

**Sawgrass Players Club Association  
OM&W Committee Agenda  
10-1-2025**

- I. Establish a Quorum & Call to Order**
- II. Guest in attendance**
- III. Approval of September Meeting Minutes**
- IV. Reports**
  - a. Finance Report**
    - i. Approval of 2026 Draft Budget**
  - b. The Yards Report**
  - c. TOUR Report**
  - d. Pump Stations/Stormwater**
    - i. General Pump Station Projects**
      - 1. Gravel along Power Line Road**
      - 2. Pumps Replacement Planning**
    - ii. Seven Mile Drive (7MD) Pump Station Projects**
      - 1. Replacement of developer installed bulkhead**
    - iii. Salt Creek (SC) Pump Station Projects**
      - 1. Diesel Engine 2**
  - e. Water Quality**
    - i. Proposal for Aquatic Treatment Contract**
  - f. Safety**
- V. Unfinished Business- John Flynn reported.**
  - a. Status of Canal Restoration at Fish Hook and Salt Creek**
  - b. Drainage Projects-**
    - i. Area across from TPC gatehouse**
    - ii. Area across from Vicars Landing**
  - c. Proposal for Water Oak Weir**
  - d. Status of Lake Bank Slope Inspection**
  - e. Mitered End Repair**
- VI. New Business-**
  - a. Players Club Villas Curbs**
- VII. Announcement- Next Meeting- November 5**

**Sawgrass Players Club Association  
OM&W Committee Minutes  
9-3-2025**

**In attendance:** John Flynn, Mike Miles, TJ Welsh, Josh White, Marc Stearns, and Paul Rushton. Also, Noelle Salomon, Jamie Parker, and Kate Conyers with Marsh Landing Management Company (MLMC).

- I. **Establish a Quorum & Call to Order- Quorum met. John Flynn called meeting to order at 9:00am.**
- II. **Guest in attendance- Mike Dambeck, HOA President for Oakbridge. Dave Cannon and John representing The Plantation and LRCA.**
- III. **Approval of August Meeting Minutes-** Minutes reviewed. **Action: Josh White moved to approve the minutes as submitted, seconded by Marc Stearns and all approved.**
- IV. **Reports**
  - a. **Finance Report-** Marc Stearns reported.

Overall financials favorable as of July in both General Maintenance and Waterways, with savings in Entry Sign, Onsite Labor, and TPC Prep offsetting Project Management cost, as well as savings in Pump R&M and waterways maintenance & improvement.

    - i. **Reserve Update-** John Flynn reported. General Reserve only going up by \$5k in anticipation of paving in 2026. Stormwater Reserves will go up from \$210k to \$277k. This increase is to plan for phased pump replacement and Seven Mile Drive Dimple Mat.
    - ii. **Preliminary 2026 Draft Budget-** First draft 2026 budget presented. **Action: OMW Committee to review and send any edits to MLMC.**
  - b. **The Yards Report-** Mike Miles reported. The course is holding water due to recent rains. Both recent drainage projects (Vicars and 2<sup>nd</sup> Hole) are working as designed. Discussion on IQ Fiber. **Action: IQ Fiber rep would need to reach out to individual sub association for feasibility.** Comment on recent complaint regarding the maintenance of Parcel C. Mike Miles reported that lake bank maintenance may sometimes be delayed due to bank conditions resulting from rain. **Action: John Flynn will coordinate a meeting with the new Vicars rep and Mike Miles to review maintenance of Parcel C.**
  - c. **TOUR Report-** Josh White reported. Summer projects went well and the bulkheads at 12<sup>th</sup> and 15<sup>th</sup> holes are complete. 2026 budget process is underway with consideration for work at 14<sup>th</sup> tee. Paving schedule is also under review. The TPC lift station project will be extended through end of October. Anticipate canal cleaning scheduled for September.
  - d. **Pump Stations/Stormwater-** Paul Rushton reported.
    - i. **General Pump Station Projects-**
      1. **Alignments-** Belt alignment will be an ongoing issue and maintenance as needed. Request to remove from agenda. **Action: MLMC to remove from agenda.**
      2. **Battery Replacement-** Complete. **Action: MLMC to remove from agenda.**
      3. **Gravel along Power Line Road-** Nothing new to report.

4. **Pumps Replacement Planning-** Paul Rushton has engaged Bob Hagler, a pump engineer from Augusta, GA and a site visit is scheduled for this month. **Action: Paul Rushton will provide update at Octobers meeting.**

ii. **Seven Mile Drive (7MD) Pump Station Projects**

1. **Report on Inspection re: developer installed bulkhead-** Marc Stearns and Alex Orth with MLMC completed an inspection of the bulkhead and reports sent to the committee in advance of the meeting. Bulkhead will need to be replaced. **Action: Tripp Richland will explore pricing for replacement in 2026.**

iii. **Salt Creek (SC) Pump Station Projects**

1. **Leak Repair-** Paul Rushton reported. Diesel engine 2 at Salt Creek not running was not due to fuel leak, something else is causing the issue. **Action: Committee will need to engage Beard. Action: MLMC will rename agenda item accordingly.**

e. **Water Quality-**

i. **Proposal for Aquatic Treatment Contract-** Draft questionnaire for lake vendor RFP sent to the committee in advance. **Action: Committee will review and send any edits to MLMC.**

f. **Safety-** Scheduled for 4<sup>th</sup> quarter.

