Sawgrass Players Club Association
OM&W Agenda
11-4-2026 at 9 AM

I. Establish a Quorum & Call to Order-
II. Guest in attendance-
III. Approval of October Meeting Minutes-
IV. Reports
    a. Finance Report-
    b. The Yards Report-
    c. TOUR Report-
    d. Pump Stations/Stormwater-
        i. General Pump Station Projects
            - Flow Meter-Pump Performance Monitoring System-
        ii. Seven Mile Drive (7MD) Pump Station Projects
        iii. Salt Creek (SC) Pump Station Projects
            - Repairs of SC#2 Pump-
            - SC Jockey Pump Repair by JMR-
    e. Water Quality
        i. Future Horizons Priority for Aeration
    f. Safety-
V. Unfinished Business
    a. Black Veatch Sewer Lateral Inspection-
    b. Paving Update-
    c. Status of Drain Pump at Palmera Park-
VI. New Business-
    a. Belt replacement- completed- Ratify cost.
    b. Mitered end repair Hammock Cove Drive.
    c. Bridge Inspections
    d. Palmera Drainage projects
    e. Water Oak Weir core drills
    f. Players Club Villas Aerator(Bridge) last 2
    g. Trailer for community
    h. TPC Blvd drainage at Water Oak and center island

VII. Announcement-

Sawgrass Players Club Association
OM&W Minutes
10-7-2026 at 9 AM

Attending: John Flynn, Paul Rushton, Steve Byers, Marc Stearns, and Art Gormley. Also present: Kristy Richland and Tripp Richland with Marsh Landing Management Company (MLMC). Absent: TJ Welsh, Mike Miles, and Lucas Andrews.

I. **Establish a Quorum & Call to Order-** A quorum was met, and the meeting was called to order.
II. **Guest in attendance-** None.
III. **Approval of September Meeting Minutes-** The committee reviewed the minutes. **Action: John Flynn moved to approve the minutes, Marc Stearns seconded the motion, and all approved.**
IV. **Reports**
    a. **Finance Report-** Financial results are trending favorably year to date. Savings will be transferred to the general and stormwater reserves at year-end.
        i. **Status of Discharge Invoice-** The B&B invoice was paid except for $50K being held while the SC#2 pump is repaired.
        ii. **Stormwater Reserve Update-** An increase from $220K to $372K is required in 2027.
        iii. **2027 Budget Approval-** The budget was presented and reflects an overall 7% increase. The committee clarified the TOUR's responsibility for 50% of stormwater and pump costs. The committee clarified that fuel expenses are based on consumption and were trending lower as of August 31; however, this is not the standard. **Action: Paul Rushton moved to approve the 2027 budget as drafted, Steve Byers seconded the motion, and all approved.**
    b. **The Yards Report-** Mike Miles was absent. No update was given.
    c. **TOUR Report-** Lucas Andrews was absent. No update was given.
    d. **Pump Stations/Stormwater- Tripp Richland reported.**
        i. **General Pump Station Projects**
            - **Flow Meter-Pump Performance Monitoring System-** Flow meters need to be installed to document that stormwater is discharged at the permitted rates. Emerson presented a $15K quote to purchase the remaining parts. Emerson will issue a credit for previously delivered parts that did not work. **Action: Steve Byers moved to approve the Emerson quote, Art Gormley seconded the motion, and all approved. Action: MLMC will give notice to proceed (NTP) and request written documentation guaranteeing the functionality of the new parts.**
        ii. **Seven Mile Drive (7MD) Pump Station Projects-** No updates or work orders.
        iii. **Salt Creek (SC) Pump Station Projects**
            - **Repairs of SC#2 Pump-** The pump is discharging less grease and has been running successfully. After storm season ends, Kuhn Fabrication (formerly B&B) will pull the SC#2 pump to troubleshoot any issues and evaluate the impeller design.
            - **SC Jockey Pump Repair by JMR-** The jockey pump is being run, and oil is added as needed. **Action: JMR will inspect the pump after storm season.**

e. **Water Quality**
    i. **Status of Aeration Project at Ponds #40 and 41-** The project is complete. **Action: Close out.**
    ii. **Lake Vendor Contract Renewal-** The proposal includes a 10% increase. **Action: Art Gormley moved to approve the Future Horizons contract renewal, Marc Stearns seconded the motion, and all approved.**
    iii. **Status of Players Club Villa Aeration Repair-** Repair work is complete. **Action: Close out.**
    iv. **Quote for Seven Iron Aeration-** The committee discussed the request and reached consensus to ask Future Horizons for an updated priority list identifying which ponds would benefit most from aeration. **Action: Close out the Seven Iron request.**
f. **Safety-** MLMC staff have marked sidewalks scheduled for grinding. Pressure washing will resume as weather permits. **Action: Keep on the agenda.**

