

**Sawgrass Players Club Association
OM&W Agenda
12-3-2025 at 9 AM at MLMC**

- I. Establish a Quorum & Call to Order-**
- II. Guest in attendance-**
- III. Approval of November Meeting Minutes-**
- IV. Reports**
 - a. Finance Report- Kristy Richland**
 - b. The Yards Report- Mike Miles**
 - c. TOUR Report- Josh White**
 - d. Pump Stations/Stormwater-**
 - i. General Pump Station Projects**
 - 1. Gravel along Power Line Road**
 - 2. Pumps Rebuild**
 - 3. Pump Performance Monitoring System**
 - 4. StarLink**
 - ii. Seven Mile Drive (7MD) Pump Station Projects**
 - 1. Replacement of Developer Installed Bulkhead**
 - iii. Salt Creek (SC) Pump Station Projects**
 - 1. Invertor**
 - e. Water Quality-**
 - f. Safety-**
- V. Unfinished Business-**
 - a. Status of Canal Restoration at Fish Hook and Salt Creek-**
 - b. Drainage Projects-**
 - i. Area across from Vicars Landing**
 - ii. Area across from TPC gatehouse**
 - c. Sidewalk Extension**
 - d. Water Oak Weir Drilling of Core Holes**
 - e. Status of Lake Bank Slope Inspection--**
 - f. Mitered End Repair**
 - g. Marriott Light Repair**
 - h. Sidewalk Railing Installation at Palmera Park**
 - i. Third Party Engineer to support ACC re: Sewer Lateral Repair**
- VI. New Business-**
 - a. OMW Membership**
- VII. Announcement- Next Meeting- January 7, 2026**

Sawgrass Players Club Association

OM&W Minutes

11-5-2025

In attendance: Carl Crist, John Flynn, Art Gormley, Mike Miles, TJ Welsh, Josh White, Marc Stearns, and Paul Rushton. Also, Kristy Richland, senior manager, and Tripp Richland, president for 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- Patricia Dearing of Players Club Villas subassociation welcomed.**
- III. **Approval of October Meeting Minutes- Minutes reviewed. Action: TJ Welsh moved to approve the minutes as submitted, seconded by Marc Stearns and all approved.**
- IV. **Reports**
 - a. **Finance Report- Kristy Richland reported.** The waterways budget is trending favorably. The Other Maintenance budget shows savings overall projected at YE.
 - i. **Share the 2026 Approved Budget-** Kristy Richland distributed the 2026 budget. Assuming the Future Horizons contract gets approved by the Board, OMW can use the \$31K savings towards the installation of new aerators rather than depleting monies from the capital contribution fund balance.
 - b. **The Yards Report- Mike Miles reported.** The Yards had a pipe failure; they hired a vendor to slip line the pipe and cure it in place. Beaches Energy Service (BES) recently did repair work to one of their boxes by The Yards tennis courts; there is now a depression around the BES box. **Action: Tripp Richland will meet with Mike Miles on-site to review the problem and engage BES as needed.**
 - c. **TOUR Report- Josh White reported.** Lucas Andrews has transitioned to assume Jeff Plotts' role. Lake bank work near PCV will be addressed as needed prior to TPC week.
 - d. **Pump Stations/Stormwater**
 - i. **General Pump Station Projects**
 1. **Gravel along Power Line Road** – Tripp Richland is working with Wayne Hughes of BES to determine when BES crew can lay gravel.
 2. **Pumps Rebuild-** Paul Rushton met with Tom McFrederick of B&B to confirm they are willing to be the Association's new pump vendor. B&B confirmed they can provide services and sent a written email to Paul Rushton stating it will cost \$39,750 to pull each 42" pump and fabricate a new propeller. The SC #2 pump should be done first, and funds are available within the 2026 reserve budget. **Action: Marc Stearns moved to conditionally approve that B&B pull the SC #2 pump and fabricate a new propeller contingent upon them providing w-9, COI, and a formal proposal, seconded by TJ Welsh all approved. Paul Rushton will share B&B information with MLMC so that a formal quote can be obtained and posted on the website prior to the December Finance meeting.**
 3. **Pump Performance Monitoring System-** Paul Rushton identified a vendor that sells pump performance monitoring devices and is willing to do a free demo at the pump stations. **Action: Paul Rushton will contact the vendor and request they perform the demonstration at the pump**

stations. If the demo provides reliable data, Paul Rushton will obtain a quote to include in the December OMW packet.