V. **Unfinished Business- John Flynn reported.**

a. **Status of Canal Restoration at Fish Hook and Salt Creek-** Scheduled for later this month. **Action: MLMC will coordinate with Mike Miles and The Yards prior to mobilization.**

b. **Drainage Projects-**

i. **Area across from TPC gatehouse-** Tripp Richland is in process of obtaining additional quotes.

ii. **Area across from Vicars Landing-** As noted above.

c. **Status of Lake Certifications-** All work required by Terry Hall is complete and pictures were sent to the committee. **Action: Resend pictures.**

d. **Proposal for Water Oak Weir-** Josh White reported. Proposal pending. **Action: Josh White will follow up with vendor.**

e. **Status of Lake Bank Slope Inspection-** No update. **Action: Tripp Richland to follow up with TJ Welsh and Carl Crist later this month.**

f. **Mitered End Repair-** Scheduled for Q4.

VI. **New Business-** As Presented.

Repair needed for aerator in Pond 65 and proposal from Future Horizons presented for funding awareness. The committee had no objections.

Comments from Guest- Found meeting helpful for future waterway maintenance project.

VII. **Announcement- Next Meeting- October 1- 2026 Budget Approval**

**From:** [paul.rushton3@icloud.com](mailto:paul.rushton3@icloud.com)  
**To:** [Carl Crist](#); [Flynn John and Judy](#); [Gormley Art](#); [Miles Mike](#); [Kristy Richland](#); [Tripp Richland](#); [Stearns Marcus and Mary Carol](#); [TJ Welsh](#)  
**Subject:** Summary of meeting with Hagler Assoc  
**Date:** Friday, September 19, 2025 10:53:10 AM

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Bob Hagler (owner of Hagler Systems Inc.) and Trent Mimmie visited me and looked over our pumping situation on 9/12. Here's a summary of my take from our meeting.

We have no source for replacement pumps other than MWI who Hagler Inc. concurs has been performing substandard work for the last few years. Best possible solution is to optimize the equipment we have.

Highest priority is pump performance i.e., pump flow rate. Pumps are known/suspected to be underperforming. Cause of flow loss is likely the clearance between the impeller and pump casing. This clearance should be as small as possible – about 1/16".

1. Find a new service vendor who has more expertise in axial flow pumps. Talk with B&B pumps. Hagler Inc can facilitate a call between the three of us.
2. Get quality data with which to make better decisions.
  - a. Install ultrasonic flow measurement systems on the discharge lines. Hagler Inc can help with this. There are other possibilities such as hiring a vendor to measure flow once per year or....
  - b. Gather power requirements of the pumps as a second method for estimating/monitoring the pump performance. Power, speed and head as inputs to the pump characteristic curve can give an estimate of pump flow. Use this data to monitor equipment performance over time. As a minimum, this data would include motor amps, diesel power and pump speed. Data log this information for evaluation and trending. To do this, we need to install additional electronics and transmit this information to the cloud (or possibly a thumb drive in the AutoDirect panel). One possibility is to feed this info to the PLC and have the PLC upload to the cloud (or local storage). Hagler Inc can help with this. Replacement Control Systems Inc diesel engine control panels are about \$1500 each. Modules for PLC, modems, Starlink devices, etc. are reasonably priced. (FYI - our PLC is about maxed out on the number of wires that are connected to it. There's maybe a couple of terminals left.)

Another possibility to get increased flow is to change a pump or pumps to a direct drive configuration and install a VFD. This has the advantage of allowing us to overspeed the motor driven pump. This would also eliminate the drive belt and possibly the gear box. A disadvantage would be the loss of diverse drivers for whichever pumps are reconfigured i.e. this pump could not be connected to a diesel engine if the motor/VFD failed or power was otherwise not available.

On a side note - Explore using Starlink for pump station comms instead of Comcast/Verizon

### SPCA Ponds

		Clear Waters	Lake Doctors	Future Horizons	Florida Waterways	Solitude
Monthly Charge for Maintenance TPC						
Sawgrass HOA lake system		\$ 11,000.00	\$ 19,450.00	\$ 6,978.72	\$ 9,600.00	NO RESPONSE
Yearly total		\$ 132,000.00	\$ 233,400.00	\$ 83,744.64	\$ 115,200.00	NO RESPONSE
						NO RESPONSE
<b>Additional Services</b>						
Bubbler Maintenance	Bi- Annual Cost	\$ 200.00	\$ 900.00	\$ 1,300.00	Included	
Debris Removal	Per Load	Addendum	\$ 2,000.00	\$ 340.00	\$ 300.00	
Fish Grates (Aluminum construction)	Each	Addendum	\$ 800.00	\$ 350.00	45 per S/F	
Grass Carp Stocking	Per Fish	Addendum	\$ 10.00	\$ 12.00	Cost +15%	
Specialty Fish Stocking	Per Surface Acre	Addendum	\$ 330.00	notes on bid	Cost +15%	
Crew Rate	Per Hour	Addendum	\$ 125.00	85 per man hour/ 150 with equip.	\$ 180.00	

### TPC PONDS

		Clear Waters	Lake Doctors	Future Horizons	Florida Waterways	Solitude
<b>Course Ponds 57A, 61, 70-98</b>		\$ 4,000.00	\$ 7,370.00	\$ 4,255.00	\$ 4,000.00	
<b>210 Parking Lot Ponds 99, 100, 107, 108, 109, &amp; 110</b>		Included	\$ 795.00	\$ 220.00	\$ 300.00	
<b>Global Home Ponds 101, 102, 103, 104, 105, &amp; 106</b>		\$ 1,972.00	\$ 795.00	\$ 396.50	\$ 500.00	
Includes cleaning of the pillars and light lenses.						NO RESPONSE
Monthly Total		\$ 5,972.00	\$ 8,960.00	\$ 4,871.50	\$ 4,800.00	\$ -
Yearly cost		\$ 71,664.00	\$ 107,520.00	\$ 58,458.00	\$ 57,600.00	\$ -

