207.00	\$29,018.51	\$142,457.53
Labor	\$21,399.40	\$13,863.60	\$3,418.60	\$11,918.20	\$10,816.20	\$17,975.60	\$24,809.80	\$27,854.48	\$132,055.88
Bank/SquareFees	\$1,629.00	\$739.00	\$716.56	\$844.18	\$807.25	\$1,927.07	\$2,524.00	\$3,134.08	\$12,321.14
Net Profit/Loss	-\$4,428.40	-\$6,316.53	\$6,912.88	\$1,205.31	\$2,475.11	-\$684.21	\$4,044.20	\$8,835.59	\$12,043.95

Hour of operation are as follows.

#### RiverClub:

Sunday, Wednesday through Thursday: 10am – 9pm

Friday and Saturday: 10am – 10pm

#### RiverCafe:

Wednesday and Thursday: 4pm – 9pm

Friday: 4pm – 10pm

Saturday: 12pm – 10pm

Sunday: 12pm – 9pm

## **Exercise Classes and Kids Programming**

### Zumba with a Twist

- Class takes place Thursday morning at 9:15 AM.
- The class takes place inside the RiverHouse Fitness Room.

### Aqua and Land Aerobics

- Water aerobics is back for the summer on Monday, Wednesday, and Friday
  - Monday at 10:30 AM, Wednesday and Friday at 7:00 AM
- Land Aerobics is continuing Wednesday and Thursday
  - Wednesday at 10:30 AM and Thursday at 4:00 PM
- Subject to change on the schedule due to participation.

### Tennis

- Kids Tennis summer program will begin on June 6<sup>th</sup>. It will be every Tuesday from 9:00 AM to 11:30 AM at the Tennis Courts.
- 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 will run from June 6<sup>th</sup> through August 1<sup>st</sup>.
- Winter Numbers were as follows:
  - 12 minis (2–3-year-olds)
  - 12 classics (4–5-year-olds)
  - 9 premiers (6–9-year-olds)

### Gentle Flow Yoga

- Gentle Yoga will remain every Monday Morning 9:00 – 9:50 AM at the RiverHouse Fitness Room.
- For July, we will be expanding the yoga program here at RiverTown again due to demand during summer. There will be multiple classes of different types of yoga.
  - Gentle Yoga will still be on Monday's at 9am
  - Flow and Go will be on Wednesday's at 12pm
  - Strong Flow will be Thursday's at 6:30pm
- Have a Stand-Up Paddleboard Yoga class scheduled for July 15<sup>th</sup> with Cara starting at 6:30pm.

### Mary Time Music

- Starting June 9<sup>th</sup>, Mary Time will offer two different type classes for kids this summer.
- Classes schedule to be in the June newsletter as there are sever classes a week until the first week of August.
- One class will be the normal Mary Time Music class and the other is a yoga class for kids.

### Ball Room Dancing

- Weekly beginners' class Social/Ballroom dance. This will take place Monday's starting March 21<sup>st</sup>. This has been a success. Starting in May a continuing beginner's class is being offered for residents that made it through the beginner's class.

### Children's Dance Classes

- We will have a summer camp the 19<sup>th</sup> through 22<sup>nd</sup> of July. This camp runs from 9am to 1pm each day at the fitness room at the RiverHouse.
- We are working to finalize the fall schedule currently.

### Champion Swim School Lessons

- Swim Lessons classes are being offered through Champion Swim School this summer.
- Currently, they have classes Sunday through Thursday.

### 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.
- In place of Blazin Buffalo, every 2<sup>nd</sup> and 4<sup>th</sup> Thursday, we are going to have a different Taco truck for Taco Thursday! We also host one truck outside the gates of WaterSong twice a month. That is on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of each month.
- We host 2-3 food trucks in rotation at the RiverHouse from 5:00 PM – 8:00 PM. 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.
- We also have started having 1 food truck at the RiverClub on Friday and Saturday. This to help with the supply/demand of café during the weekends.

