

**Sawgrass Players Club Association
OM&W Committee Minutes
April 2, 2025, at 9 AM**

- I. **Establish a Quorum & Call to Order-** Quorum established in presence of John Flynn, Paul Rushton, Mike Fitzgerald, Carl Crist, Art Gormley, Marc Stearns, and Josh White. Also attending, Tripp Richland, and Kristy Richland from Marsh Landing Management Company (MLMC). John Flynn called the meeting to order at 9:00 a.m.
- II. **Approval of March Meeting Minutes-** Minutes shared. Action: Marc Stearns moved to approve the minutes, seconded by Mike Fitzgerald, and all approved.
- III. **Reports**
 - a. **Finance Report-** Kristy Richland reported on February financials. Waterway other expenses were unfavorable due to a fish kill caused by freezing temperatures in February. Two budgeted line items show a favorable variance due to timing; pump repairs and maintenance and sidewalk maintenance.
 - b. **The Yards Report-** Mike Miles absent. No report.
 - c. **TOUR Report-** Josh White reported. The Tour is helping St Johns County stage their equipment for their upcoming sewer replacement project. Summer projects are in queue. Action: Josh White will follow up on restoring the temporary access path across TPC Blvd which is used during TPC.
 - d. **Pump Station Stormwater-** Paul Rushton and Tripp Richland reported.
 - i. **General Pump Station Projects**
 1. **Fire Protection Update-** Pipe installation in the overhead equipment has been installed. Action: Paul Rushton will follow up with SJFE to complete the project and request that they forward their invoices to Marsh Landing Management Company to process.
 2. **Power Line Road-** Action: Tripp Richland will continue to follow up with Beaches Energy to coordinate the work.
 3. **Rodent Control Contract-** One proposal was obtained to lay traps; MLMC offered to buy traps and monitor for cost savings. Action: Close out.
 4. **Status of TAW Service to Kohler Generators-** Work was completed at both pump stations. Action: Close out Service to Kohler Generators.
 5. **New Item Presented: Battery Chargers-** An issue was observed with one of the battery chargers due to improper installation; a new fuse was purchased to resolve the issue. The voltmeter at Seven Mile Drive is not reading correctly. Action: Tripp Richland will identify a vendor to check all battery chargers and the voltmeter. MLMC will place Battery Chargers on the May meeting agenda.
 6. **New Item Presented: Exhaust Fan Servicing-** The exhaust fans require repair, and a quote was provided from Biltmor Incorporated to service them in the amount of \$3,820. In addition, the thermostat wiring needs to be inspected. Action: Paul Rushton moved to accept Biltmor Incorporated quote not to exceed \$5K to service exhaust fans and thermostat, seconded by Marc Stearns and all approved. MLMC will place exhaust fans on the May meeting agenda.
 - ii. **Seven Mile Drive (7MD) Pump Station**

1. **Status of Diesel #2 Repair-** Work was completed at Seven Mile Drive. **Action: Close out Diesel #2 repair.**
 2. **John Deere Engine Relocate and Hook Up-** John Deere Engine delivery has been delayed. **The new ship date is set for April 15.** Before the new John Deere arrives a 12 ½" sheave and bushing need to be purchased for the new engine. **Action: MLMC will purchase sheave and bushing for the new John Deere Engine.**
- iii. **Salt Creek (SC) Pump Station**
1. **SC #2 Repair Status –** Work is in progress. A replacement belt is needed for the SC #2. **Action: John Flynn moved for Paul Rushton to order a replacement belt, seconded by Carl Crist and all approved.**
 2. **SC Jockey Pump Repair Status-** Jax Machines is on schedule to repair the jockey pump. **Action: After the SC#2 repairs are completed, the jockey pump will be pulled for repairs.**
- e. **Water Quality-** Mike Fitzgerald reported. No updates.
- f. **Safety-** Tripp Richland reported. Repairs continue. **Action: MLMC staff continue to mark new areas of sidewalks that require grinding. OMW should consider increasing the use of pavers in lieu of concrete in areas where tree roots continue to cause sidewalk lifts.**

IV. Unfinished Business-Tripp Richland reported.

- a. **Sod Installation along the Yards-** Garrett Sod will provide sod installation. **Action: Tripp Richland will follow up with Mike Miles to confirm areas where sod is to be installed.**
- b. **Status of Canal Restoration along Cypress Creek-** **Action: Future Horizons is on schedule to perform canal restoration. When work is completed, OMW will coordinate with the Cypress Creek HOA on a pipe cleaning project that will be a shared expense between the Cypress Creek HOA and the Master Association.**
- c. **Additional Canal Restoration Projects for 2025-** OMW will inspect the canals by Salt Creek and Fish Hook Way, along Salt Creek where cleaning was done approximately 6 years ago, and along Seven Mile Drive. **Action: Josh White and Tripp Richland will meet onsite to review the area along Seven Mile Drive.**
- d. **Drainage Projects**
 - i. **Area near Marriott-** Surveying is completed. Pipes were cleaned near ABC and the drainage has improved.
 - ii. **Area across from Vicars Landing-** Surveying is completed. A quote was provided from UPT Inspectors to clean the pipe and to run a camera through it for \$3,750. **Action: Paul Rushton moved to approve the UPT quote for \$3,750, seconded by Marc Stearns and all approved.**
- e. **Status of Lake Certifications-** The Association needs to sign Terry Hull's contract to authorize him to certify the stormwater system and to submit the certification to the District. **Action: Consensus for John Flynn to sign the Terry Hull contract to certify the stormwater system upon verification from legal counsel that Terry Hull's certification will remain valid if there are issues raised with his prior non-compete agreement.**
- f. **Kimley Horn Design Plans for Water Oak Weir-** Design plans were provided by Kimley Horn to replace the Water Oak weir. Committee discussion. **Action: Tripp Richland will follow up with Kimley Horn to answer OMW questions raised and obtain measurements. Tripp Richland will contact vendor, JB Coxwell to obtain cost estimate.**
- g. **Bulkhead/Dimple Mat Quotes from Future Horizon for Future Consideration- On Hold.**

- h. MLMC Stormwater Staffing-** MLMC is now fully staffed with 10 maintenance members. **Action: MLMC to begin cross training.**
- i. Maintenance Standards/Plan for Bank Erosion-** Carl Crist and Art Gormley submitted a draft plan to the Committee for comment. **Action: The OMW members will review the draft and offer feedback for additional edits. MLMC will provide the Committee with the locations of Master-owned lake banks that are not required to be maintained by lake bank lot owners, such as Players Pool and Players Park. There are many areas where owners lots extend well out into the waterway. Once a plan is developed, OMW will prioritize and incorporate into the Reserve.**

V. New Business-

- a. New Item Presented: Storage Area for Maintenance Supplies-** There is a need to have additional storage for maintenance supplies. A location needs to be identified for a storage container or shed. **Action: MLMC will add Storage Area for Maintenance to May agenda.**
- b. Vicars Landing Parking Garage-** Work is ready to begin.
- c. TPC Blvd Expansion-** Plan presented.

VI. Announcement- Next Meeting- May 7, 2025