**Additional Services**

Bubbler Maintenance      Bi- Annual Cost  
 Debris Removal              Per Load  
 Fish Grates (Aluminum  
 construction)                Each  
 Grass Carp Stocking        Per Fish  
 Specialty Fish Stocking    Per Surface Acre  
  
 Crew Rate                      Per Hour

addendum	\$ 750.00	\$ 1,300.00	Included	
addendum	\$ 2,000.00	\$ 340.00	\$ 300.00	
addendum	\$ 800.00	\$ 350.00	45 Per S/F	
addendum	\$ 330.00	\$ 12.00	Cost+ 15 %	
addendum	\$ 125.00	notes on bid	Cost + 15 %	
		85 per man hour/ 150 with equip.	\$ 180.00	



**Sawgrass Players Club Homeowners Association Aquatic Services Bid Sheet effective date 1/1/26**

Monthly Charge for Maintenance of SPCA HOA Pond System \$11,000.00 Per month  
See Attached SPCA HOA 2026 Proposal and Addendum.

**Additional Services**

Bubbler Maintenance	Bi- Annual Cost	<u>\$200.00 each.</u>	* <u>    </u> Total Aereation Systems
Debris Removal	Per Load	<u>See Addendum</u>	<i>Paid per boat load with pictures</i>
Fish Grates(Aluminum construction)	Each	<u>See Addendum</u>	<i>As needed, Furnish and Install</i>
Grass Carp Stocking	Per Fish	<u>See Addendum</u>	
Specialty Fish Stocking	Per Surface Acre	<u>See Addendum</u>	
Crew Rate	Per Hour	<u>See Addendum</u>	

Company Clear Waters, Inc.  
 Authorized Representative Cody Wolfe, DPT  
 Signature *Cody Wolfe* Date #####

***Bid sheet to be in reference to completed questionnaire and Scope of Work labeled SOW ITB \_\_\_\_\_***



**TPC Sawgrass Aquatic Services Bid Sheet effective date 1/1/26**

	<b>Quantity</b>	<b>Price</b>	
<b>Course Ponds 57A, 61, 70-98</b>	32	\$4,000.00	Per month
<b>210 Parking Lot Ponds 99, 100, 107, 108, 109, &amp; 110</b>	6	<u>Included</u>	Per month
<b>Global Home Ponds 101, 102, 103, 104, 105, &amp; 106</b>	6	<u>\$1,972.00</u>	Per month

Includes cleaning of the pillars and light lenses.

**Total Monthly Charge for Maintenance of TPC Pond System** \$5,972.00 Per month  
 See Attached TPC Sawgrass Proposal and Addendum.

**Additional Services**

Bubbler Maintenance	Bi- Annual Cost	<u>                    </u>	* <u>    </u> Total Aeration Systems
Debris Removal	Per Load	<u>See Addendum</u>	<i>Paid per boat load with pictures</i>
Fish Grates(Aluminum construction)	Each	<u>See Addendum</u>	<i>As needed, Furnish and Install</i>
Grass Carp Stocking	Per Fish	<u>See Addendum</u>	
Specialty Fish Stocking	Per Surface Acre	<u>See Addendum</u>	
Crew Rate	Per Hour	<u>See Addendum</u>	

Company Clear Waters, Inc.

Authorized Representative Cody Wolfe, DPT

Signature *Cody Wolfe*

Date #####

***Bid sheet to be in reference to completed questionnaire and Scope of Work labeled SOW ITB \_\_\_\_\_***

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**Marsh Landing Master Association Aquatic Services Bid Sheet effective date 1/1/26**

Monthly Charge for Maintenance of SPCA HOA Pond System \$19,540.00 Per month

**Additional Services**

Bubbler Maintenance	Bi- Annual Cost	<u>\$900.00</u>	* ___ Total Aeration Systems
Debris Removal	Per Load	<u>\$2,000.00</u>	<i>Paid per boat load with pictures</i>
Fish Grates(Aluminum construction)	Each	<u>\$800.00</u>	<i>As needed, Furnish and Install</i>
Grass Carp Stocking	Per Fish	<u>\$10.00</u>	
Specialty Fish Stocking	Per Surface Acre	<u>\$330.00</u>	
Crew Rate	Per Hour	<u>\$125.00</u>	

Company The Lake Doctors, Inc.

Authorized Representative Mark A. Seymour

Signature *Mark A Seymour*

Date 9/18/2025

***Bid sheet to be in reference to completed questionnaire and Scope of Work labeled SOW ITB \_\_\_\_\_***



**TPC Sawgrass Aquatic Services Bid Sheet effective date 1/1/26**

	<b>Quantity</b>	<b>Price</b>	
<b>Course Ponds 57A, 61, 70-98</b>	32	\$ 7,370.00	Per month
<b>210 Parking Lot Ponds 99, 100, 107, 108, 109, &amp; 110</b>	6	\$ 795.00	Per month
<b>Global Home Ponds 101, 102, 103, 104, 105, &amp; 106</b>	6	\$ 795.00	Per month
<b>Monthly Charge for Maintenance of TPC Pond System</b>		\$ 8,960.00	Per month

**Additional Services**

Bubbler Maintenance	Bi- Annual Cost	750.00	* ___ Total Aereation Systems
Debris Removal	Per Load	2000.00	<i>Paid per boat load with pictures</i>
Fish Grates(Aluminum construction)	Each	800.00	<i>As needed, Furnish and Install</i>
Grass Carp Stocking	Per Fish	10.00	
Specialty Fish Stocking	Per Surface Acre	330.00	
Crew Rate	Per Hour	125.00	