4. **Pump VFD-** Not needed. **Action: MMC to remove from the agenda.**

5. **StarLink-** Tripp Richland obtained quotes from StarLink. Their performance kit is resistant to high winds and costs \$2,182.19 plus mounting equipment and installation. There is also a monthly operating cost of \$65 plus tax; this is less than the current Comcast rate. Discussion. StarLink needs to confirm that their kit will work with a static IP. **Action: Paul Rushton moved to purchase a performance kit from Starlink and install it at the SMD pump station contingent upon their confirmation that the equipment supports a static IP address, seconded by Marc Stearns and all approved. Tripp Richland will contact Starlink to initiate installation and give cancellation to Comcast for SMD pumpstation.**

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

1. **Replacement of Developer Installed Bulkhead-** A scope of work is written and bids are needed. Discussion on suitable materials since the bulkhead is visible from Tour property. **Action: MLMC will seek vendor quotes and request the vendors provide two separate quotes; one quote using vinyl sheeting with a faux wood look and one quote using standard timbers sealed with epoxy.**

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

1. **Invertor-** An issue was observed with the invertor at SC; UPS chargers were recently changed. **No Action.**

e. **Water Quality- Tripp Richland reported.** Following the October OMW meeting decision to discontinue the Clear Waters contract for 2026, the Ad hoc committee evaluated both Florida Waterways and Future Horizons. The committee recommends selecting Future Horizons. **Action: MLMC sent notice of non-renewal to Clear Waters. TJ Welsh moved MLMC to contact Future Horizons to obtain a formal contract for legal review prior to the December Board meeting, seconded by Marc Stearns and all approved.**

f. **Safety-** Ongoing sidewalk grinds and inspections continue. Pink spray paint denotes areas scheduled for grinding and white denotes areas that are being monitored.

V. **Unfinished Business-**

a. **Status of Canal Restoration at Fish Hook and Salt Creek-** Notice to Proceed (NTP) given. **Actions: Tripp Richland will follow-up with Future Horizon to get the scheduled start date. MLMC will request the Association's website administrator send an email to residents impacted ahead of the work beginning. Tripp Richland will coordinate with Mike Miles for sod restoration efforts along The Yards.**

b. **Drainage Projects-**

i. **Area across from TPC gatehouse-** The HEB proposal to correct drainage was \$86K and cost prohibitive; at the October meeting the OMW voted to budget \$16K to correct the drainage in the area using alternative options. **Action: Carl Crist, Tripp Richland, and John Flynn will meet to consider alternative solutions.** Discussion. Drain pipes could be added using capital contribution funds and OMW could consider installing a new sidewalk over the area. This will give an alternative way for Vicars Landing residents to cross TPC Blvd. **Action: OMW will consider feasibility of addressing drainage as a capital project and installing a sidewalk at the December meeting.**

- ii. **Area across from Vicars Landing-** MLMC gave NTP to Dig N Jax. **Action: MLMC will follow up with Dig N Jax to get the scheduled start date.**
- c. **Proposal for Water Oak Weir-** Proposal rejected. **Action: Tripp Richland will coordinate with his maintenance supervisor, Reagan Knighten, to drill core holes in the weir.**
- d. **Status of Lake Bank Slope Inspection-** The ad hoc committee needs to determine what lake slopes need repair first and develop a written scope of work. **Action: Tripp Richland will coordinate a meeting with Art Gormley, TJ Welsh, and Marc Stearns.**
- e. **Mitered End Repair-** Notice to Proceed (NTP) given. **Action: Repair is scheduled the week of 11-24-25.**