V. **Unfinished Business**
a. **Black Veatch Sewer Lateral Inspection-** The inspection is complete, and the report is pending. The vendor reported that no issues were observed. **Action: Keep on the agenda.**
b. **Paving Update-** ACA continues paving, but weather has delayed the work. MLMC is maintaining a punch list. The committee also discussed the pending bid for the Players Park parking lot. **Action: Tripp Richland will follow up on the bid and seek an additional quote from Duval.** The committee discussed adding stripes where TPC Blvd. is wider. **Action: MLMC will ask SJSO for input.**
c. **Status of Drain Pump at Palmera Park-** Installation is pending.
d. **Green Gate by Thousand Oaks-** NTP has been given. Weather has delayed the work.

VI. **New Business-** None.

VII. **Announcement**
a. **Next Meeting-** The next meeting is November 4, 2026.

MiMOTION

INVOICE

REMIT TO: MOTION INDUSTRIES, INC.

PHONE: 9047575080

BRANCH ADDRESS

MOTION
2653 PORT IND DR, STE 201
JACKSONVILLE, FL 32226

PH 9047575080
CREDIT CARD RECEIPT
FAX 9047515045

SHIP TO (SAME AS "SOLD TO" UNLESS SHOWN)

MARSH LANDING MGMT CO
4200 MARSH LANDING BLVD
SUITE 200
JACKSONVILLE BEACH, FL 32250-1424

SOLD TO

STRIPE CREDIT CARD

CARD NAME: Tripp Richland
CARD#: 6091

INVOICE NUMBER

FL02-00961210

INVOICE DATE

10/15/26 ORIGINAL

PO/RELEASE NUMBER

TRIPP RICHLAND

Tracking No's

1Z5F602A0327115009

ENT BY: SONIA DIST: 0 TAKEN BY: RAE US

ORDER DATE	PAYMENT TERMS	SHIP DATE	SHIP VIA	ACCT NUMBER	FOB
10/14/26	. CREDIT CARD	10/15/26	DIRECT SHIP UPS GROUND SERVICE	96000001	FOB ORG,FRT PP&ADD

ORDER DUE DATE	OCN	COMMENTS:
10/19/26	0000874728	

LINE	VEN	MINO.	DESCRIPTION / CUSTOMER INFORMATION	CUST PO ITEM	QUANTITIES ORDER	B/O	SHIPPED	BILLED	UNIT PRICE	UNIT	NET AMOUNT
1	00375	V31111	3/8VP1400 POWERBAND STOCK TN BANDED V-BELTS		2	0	2	2	3073.740	EA	6,147.48
2	00375	V26720	4/8VP 1250 POWERBAND STOCK TN BANDED V-BELTS		1	0	1	1	2327.120	EA	2,327.12

THANK YOU FOR YOUR ORDER

Thank you for your order.
Please be sure to include the entire invoice number on your remittance advice in order to ensure your funds are properly applied.
register at motion.com to pay invoices on-line.

MDSE. TOTAL	FREIGHT		OTHER CHARGES RESTOCKING	SALES TAX PCT	SALES TAX AMOUNT	CASH DISCOUNT	TOTAL DUE
8,474.60	IN	0.00	0.00	7.5000	635.60		USD PAID IN FULL
	OUT	138.59	0.00				9,248.79

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FUTURE HORIZONS
P.O Box 1115 Hastings, FL 32145

FUTURE HORIZONS ENVIRONMENTAL CORP
3878 Prospect Ave Suite 13, Riviera Beach, FL 33404

October 14, 2026

QUOTATION

TO:	Sawgrass SPCA	904-273-3033
Attn:	Tripp Richland	trichland@marshlanding.org
	Reagan Knighten	rknighten@marshlanding.org

RE: Hammock Cove Drive Culvert Repair

Description	Price
Future Horizons will excavate the collapsed culvert adjacent to Hammock Cove Dr. and repair or replace the section of damaged culvert and mitered end. It's not obvious at the point if the pipe is corrugated steel or concrete, so repairs versus replacement is not known yet. Pricing is broken down below depending on results of exploratory excavation. Utility locations will be required before work can start.	
Initial Excavation and mobilization	**$1,500.00**
Repair – if pipe is concrete with new mitered end	**$7,400.00**
Replacement of 10 ft section of pipe if deteriorated corrugated steel and new mitered end	**$5,900.00**

Both price options include backfilling and sod installation after repairs.