Company The Lake Doctors Inc.  
 Authorized Representative Mark A. Seymour  
 Signature *Mark A. Sey*

Date September 18,2025

**Bid sheet to be in reference to completed questionnaire and Scope of Work labeled SOW ITB \_\_\_\_\_**



**TPC Sawgrass Aquatic Services Bid Sheet effective date 1/1/26**

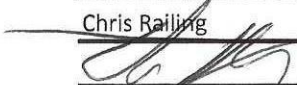
	Quantity	Price	
<b>Course Ponds 57A, 61, 70-98</b>	32	\$	4,255.00 Per month
<b>210 Parking Lot Ponds 99, 100, 107, 108, 109, &amp; 110</b>	6	\$	220.00 Per month
<b>Global Home Ponds 101, 102, 103, 104, 105, &amp; 106</b>	6	\$	396.50 Per month
<b>Monthly Charge for Maintenance of TPC Pond System</b>		\$	4,871.50 Per month

**Additional Services**

Bubbler Maintenance	Bi- Annual Cost	\$	1,300.00	*10 Total Aereation Systems
Debris Removal	Per Load	\$340	(disposal included)	<i>Paid per boat load with pictures</i>
Fish Grates(Aluminum construction)	Each	\$350	average	<i>As needed, Furnish and Install</i>
Grass Carp Stocking	Per Fish	\$12.00	(10-12")	
Specialty Fish Stocking	Per Surface Acre	See notes		
Crew Rate	Per Hour	\$85.00	per hour per man	
		\$150	per hour per man with equipment	

Company Future Horizons, Inc.

Authorized Representative Chris Railing

Signature  Date 9/19/2025

***Bid sheet to be in reference to completed questionnaire and Scope of Work labeled SOW ITB***

\* Average structure price is for single opening, multiple opening weirs and orifice drains will be quoted on labor and materials over \$350.

\*\* Without knowing the current carp population and the ponds that have been stocked, the general bump stock rate for ponds with existing carp populations are 3-5 fish per acre every other year. Ponds without carp are stocked at 8-10 fish per acre initially, then bump stocked every other year.

\*\*\* **Supplemental stocking rates to waterbodies with existing fish populations as follows:**

Bluegill/Shellcracker Mix - 800 per acre \$640.00 delivered	Gambusia Minnows (mosquito fish)- 3,000 per acre \$360.00 delivered
Largemouth Bass - 120 per acre \$300 delivered	Channel Catfish - 400 per acre \$320.00 delivered



**Sawgrass Players Club Association Aquatic Services Bid Sheet effective date 1/1/26**

Monthly Charge for Maintenance of SPCA HOA Pond System \$ 6,978.72 Per month

**Additional Services**

Bubbler Maintenance	Bi- Annual Cost	\$ <u>1,500.00</u> *12 Total Aereation Systems
Debris Removal	Per Load	<u>\$340</u> (disposal included) <i>Paid per boat load with pictures</i>
Fish Grates(Aluminum construction)	Each	<u>\$350 average</u> <i>As needed, Furnish and Install</i>
Grass Carp Stocking	Per Fish	<u>\$12.00 (10-12")</u>
Specialty Fish Stocking	Per Surface Acre	<u>See notes</u>
Crew Rate	Per Hour	<u>\$85.00 per hour per man</u> <u>\$150 per hour per man with equipment</u>

Company Future Horizons, Inc

Authorized Representative Chris Railing

Signature 

Date 9/19/2025

***Bid sheet to be in reference to completed questionnaire and Scope of Work labeled SOW ITB \_\_\_\_\_***

\* Average stucture price is for single opening, multiple opening weirs and orifice drains will be quoted on labor and materials over \$350.  
 \*\*Without knowing the current carp population and the ponds that have bee stocked, the general bump stock rate for ponds with existing carp populations are 3-5 fish per acre every other year. Ponds without carp are stocked at 8-10 fish per acre initially, then bump stocked every other year.  
 \*\*\* **Supplimental stocking rates to waterbodies with existing fish populations as follows:**  
 Bluegill/Shellcracker Mix - 800 per acre \$640.00 delivered      Gambusia Minnows (mosquito fish)- 3,000 per acre \$360.00 delivered  
 Largemouth Bass - 120 per acre \$300 delivered                      Channel Catfish - 400 per acre \$320.00 delivered





## Annual Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

**SAWGRASS PLAYERS CLUB ASSOCIATION, INC.**

c/o Marsh Landing Management  
4200 Marsh Landing Boulevard  
Suite 200  
Jacksonville Beach, FL 32250

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Ninety-six (96) annual visits for treatment and/or inspection of wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 9,600.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Proactive Phosphorus Remediation	\$ INCLUDED
Mechanical Harvesting (2-day, 2 trailer loads)	\$ INCLUDED
Bi-Annual Aerator Service (see addendum)	\$ INCLUDED
Management Reporting	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ Cost + 15%
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee (Free Callback Service & Additional Treatments, if required)	\$ INCLUDED
<b>Total Recurring Monthly Service Charges</b>	<b>\$ 9,600.00</b>


\*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:  
FLORIDA WATERWAYS

CUSTOMER

  
Jim Schwartz  
Email: [Jim@FloridaPond.com](mailto:Jim@FloridaPond.com)

Printed: \_\_\_\_\_

Proposal Date: September 19, 2025

Dated: \_\_\_\_\_

The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.