VI. New Business-

- a. **Caps for Entry Sign at Players Pool-** Biltmore proposal reviewed for \$1,500 to add caps to the Players Pool entry sign; \$1,650 is available in the 2025 operating budget. **Action: Paul Rushton moved to approve the Biltmore quote for \$1,500, seconded by TJ Welsh and all approved. MLMC will give NTP to Biltmore.**
- b. **Sidewalk Extension near Vicars Landing-** As discussed during Unfinished Business.
- c. **Lights at Marriott-** Cooke Electric proposal reviewed for \$2,250 to install 5 new watt Controls WC-150 LED drivers to the Marriott light pole. **Action: Paul Rushton moved to approve Cooke Electric quote for \$2,250, seconded by Art Gormley and all approved. MLMC will give NTP to Cooke Electric.**
- d. **Sidewalk Railing Quote-** All Weathers proposal reviewed for \$4,855 to add a powder coated hand railing where there is a drop off from the sidewalk to the canal at Palmera Park. **Action: Marc Stearns moved to approve All Weathers quote for \$4,855, seconded by Mike Miles and all approved. MLMC will give NTP to All Weathers.**
- e. **Third Party Engineer and Standards for Sewer Lateral-** In Oakbridge and other subassociations within Players Club, individual homeowners are responsible for sewer lateral repairs. Owners are required to submit their sewer lateral repair plans to the Architectural Control Committee (ACC) prior to engaging a vendor to do the work since this is an exterior modification. Currently, the ACC does not have an agreement with an independent civil engineer to help with their review process. **Action: MLMC will contact Black & Veatch to see if they have an engineer within their firm that can be used as an independent engineer to support ACC review of sewer lateral repairs.**
- f. **OMW Membership-** The OMW committee is searching for 1 new member with an engineering background and needs a member to serve as the liaison to the pond vendor. **Action: John Flynn will contact Brian Landeweer, who serves an engineer with ETM, to see if he is interested in joining OMW. Marc Stearns will serve as the liaison to the pond vendor.**

VII. Announcement- Next Meeting- December 3, 2025



REQUEST FOR PRICES

November 14, 2025

Bulkhead Replacement Project

Location: Island Peninsula Side of Channel Adjacent to #17 Green – Valley Course

Reference: Bulkhead Inspection Report dated August 11, 2025

1. Purpose

The Association is requesting formal quotes from qualified marine contractors for the complete replacement of the deteriorated wooden bulkhead. The new bulkhead will be constructed waterside (outboard) of the existing bulkhead, which will be left in place.

2. Background

The existing wood bulkhead is approximately 75–100(contractor to field verify) feet long and exhibits significant deterioration, including rot in piles and wale members, vulnerable submerged anchor bolts, and displacement caused by tree roots and palm vegetation. Although still functional, the structure is near the end of its serviceable life. A new bulkhead will be constructed waterside of the existing structure, with the original bulkhead abandoned in place.

3. Requested Scope of Work (Replacement Only)

A. New Bulkhead Construction

- Construction of a new bulkhead waterside of the existing bulkhead.
- Provide material options and any engineering recommendations.
- All hardware, including tie-back rods, fasteners, connectors, and anchoring assemblies, must be stainless steel.

B. Structural Components

Include all components necessary for a complete new system:

- New piles (timber, composite, or approved material).
- If timber piles are used, they must be pressure-treated, and any pile tops “topped” after driving must be field-sealed with a preservative against wood-boring organisms and dry-rot.
- Panels/boards/sheeting
- Wale system
- Stainless steel tie-backs and all associated stainless hardware
- Cap boards (treated if timber is used)
- Stainless steel fasteners and hardware throughout
- Filter fabric and grading as needed

C. Site Preparation & Access

- Vegetation clearing
- Optional selective tree removal
- Access planning

D. Existing Bulkhead

- Existing bulkhead will be abandoned in place.

E. Mobilization

- Mobilization, demobilization, staging, and cleanup.

F. Timeline

- Estimated duration
- Material lead time
- Earliest possible start date

4. Contractor Requirements

- Itemized cost breakdown
- Construction method description
- Warranty information
- Proof of marine construction licensing and insurance
- List of three similar bulkhead projects completed in the past five years
- Confirmation that all hardware, fasteners, and tie-back systems will be stainless steel.
- Confirmation that all timber materials will be treated and that any topped pile will be field-sealed.

5. Quote Deadline: [Insert Date]

6. General Conditions

The Association reserves the right to reject any or all quotes, request clarification, or defer the project depending on pricing and budget.

Quotes to be returned to Tripp Richland at the e-mail address below.

References-

The contractor is responsible for utility locates and field confirmation that the conduit will not conflict with existing utilities. The contractor should call SSSOCOF 1-800-432-4770 72 hours in advance of work. Contractor to provide project manager with cleared locate ticket.

Coordinate with project manager and Golf course for irrigation

Contractor responsible for the replacement of damaged sod.

Technical questions should be directed at the Project Manager:

Tripp Richland

Email TRichland@Marshlanding.org

Office (904)373-3619

Cell (904)591-8047