50% of the price will be required prior to starting the project. The other 50% will be due upon completion.
*Credit card transactions over $1,000.00 will incur a 5% Processing Fee. Quote is only good for thirty (30) days from date.

FUTURE HORIZONS

Alexandria J Greeman for

Chris Railing
President, Operation and Sales

X _____

Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.


Hammock Cove collapsed culvert repair
Write a description for your map.
Legend
proposed culvert repair site
Google Earth
20 ft
N

MORALES CONSULTING ENGINEERS

3832-010 Baymeadows Rd., Suite 132 • Jacksonville, FL 32217 • 904-434-4366 • www.morales-ce.com

October 22, 2026

Tripp Richland
Marsh Landing Management Company, Inc.
4200 Marsh Landing Blvd, Suite 200

STRUCTURAL ENGINEERING FEE PROPOSAL
2026 Bridge Inspection

Dear Mr. Richland,

Morales Consulting Engineers (MCE) is pleased to provide the following fee proposal for structural inspection services for the existing Bridge located within the TPC Development. We understand MCE's scope of work to include only structural inspection and condition assessment report.

Assumptions: Access to the property will be coordinated by Marsh Landing Management Company.

Bridge 1: Entrance to Players Club Villas

We include one submittal at 100% completion. Structural Assessment report will be provided on 8 ½ x 11 sheets signed and sealed and a pdf. The structural inspection will be conducted according to the FDOT Bridge inspection guidelines.

MCE proposes compensation for the scope of work indicated above to be a lump sum fee of Four thousand five hundred dollars ($4,500.00). The fee includes all work and equipment necessary to access the bridge and conduct the inspection.

The final report will be ready approximately 1 week after the inspection. Depending on weather conditions. We are expecting to perform the field work near the end of February 2027

If you have any questions about this services proposal, please do not hesitate to contact me.

Respectfully,

Ed Morales Jr., PE
President

HEB Services, Inc.

P.O. Box 8430 CUC 1225170 Phone (904) 333-8064
Fleming Island, FL 32006 DBE/MBE Certified hollybucci@yahoo.com

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October 21, 2026

Sawgrass HOA
c/o Marsh Landing Management
Attn: Tripp Richland

RE: Various areas of ditch grading

Palmera & Terebra

1. Grade 70 LF of swale, haul off strippings
2. Install a small flume where the ditch starts coming off the asphalt.
3. Install St. Augustine sod

TOTAL PRICE: $8,300.00

Palmera & Terebra Alternate

1. Grade 70 LF of ditch for new concrete flume.
2. Install 70 LF of 3' concrete flume along the bottom of the ditch.
3. Install St. Augustine Sod

TOTAL PRICE: $11,915.00

Palmera & Palmera Court

1. Grade approximately 130 LF of ditch and haul off excess material
2. Install St. Augustine sod.

TOTAL PRICE: $6,500.00

Palmera & Ancilla Court

1. Grade approximately 90 LF of ditch and haul off excess material
2. Install St. Augustine sod.

TOTAL PRICE: $5,650.00

Alta Mar to Salt Creek

1. Grade approximately 150 LF of ditch and haul off excess material.
2. Install St. Augustine sod

TOTAL PRICE: $8,990.00

Thank You,
Holly Bucci

ALL MATERIALS IS GUARANTEED TO BE SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER

ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM SPECIFICATIONS INVOLVING EXTRA COSTS 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.

ACCEPTANCE OF PROPOSAL:

THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. .DATE OF ACCEPTANCE:

SIGNATURE: _____

Cook Electrical, Inc.