TPC Sawgrass Aquatic Services Bid Sheet effective date 1/1/26

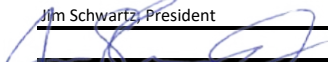
	Quantity	Price		
Course Ponds 57A, 61, 70-98	32		\$	4,000.00 Per month
210 Parking Lot Ponds 99, 100, 107, 108, 109, & 110	6		\$	300.00 Per month
Global Home Ponds 101, 102, 103, 104, 105, & 106	6		\$	500.00 Per month
Monthly Charge for Maintenance of TPC Pond System			\$	4,800.00 Per month

Additional Services

Bubbler Maintenance	Bi- Annual Cost	Included	*___ Total Aereation Systems
Debris Removal	Per Load	\$300.00	<i>Paid per boat load with pictures</i>
Fish Grates(Aluminum construction)	Each	\$45/SF	<i>As needed, Furnish and Install</i>
Grass Carp Stocking	Per Fish	Cost + 15%	
Specialty Fish Stocking	Per Surface Acre	Cost + 15%	
Crew Rate	Per Hour	\$180/hour	

FWI Note

Please see attached for included scope of work, as well as pricing for parts and repairs  
 Incidental litter collection included in normal service visit (cups, bags, bottles, etc...)  
 Pricing based on each individual barrier measurements. Welded aluminum construction  
 Currently at \$8.50/fish  
 Pricing from fish farm  
 2 man crew, truck, boat for misc. labor, fish kill removal, etc...

Company Florida Waterways, Inc.  
 Authorized Representative Jim Schwartz, President  
 Signature 

Date 9/19/2025

**Bid sheet to be in reference to completed questionnaire and Scope of Work labeled SOW ITB**



## Annual Waterway Management Service Agreement

This Agreement made the date set forth below, by and between Florida Waterways, Inc., a Florida Corporation, hereinafter called "FLORIDA WATERWAYS", and

**TOURNAMENT PLAYERS CLUB AT SAWGRASS, INC.**

Attn: Josh White  
 110 TPC Boulevard  
 Ponte Vedra Beach, FL 32082

hereinafter called "CUSTOMER". The parties hereto agree as follows:

1. FLORIDA WATERWAYS agrees to manage certain lake(s), pond(s), and/or waterway(s) in accordance with the terms and conditions of this Agreement for a period of **twelve (12) months** from the date of receipt in the following location:

Forty-Eight (48) annual visits for treatment and/or inspection of wet detention ponds as shown on Waterway Map

2. CUSTOMER agrees to pay FLORIDA WATERWAYS, its agents or assigns, each month the following sum for specified waterway management services:

Algae and Aquatic Vegetation Control (including Floating Vegetation)	\$ 4,800.00
Shoreline Grass Control	\$ INCLUDED
Debris Removal	\$ INCLUDED
Proactive Phosphorus Remediation	\$ INCLUDED
Mechanical Harvesting (2-day, 2 trailer loads)	\$ INCLUDED
Bi-Annual Aerator Service (see addendum)	\$ INCLUDED
Management Reporting	\$ INCLUDED
Triploid Grass Carp Stocking* w/ Included Permitting Assistance	\$ Cost + 15%
Water Quality & Chemistry Monitoring *	\$ INCLUDED
Florida Waterways 100% Control Guarantee	\$ INCLUDED
(Free Callback Service & Additional Treatments, if required)	
<b>Total Recurring Monthly Service Charges</b>	<b>\$ 4,800.00</b>

\*Services performed at FLORIDA WATERWAYS' sole discretion for the success of the Waterway Management Services Agreement.

3. FLORIDA WATERWAYS agrees to commence Waterway Management Services within fifteen (15) business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or issuance of required government permits.

4. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that they have read and are familiar with the contents thereof. Agreement must be accepted in its entirety to be considered valid.

By:  
 FLORIDA WATERWAYS

CUSTOMER

Jim Schwartz  
 Email: [Jim@FloridaPond.com](mailto:Jim@FloridaPond.com)