### July Events

- Italian Nights – Sal's (11<sup>th</sup>, 18<sup>th</sup>, 25<sup>th</sup>)
  - Every Monday at the RiverHouse from 5pm to 8pm (excluding the 4<sup>th</sup>)
- Food Truck Friday's (1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, 29<sup>th</sup>)
  - Every Friday at the RiverHouse from 5pm to 8pm
- Taco Nights (7<sup>th</sup> and 21<sup>st</sup>)
  - Taco Truck at the RiverHouse from 5pm to 8pm every 2<sup>nd</sup> and 4<sup>th</sup> Thursdays
  - Twisted Okie and Frios on the 14<sup>th</sup> and Viv Mi Familia on 28<sup>th</sup>
- Music Bingo (7<sup>th</sup>)
  - DJ Ross will be having Music Bingo from 6:30pm to 8:30pm
  - Categories are pop music and party songs
- Trivia (21<sup>st</sup>)
  - DJ Ross will be having Trivia from 6:30pm to 8:30pm. Category will be History and Pop Culture.
- 4<sup>th</sup> of July Entertainment
  - Golf Cart Parade – starting at RiverHouse and finishing at the RiverClub – start time 11:15 AM
  - Jory Lyles at RiverClub and Mark O'Quinn at RiverHouse performing from 12pm to 3pm.
  - Patriotic photo booth at the RiverClub from 12pm to 3pm.

- Café open from 12pm to 9pm. Viva Mi Familia food Truck at RiverHouse and Enter the Dragon Roll at RiverHouse from 12pm to 3pm.
- Family Magic Show at RiverHouse (10<sup>th</sup>)
  - Magic Show at 5pm in the RiverHouse. Mark Alan will preform his fast, funny, family friendly show for all ages.
- Live Music at the RiverClub (14<sup>th</sup>)
  - Live music on the RiverClub pool deck/café from 5pm to 8pm by Larry Yancey
- SUP Yoga (15<sup>th</sup>)
  - Stand Up Paddleboarding yoga with yoga instructor Café Beirne from RiverClub kayak launch on Friday evening starting at 6:30pm.
- Amphitheater Concert (16<sup>th</sup>)
  - Concert will be from 7pm to 10pm with Gingerbread Man performing. Will have food truck from 6:30 to 9:30 as well as a beverage tent with beer and wine from the café.
- Jumbo Shrimp RiverTown group rate (23<sup>rd</sup>)
  - Jumbo Shrimp game on July 23<sup>rd</sup>, first pitch 6:35pm, will have a group rate for all RiverTown residents wanting to attend. The last Saturday night fireworks of the summer.
- Karaoke at RiverClub/Music at RiverHouse Pool
  - Karaoke at the RiverClub from 5pm to 8pm with DJ Ross
  - DJ Mike will be at the RiverHouse pool from 4pm to 7pm
- RiverTown Youth Events (5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, 26<sup>th</sup>)
  - 5<sup>th</sup> – Water Tag presented by Game Truck from 1pm to 3pm on RiverHouse lawn
  - 12<sup>th</sup> – Game Truck from 9am to 11am at RiverHouse
  - 19<sup>th</sup> – St. Johns County Library Bookmobile from 1pm to 3pm at the RiverHouse
  - 26<sup>th</sup> - St. Johns County Library Bookmobile from 1pm to 3pm at the RiverHouse