Quotation

DATE October 26, 2026

745 Eastport Road
Jacksonville, FL 32218
Phone (904) 696-1017 Fax (904) 696-1018
EC0001575

Bill To:
Marsh Landing Properties
4200 Marsh Landing Blvd. Ste. 200
Jacksonville Beach, FL 32250

Quotation valid until: November 25, 2026
Prepared by: Michael Sturtevant

Thank you for the opportunity to submit a quote for the following project:

Project Name: **Weir Basin Concrete Wall Bores**

Description	AMOUNT
Core Drill (8) new 5" holes in existing basin walls Trim palmetto limbs on one side of basin for access to bores. Leave limbs on site. All work to be completed during regular working hours.	
THANK YOU FOR YOUR BUSINESS! **TOTAL**	**$ 2,500.00**

If you have any questions concerning this quotation, contact:
Larry Blount
904-696-1017
Michael.Sturtevant@cookelectrical.com

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any deviations or alterations from approved specification involving extra costs will be executed only upon written orders and will become an extra charge over and above 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. This proposal may be withdrawn by Cook Electrical if not accepted within 30 days.
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Cook Electrical is authorized to do the specified work. All payment(s) will be made within 30 days from date of invoice.

Future Horizons, Inc
403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

QUOTATION

Quote Number: 3598
Quote Date: Oct 29, 2026
Page: 1

Quoted To:

Sawgrass Players Club Association
C/O Marsh Landing Management Co.
4200 Marsh Landing Blvd. Suite 200
Jacksonville Beach, FL 32250

Customer ID	Good Thru	Payment Terms	Sales Rep
Sawgrass03	11/28/26	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
2.00	KM-120C	Teich-Aire Compressor, 1/2hp, 115V	992.00	1,984.00
1.00	Aerator Service	Replacement of 2 Kasco Robust Air compressors at the bridge location in Players Club Villas One compressor is for the post mount cabinet with Serial# 0249RA3PM000, the second compressor is for one of the ground cabinets, the serial number was not legible. The new compressors come with 2-year warranty on pistons, and cylinders, and a 3-year warranty on the motor.	300.00	300.00

Subtotal	2,284.00
Sales Tax	171.30
Freight	
TOTAL	**2,455.30**

Cook Electrical, Inc.

Quotation

DATE October 30, 2026

745 Eastport Road
Jacksonville, FL 32218
Phone (904) 696-1017 Fax (904) 696-1018
EC0001575

Bill To:

Quotation valid until: November 29, 2026
Prepared by: Larry Blount

Marsh Landing Management Company
4200 Marsh Landing Blvd Suit #200
Jacksonville Beach, FL 32250

Thank you for the opportunity to submit a quote for the following project:

Project Name: Water Oak Primary and Secondary Service Install

Description	AMOUNT
Directional bore and install (2) new 3" PVC conduits from existing tie cabinet to new transformer location. Trench and install (1) new 2" PVC conduit from new transformer location to new h-frame. Prep pad site to be ready for transformer pad. Cook to provide and install new transformer pad on new site. Install ground rods, ground wire per specs for transformer. Install (2) bollards painted yellow per specs for transformer. Install new aluminum post h-frame with new 200a/1ph/240v meter/panel combo. Install new copper cables from transformer to meter. Install ground rods and ground wire for meter can. Directional bore (1) 2" conduit under PGA Blvd to the median and install new hand hole. Tie conduit into panel on h-frame. Hand dig (1) 2" PVC conduit from vault #1 in median approx 80 east to hand hole #2. Trench and install (1) new 3/4" PVC conduit from vault #2 to new 4x6 post near tree in median. Trench and install (1) new 1" PVc conduit from 4x6 post to basin. Core drill basin wall and grout 1" PVC conduit into basin. Install new PVC j-box on 4x6 post for new pump controller to tie into. Install (3) new 20a/120v circuits from panel to vault #1. Extend (2) circuits from vault 1 to vault 2. One circuit for pump and one circuit for future use. The 3rd circuit will be left at vault 1 for future use going west in median. Permit project through St Johns County. Work with MLP and Beaches Energy for entry into tie cabinet for 3" PVC conduit install. Install identification placard on Meter can. Cook to provided Lull for offloading and installing transformer pad. All work to be done during regular work hours	
THANK YOU FOR YOUR BUSINESS! **TOTAL**	$ 26,500.00

If you have any questions concerning this quotation, contact:

Larry Blount
904-696-1017
larry.blount@cookelectrical.com

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any deviations or alterations from approved specification involving extra costs will be executed only upon written orders and will become an extra charge over and above 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. This proposal may be withdrawn by Cook Electrical if not accepted within 30 days.
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. Cook Electrical is authorized to do the specified work. All payment(s) will be made within 30 days from date of invoice.