Printed: \_\_\_\_\_

Proposal Date: September 19, 2025

Dated: \_\_\_\_\_

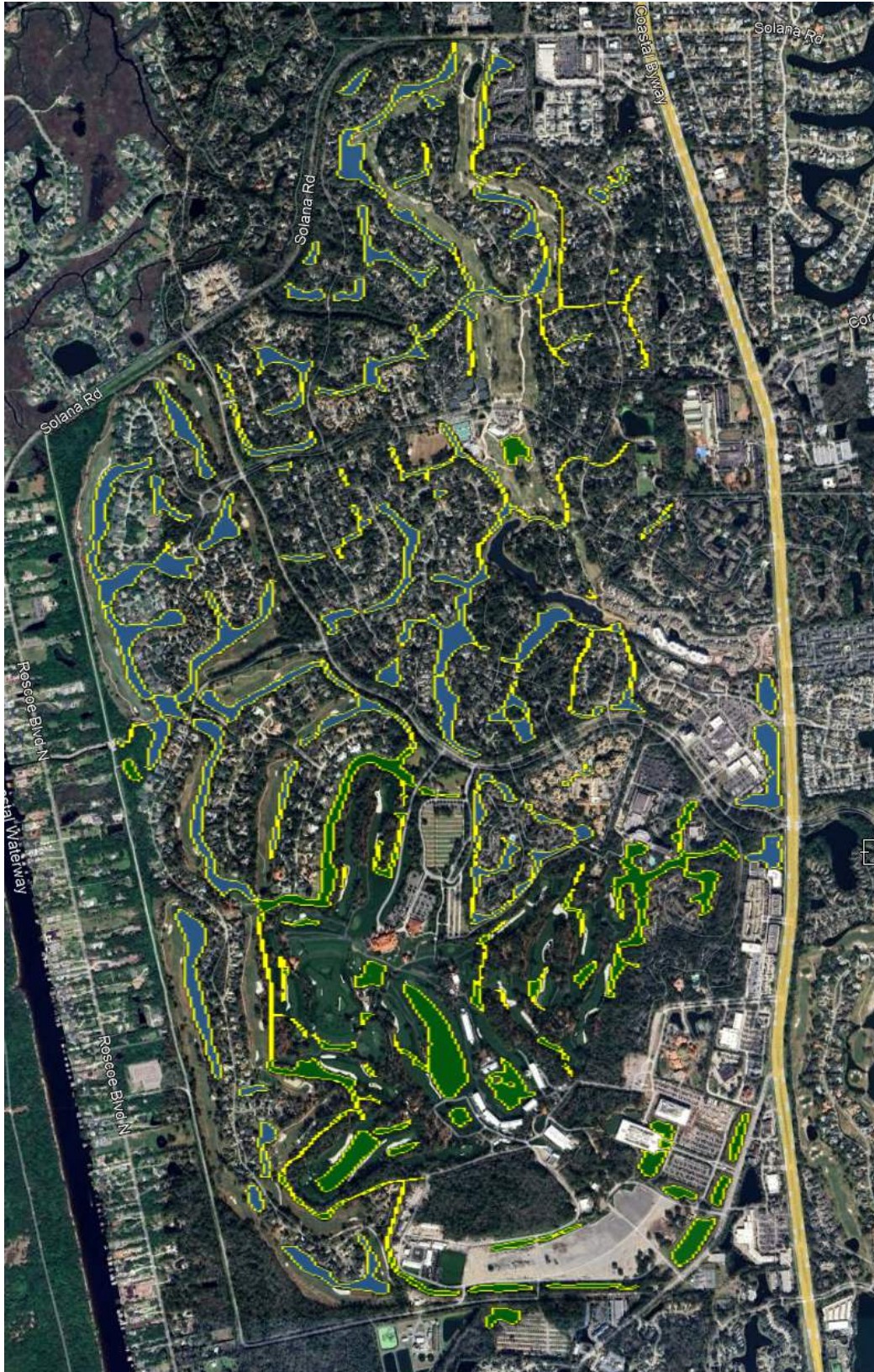
The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to FLORIDA WATERWAYS within ninety (90) days from the effective Proposal Date.

## Terms & Conditions

- 1) The Algae and Aquatic Vegetation Control and Shoreline Grass Control Programs will be conducted in a manner consistent with Best Management Practices (BMPs) intended to prevent the stormwater management facility (SWMF) and associated control structures from becoming clogged or choked with vegetative or aquatic growth to such an extent as to render them inoperable. Control of vegetative and aquatic growth may take 30-90 days depending upon species, materials used and environmental factors.
- 2) FLORIDA WATERWAYS, in its sole discretion, will implement an Integrated Pest Management (IPM) Plan for CUSTOMERS site which may utilize chemical, mechanical-physical, biological and/or cultural procedures (as applicable) for controlling aquatic plants, including:
  - a. Class I Prohibited Aquatic Plants listed by the Florida Department of Agriculture and Consumer Services as cited Rule 5B-64.011, F.A.C.
  - b. Category I & II Invasive Plant Species listed by Florida Exotic Pest Plan Council (FLEPPC)

These listed plants have a tendency to spread or become invasive in an ecosystem, sometimes in a rapid manner, so as to impair the ecosystem's ability to function by altering its productivity, decomposition, water fluxes, nutrient cycling and loss, soil fertility, erosion, dissolved oxygen concentrations, or its ability to maintain its existing species diversity. These plants also have the ability to create dense, monospecific stands or monotypic stands which displace or destroy native plant habitat, destroy fish and wildlife habitats, inhibit water circulation, hinder navigation and irrigation, or severely restrict the recreational use of waterways.
- 3) Triploid grass carp stocking, if included, will be performed at stocking rates determined by FLORIDA WATERWAYS, within Florida Fish and Wildlife Conservation Commission permit guidelines. If deemed necessary, carp containment barriers will be coordinated with CUSTOMER at a rate of \$45.00/SF. FLORIDA WATERWAYS designs and fabricates the industry's best custom carp containment barriers out of welded aluminum construction. Barriers built by FLORIDA WATERWAYS are guaranteed to meet FWC's specifications.
- 4) CUSTOMER agrees to provide adequate access to the SWMF, including boat access. Failure to provide boat access may require re-negotiation or termination of this Agreement. If, at time of treatment, access to the site has been restricted and FLORIDA WATERWAYS is unable to provide services, FLORIDA WATERWAYS reserves the right to impose a fuel surcharge as may be necessary.
- 5) CUSTOMER agrees that the system will be kept free of debris, trash, garbage, oils and greases, and other refuse. Included debris removal by FLORIDA WATERWAYS is limited to small, incidental litter that may accumulate within the SWMF. Removal of large debris resulting from intentional or unintentional dumping, vandalism, or weather events may result in additional service charges. Agreements that include debris removal shall consist of: Removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 6) Under the Shoreline Grass Control Program, FLORIDA WATERWAYS will treat border vegetation to the SWMF's Normal Water Level (NWL) including, but not limited to torpedograss, cattails and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species leave visible structure which may take several seasons to decompose. CUSTOMER is responsible for removing such structure if desired. CUSTOMER understands that during periods of prolonged drought, or due to a change in hydrological conditions, the SWMF's water level may fall below the NWL elevation. Treatment of border vegetation below the NWL will be coordinated between CUSTOMER and FLORIDA WATERWAYS and may result in a service surcharge.
- 7) CUSTOMER understands that the full Contract Term is annual (12-months) and, that, for convenience, the Contract Price has been spread over a twelve-month period, and will be billed in equal monthly installments, and that individual monthly billings do not reflect the fluctuating seasonal costs of service.
- 8) FLORIDA WATERWAYS, in implementing the IPM, will use methods that protect or restore fish and wildlife habitat. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system. When deemed necessary, FLORIDA WATERWAYS may plant and/or nurture certain variety of plants, which for various reasons, help to maintain ecological balance.
- 9) FLORIDA WATERWAYS shall maintain the following insurance coverage: a) Automobile Liability; b) Comprehensive General Liability; c) comply with Florida's Workers Compensation Law (FSS Chapter 420) statutory limits.
- 10) FLORIDA WATERWAYS agrees to hold CUSTOMER harmless from any loss, damage, or claims arising out of the sole negligence of FLORIDA WATERWAYS; however, FLORIDA WATERWAYS, shall in no event be liable to CUSTOMER, or others, for indirect special or consequential damages resulting from any cause whatsoever.
- 11) This Agreement may be terminated without cause by either party upon a 30-day written notice to the other party. However, such termination does not relieve CLIENT of its obligation to pay the full Contract Price for the entire Contract Term. Any unpaid balance of the Contract Price shall become immediately due and payable upon termination.
- 12) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, FLORIDA WATERWAYS may adjust the monthly recurring service charge amount after the original term. FLORIDA WATERWAYS will submit written notification to CUSTOMER thirty (30) days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, FLORIDA WATERWAYS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure outlined in #11 above.
- 13) Should CUSTOMER become sixty (60) days delinquent, FLORIDA WATERWAYS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly service charge even if the account is placed on hold. FLORIDA WATERWAYS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement. Monthly interest will accrue on delinquent accounts at a rate of 1.5% per month. Service may be reinstated once the entire past due balance has been received in full, including interest. Should it become necessary for FLORIDA WATERWAYS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to reasonable attorney's fees (including those on appeal) and court costs, and all other expenses incurred by FLORIDA WATERWAYS resulting from such collection action.