### **August Events**

- Italian Nights – Sal's (8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup>, and 29<sup>th</sup>)
  - Every Monday at the RiverHouse from 5pm to 8pm
- Food Truck Friday's (5<sup>th</sup>, 12<sup>th</sup>, 19<sup>th</sup>, 26<sup>th</sup>)
  - Every Friday at the RiverHouse from 5pm to 8pm
- Food Truck Nights (11<sup>th</sup> and 25<sup>th</sup>)
  - Going to start rotating food type each month (example bbq trucks one month) at the RiverHouse from 5pm to 8pm every 2<sup>nd</sup> and 4<sup>th</sup> Thursdays
- RiverTown Summer Youth Events (2<sup>nd</sup>)
  - Arts and Crafts day will take place at the RiverHouse from 1pm to 3pm on the 2<sup>nd</sup>
- Back to School Bash (5<sup>th</sup>)
  - Event will run 5pm to 8pm at the RiverHouse lawn/pool area. Will have a DJ, amusements, games, and food trucks.
  - Will have additional programing at the RiverClub as well that evening.
- End of Summer Amphitheater Concert (13<sup>th</sup>)
  - Concert will be from 7pm to 10pm. Will have food truck from 6:30 to 9:30 as well as a beverage tent with beer and wine from the café.
- Wine Tasting Event at the RiverHouse (20<sup>th</sup>)
  - Going to bring in the Wine Guys for a tasting of wine and cheese. Will have live music on the patio. This will be a ticketed event.

- Live Music at the RiverClub (25<sup>th</sup>)
  - Live music on the RiverClub pool deck/café from 5pm to 8pm
- Karaoke at RiverClub (27<sup>th</sup>)
  - Karaoke at the RiverClub from 5pm to 8pm with DJ Ross

#### **RT Website and Mobile Website – Update**

- Website and mobile website are live now.
- Since launch:
  - Newsletter Sign ups – 474 (was 434 for the June report)
  - Access Card forms – 247 (was 207 for the June report)
  - Contact us/report a concern – 274 (was 249 for the June report)

#### *Field Services Report*

*Submitted by: Johnathan Perry*

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#### **RiverHouse**

- Soccer Field
  - The no golf cart sign at the soccer field Was falling over and rusting. We replaced the old pole with a more appealing aluminum pole and placed it in less intrusive area.
- Gate
  - The gate leading to the pools was broken. The team was able to source the shock for the gate and replace it in the same day. We will continue to monitor the gate and ensure adequate access is available.
- Loungers
  - Some of the lounge chairs broke again. The surplus ordered prior to the summer season has enabled us to repair the chairs as they break, while ensuring adequate seating is available on the pool deck.
- Lights
  - Some of the lights were burning out in the rental area. The team inspected and changed all necessary lights.
  - The down lights on all of the stairs have been out for some time. We have worked with a vendor who has been able to source the proper lights.
- Gutter Chains
  - The gutter chains continue to break. The team is able to re-bend the pieces back into place, without any additional purchases required.
- Tiles
  - There are depth tiles that line the pools every 10ft or so. Some of the tiles cracked and required replacement. The team was able to make these repairs inhouse, eliminating the need for an additional vendor. We will continue to monitor all tiles and repair as necessary.
- Basketball
  - The nylon nets on the courts continue to break due to usage. We have replaced all nets, multiple times this summer. We will continue to ensure these are inspected and replaced as needed.
- Pool Cabana

- The painter has begun the process of painting the cabanas. They have pressure washed and prepped the area. They will paint it over the next couple of Mondays.
- The GFIs within the cabana have all been tested and replaced with operational weather resistant GFIs to ensure adequate power for all residents.
- Showers
  - All showers are now operating at their proper temperatures. We are working to have the one at the Welcome Center replaced with a more rigid option.
- Return Covers
  - All broken return covers have been inspected and replaced as necessary. We are working to ensure whatever is causing this issue, is remedied.
- Gym Lights
  - The broken wall switch that controls the scones within the gym has been repaired. we are monitoring any additional issues with light and switches. We will repair as needed.
- Lap Lines
  - We are currently having issues with individuals hanging on and breaking the lap lanes within the Lap Pool. We are working to ensure all staff is monitoring this. All that were broken have been repaired with no additional need for parts.
- Slide
  - The slide is having issues allowing both ports to provide water to the slide. This is causing an issue with adults using the slide. We have called a pool repair team out to investigate and they discovered a flapper valve that has broken and is blocking one of the ports. They will need to remove a section of pipe to find the obstruction and remove it. Repairs are scheduled for 07/11.
- Sidewalk
  - Another tripping hazard was discovered behind the slide. The team was able to grind down this area to an acceptable level. We will continue to monitor.