# Waterway Map



Does not include Ponds 22a, 22b, 22c, 22d

# Aeration Services Addendum

FLORIDA WATERWAYS agrees to perform Bi-Annual Service inspection and cleaning in accordance with the terms and conditions of this Agreement at the above-named site.

Aerator Service Includes:

- Cabinet: Clean and remove debris from both exterior & interior.
- Compressor: Clean air inlet, muffler, and replace filter as needed (replacement filters included).
- Check for basic functionality: Check pressure relief valve. Check for leaks in system to include tubing, compressor, diffusers. Adjust air flow valves as needed.
- Service Report: Provide service report of the inspection to detail issues and quote needed repairs

No parts or special repairs are included in this agreement. FLORIDA WATERWAYS does not assume responsibility for parts failure and repair costs. Any parts or repair costs will be invoiced separately.

Bi-annual aerator service does not include any troubleshooting or electrical diagnostics. This necessitates a Service Call for our Fountain and Aeration Technician.

It is recommended to rebuild compressors approximately every 2-years, or as needed. This is a separate service from the Bi-Annual Service. Labor to rebuild a compressor: \$100 plus parts at Cost + 15%. Replacement parts will be invoiced at Cost + 15%. Aerator compressor maintenance kit prices shown below. ¼ hp kits are for a single compressor head, while ½ and ¾ hp compressor repair kits include two (2) compressor heads.

REPLACEMENT PARTS & ACCESSORIES							
PRICE STATUS	PART #	DESCRIPTION	Size	CASE QTY	MSRP / MAP	PRO DIST NET	
<b>Capacitors</b>							
	510320	Capacitor for G33 (RP33 71R) 1/3 HP Compressor 7.5 MFD	7.5 MFD	1	\$74.99	\$48.74	
	510404	Capacitor for G33 (RP33 82R) 1/3 HP Compressor 12.5 MFD	12.5 MFD	1	\$69.99	\$45.49	
	510405	Capacitor for G50 (RP50 72R) 1/2 HP Compressor 15 MFD	15 MFD	1	\$119.99	\$77.99	
	510407	Capacitor for G25/G50 (RP25/RP50 87R) 1/4 HP & 1/2 HP Compressor 30 MFD	30 MFD	1	\$69.99	\$45.49	
	510408	Capacitor for G75 (RP75 72R) 3/4 HP Compressor 45MFD	45MFD	1	\$99.99	\$64.99	
	510546	Capacitor for T75 (RP75) 3/4 HP Compressor 115v 30 MFD		1	\$79.99	\$51.99	
	510547	Capacitor for T75 (RP75) 3/4 HP Compressor 230v 12.5 MFD		1	\$79.99	\$51.99	
	510548	Capacitor for T100 (RP100) 1 HP Compressor 115v 35 MFD		1	\$99.99	\$64.99	
	510549	Capacitor for T100 (RP100) 1 HP Compressor 230v 12.5 MFD		1	\$99.99	\$64.99	
<b>Compressor Maintenance Kits, Air Filters</b>							
<b>NEW PRICE</b>	510147	Airmax SilentAir LR25 (SW20) Maintenance Kit	N/A	2	\$34.99	\$22.74	
<b>NEW PRICE</b>	510148	Airmax SilentAir LR50 (SW40) Maintenance Kit	N/A	2	\$44.99	\$29.24	
<b>NEW PRICE</b>	510108	Airmax Maintenance Kit G25 (RP25 74R) 1/4 HP Compressor	1/4 HP	1	\$114.99	\$74.74	
<b>NEW PRICE</b>	510510	Airmax Maintenance Kit G25 (RP25 87R) 1/4 HP Compressor	1/4 HP	1	\$134.99	\$87.74	
<b>NEW PRICE</b>	510109	Airmax Maintenance Kit G33 (RP33 71R) 1/3 HP Compressor (Pre 2011)	1/3 HP	1	\$154.99	\$100.74	
<b>NEW PRICE</b>	510111	Airmax Maintenance Kit G33 (RP33 82R) 1/3 HP Compressor	1/3 HP	1	\$134.99	\$87.74	
<b>NEW PRICE</b>	510115	Airmax Maintenance Kit G50 (RP50 72R) 1/2 HP Compressor	1/2 HP	1	\$174.99	\$113.74	
<b>NEW PRICE</b>	510511	Airmax Maintenance Kit G50 (RP50 87R) 1/2 HP Compressor	1/2 HP	1	\$174.99	\$113.74	
<b>NEW PRICE</b>	510512	Airmax Maintenance Kit G75 (RP75 72R) 3/4 HP Compressor	3/4 HP	1	\$184.99	\$120.24	
<b>NEW PRICE</b>	510541	Airmax Maintenance Kit w/out Valve Plate T75 (RP75) 3/4 HP Compressor	3/4 HP	1	\$154.99	\$100.74	
<b>NEW PRICE</b>	510542	Airmax Maintenance Kit w/out Valve Plate T100 (RP100) 1 HP Compressor	1 HP	1	\$184.99	\$120.24	
<b>NEW PRICE</b>	520510	Maintenance Kit for 24v DC Compressor	NA	1	\$104.99	\$68.24	
	510158	Airmax SilentAir LR25 (SW20) Air Filter 2 Pack	2 pack	6	\$2.99	\$1.94	
	510159	Airmax SilentAir LR50 (SW40) Air Filter 2 Pack	2 pack	6	\$3.99	\$2.59	
<b>NEW PRICE</b>	510150	1/4" Black Canister Air Filter Complete	N/A	2	\$31.99	\$20.79	
	510030	3/8" Black Canister Air Filter Complete	N/A	1	\$29.99	\$19.49	
	510151	Air Filter Element Only (White Finned)	N/A	6	\$12.99	\$8.44	

## Optional Services

Item	Price	Notes
Fish Stocking	Cost + 15%	Current price of Triploid Grass Carp is \$8.50/fish (10" fish).  We find that fish stocking prices are sensitive to current fuel prices
Mechanical Harvesting	\$2,000/day + dump fees	<b>2-day and 2 trailer loads included at NO CHARGE with base contract. Requires trailer access for haul away.</b>  For example, when we get to peak summer and we have ponds that do not respond, we will come run the harvester to clear them up.  I also discussed eel grass removal during my meeting with TPC. This would be a good application of the included 2-day credit.  Sometimes, in order to remove vegetation from a pond, we do not have good access for the haul away component. If needed, additional equipment rental (such as a skid steer or telescopic loader) is extra.
Phosphate Binder	Included	FWI will provide and apply enough liquid lanthanum-based phosphate binder to remediate 120 lbs. of phosphorus.
Large Scale Fish Kill Cleanup	\$180/hour	2 man crew, haul away included  Small, isolated dead fish removal included at no charge.
Additional herbicide	No cost	All herbicide costs are included within base contract
Additional visits	No cost	FWI provides a level of service, regardless of the number of visits
Welded Aluminum Carp Barriers	\$45/SF	Optional powder coating is \$10/SF

**PERMA-CURBS® OF JACKSONVILLE, INC.**  
**"PIONEERS IN THE ART OF EXTRUDED TRENCHED HEADER CURBS"**

P.O. BOX 19432  
 Jacksonville, Florida 32245-9432  
 Phone (904) 733-7754 • Fax (904) 733-7788 • Cell (904) 219-9641

**ATTENTION -**

PROPOSAL SUBMITTED TO		PHONE	DATE
STREET		JOB NAME	
CITY, STATE, ZIP CODE		JOB LOCATION	
FAX #	TWO-WAY #	CELL PHONE #	SUPERINTENDENT
			JOB PHONE

We hereby submit specifications and estimates for:

**PERMA-CURBS®** 3000 P.S.I. Concrete Curbs \_\_\_\_\_

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**Perma-Curbs is not responsible for locates or damage to underground utilities not located. Curb guarantee goes into effect 72 hours after date of completion.**

**We Propose** hereby to furnish material and labor, complete in accordance with above specifications, for the sum of: \_\_\_\_\_ dollars (\$ \_\_\_\_\_).

Payment to be made as follows:

Payment of all sums due hereunder are due and payable in Jacksonville, Duval County, Florida. Customer agrees that all invoices are due upon receipt with the following terms. Net 30. Customer agrees to pay all costs of collection, including an attorney's fee of not less than 25% of the customer's account balance, or a reasonable attorney's fee, whichever is greater, if account is placed with an attorney, whether suit be brought or not. Customer agrees to pay Perma-Curbs interest, including post judgment interest, at the highest rate allowable by law on all sums not timely paid and hereby submits to the jurisdiction of the courts of the state of Florida, whose laws govern this agreement. In the event that a judgment is entered on this account in favor of Perma-Curbs, disposable earnings of the head of a family which are greater than \$500.00 per week, shall be subject to garnishment pursuant to Florida Statutes Section 222.11. Venue for any action hereon or in connection herewith by any of the parties hereto shall be in Duval County, Florida.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized Signature \_\_\_\_\_

**NOTE:** This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

No. of Barricades \_\_\_\_\_

Barricade Pickup # \_\_\_\_\_

Date of Pickup \_\_\_\_\_

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Your verbal authorization to perform the work as described above will be deemed an acceptance of the terms and conditions herein.

X \_\_\_\_\_  
 Signature

X \_\_\_\_\_  
 Date of Acceptance