### **RiverClub**

- Return Covers
  - All broken return covers have been inspected and replaced as necessary. We are working to ensure whatever is causing this issue, is remedied.
- Boardwalk
  - The boardwalk that runs behind the facility has been completely pressure washed. We will continue to monitor this for required frequency.
- Tiles
  - Some of the tiles along the side of the pool are breaking off. We have repaired this area multiple times. We will be calling out and additional vendor for assistance to ensure these areas is repaired properly.
- Café
  - All baseboards have been cleaned and painted. We will place this on a reoccurring list and ensure it receives adequate monitoring.
- Railings
  - Some of the railings along the ramps begin to loosen over time. The team is able to remove the rails, clean the holes and concrete the poles back into place. We continually monitor these railings for tightness.

- Pavers
  - The team discovered some area around the perimeter of the pool deck that were missing some small corner pavers. We were able to source materials from a surplus we have and replaced them.
- Game Room
  - One of the fans in the game room was discovered to be running backwards. The team investigated and rewired the fan to ensure it was working properly.
- TVs
  - The cables along the backs of the TV become loose and fall occasionally. We pulled all wires back up and ensured they were out of sight along the backs.

### **Common Areas**

- Welcome Center Waterfall
  - The repair team is still waiting for the new larger pump to be built and powder coated by their distributor. We were pushed out of line at the assembly line due to a large order from a theme park. We will continue to request updates on a regular basis and push to have this completed as soon as possible.
  - The entrance side began to build up algae along the falls. The team pressure washed the waterfall and will monitor.
- Community Lighting
  - All the lights, except for the Lakes, have been replaced. We are ordering more lights and continue to stay under budget.
- RiverFront Park
  - The gate at the entrance has now been completely rebuilt and installed. We will continue to monitor this gate to ensure no additional supports or structures are required.
- NorthLake Playground
  - The playground and pavilion area have been cleaned and missing pavers have been replaced. We will check this area more frequently to ensure no additional needs are required and that this is placed onto the reoccurring maintenance checklist.
- Community Garden

The gardens are being weeded currently and will be prepared for additional residents to rent the vacant spaces after potential rebuilt efforts are put

### **Tasker**

CDD I, II and III Post Meeting Action Items				
Item	District	Proprietor	Description	Progress
Light Pilot Program	RECDD I	Johnathan	order and install lights for pilot program/ BOS approved and additional \$1,000 toward the pilot program.	in progress
Dog Stations	RECDD I	Jason/Johnathan	order 3 to 4 new dog stations and work with Fred on locations	completed
Gym TV's	RECDD I	Jason	get with AT&T and Comcast to see about upgrading the TV's in the gym	in progress
RiverClub Parking Lot Curbing	RECDD II	Johnathan/Jason	Work with District Engineer to address drainage and damage to areas that may require curbing	in progress
Kayak Rental Fee's	RECDD II	Clint	Increase to \$10 per rental. Investigate revenue for FY'22 YTD. Investigate where fees are posted. If in policies, a public hearing will be required. Communicate with the District Manager	in progress
Landscaper Deficiency Report	ALL	Jason/Johnathan	Create report template to issue to GMS. Check with GMS. They may already have a template.	completed
Palm Tree R & R Approved	ALL	Johnathan	Waiting on scheduling with VerdeGo	completed
Fund Raising Event	ALL	Clint	Work with interested resident bring suggestions back to board	in progress
Security	ALL	Jason	gathering quotes	in progress
inventory system for assets	ALL	Johnathan	work on an inventory list of current asset	in progress