Sawgrass Players Club Association
OM&W Committee Agenda
July 2, 2025, at 9 AM

I. **Establish a Quorum & Call to Order-**
II. **Approval of JUNE Meeting Minutes-**
III. **Reports**
    a. **Finance Report**- Kristy Richland
        i. **Reserve Update**
    b. **The Yards Report**- Mike Miles
    c. **TOUR Report-** Josh White
    d. **Pump Stations/Stormwater-** Paul Rushton, Marc Stearns and Tripp Richland
        i. **General Pump Station Projects**
            1. Fire Protection Update
            2. Power Line Road
        ii. **Seven Mile Drive (7MD) Pump Station Projects**
            1. John Deere Engine Hook Up
            2. Status of Rip Tide Inspection re: developer installed bulkhead
        iii. **Salt Creek (SC) Pump Station Projects**
            1. SC #2 Repair Status
            2. SC Jockey Pump Repair Status
    e. **Water Quality**- Mike Fitzgerald
        i. Completion of 49, 52 Aerators
        ii. Status of Pond 51 Aerator Installation
    f. **Safety**- Tripp Richland
        i. Alta Mar Sidewalk quote

IV. **Unfinished Business-Tripp Richland**
    a. **Status of Canal Restoration along Cypress Creek**
    b. **Status of Canal Restoration at Fish Hook and Salt Creek**
    c. **Drainage Projects**
        i. **Area across from TPC gatehouse**
        ii. **Area across from Vicars Landing**
    d. **Status of Lake Certifications**
    e. **Design Plans for Water Oak Weir**
    f. **Bulkhead/Dimple Mat Quotes**
    g. **Status of Lake Bank Slope Inspection**
    h. **Lake Vendor RFP**

V. **New Business-**
    a. **Mitered and repair on TPC Blvd.**

VI. **Announcement- Next Meeting- August 6**

Sawgrass Players Club Association
OM&W Committee Minutes
June 4, 2025, at 9 AM

I. **Establish a Quorum & Call to Order- Quorum established** in presence of Mike Fitzgerald, Art Gormley, Marc Stearns, TJ Welsh, Mike Miles, and Josh White. Also attending, Tripp Richland, Kristy Richland, and Lindsey Morgan from Marsh Landing Management Company (MLMC). **Marc called the meeting to order at 9:02 a.m. Kristy Richland introduced Lindsey Morgan.**

II. **Approval of May Meeting Minutes-** Minutes shared. **Action: TJ Welsh moved to approve the minutes, seconded by Mike Fitzgerald, and all approved.**

III. **Reports**
   a. **Finance Report**- **Kristy Richland reported.** The Reserve Study is scheduled for mid-July and a report is expected by August. Maintenance was generally favorable other than variance due to timing of sidewalk repairs. There were savings related to waterways in the first half of the year.
   b. **The Yards Report**- **Mike Miles reported.** Sod restoration is still needed. **Action: Mike Miles will submit a final proposal from The Yards to perform restoration themselves not to exceed $7,500. Action: Mike Fitzgerald moved to approve the Yards submitting a proposal not to exceed $7,500 for restoration, seconded by TJ Welsh, and all approved.**
   c. **TOUR Report**- **Josh White reported**. Work has begun on the course for summer projects. There was an incident reported involving teenagers getting a vehicle stuck on power line road. **Action: MLMC will inspect for damages.** There was discussion regarding giving the Tour notice when a vendor is going to be on their property.
   d. **Pump Station Stormwater- Tripp Richland reported.**
      i. **General Pump Station Projects**
         1. **Fire Protection Update- Action: The sprinkler heads will be installed the week of 6/9.**
         2. **Power Line Road-** Beaches Energy agreed to install rock purchased by the Association along their power line. **Action: Tripp Richland will continue to follow up with Beaches Energy to find out when they are able to schedule installation.**
         3. **Battery Chargers-** Battery chargers were repaired. **Action: Close out and remove from agenda.**
      ii. **Seven Mile Drive (7MD) Pump Station – Tripp Richland reported.**
         1. **John Deere Engine Relocate and Hook Up-** Engine equipment has been installed. The vendor needs to complete hook-up. **Action: Work will be completed by the end of the week of 6/9. Beard will then test all equipment.**
         2. **Rip Tide Inspection Report re: developer installed bulkhead-** A quote is pending from Rip Tide to inspect the bulkhead. **Action: TJ Welsh moved to approve Rip Tide inspecting provided they do not exceed $2,500, seconded by Art Gormley, and all approved. MLMC will give NTP after the proposal is submitted.**
      iii. **Salt Creek (SC) Pump Station**

1. **SC #2 Repair Status-** Jax Machine repair continues to troubleshoot**.** In the interim, pumps are pumping at the permitted rate. **Action: Jax Machine will continue to test.**
2. **SC Jockey Pump Repair Status-** Pump repairs are in progress.

e. **Water Quality- Tripp Richland reported.**
   i. **Electricity for new Aerators-** Electricity was installed for new aerators. **Action: Keep on agenda while repairs are made to damaged discharge line.**
   ii. **Pond 51 Aerator –** Future Horizons provided a quote to add an aerator to pond 51 where there is an existing power source for $7,992.16. **Action: Art Gormley moved to approve the quote for a new aerator, seconded by Mike Fitzgerald, and all approved. MLMC will give NTP.**

f. **Safety- Tripp Richland reported. Action: Quote pending for area near The Yards pickleball court. Revisit on agenda in July.**

IV. Unfinished Business- Tripp Richland Reported

a. **Sod Installation along the Yards-** As reported under the Yards report.
b. **Status of Canal Restoration along Cypress Creek- Action: Future Horizons is scheduling to complete this work on 6/9 or 6/10. Action: Notice is being sent to Cypress Creek residents.**
c. **Canal Restoration at Fish Hook and Salt Creek-** Quote presented from Future Horizons to clean sediment from Bermuda Court, Cypress Bridge, and Fish Hook Way for $15,955. **Action: Action: TJ Welsh moved to approve the quote for sediment removal, seconded by Art Gormley, and all approved. MLMC will give Future Horizons NTP and schedule.**
d. **Drainage Projects**
   i. **Area across from TPC Guardhouse-** Carl Crist and Tripp Richland met onsite. The recommendation is to add a 12”-15” pipe and three (3) collection boxes. **Action: Carl Crist will bring the RFP for the work to the July meeting.**
   ii. **Area across from Vicars Landing-** Carl Crist and Tripp Richland met onsite and developed plans to correct standing water. **Action: Carl Crist will bring the RFP for the work to the July meeting.**
e. **Status of Lake Certifications- Action: Proposal pending from Terry Hull.**
f. **Design Plans for Water Oak Weir- Action: Josh White will follow up with JB Coxwell to obtain a second bid. Keep on agenda.**
g. **Bulkhead/Dimple Mat Quotes –** OMW needs to develop a repair plan and identify how to access the site. **Action: Keep on agenda.**
h. **Maintenance Standards/Plan for Bank Erosion**- Following discussion, it was determined an onsite meeting is needed to prioritize what banks should be scheduled for restoration. It was suggested to take photos during the onsite visit and rate their condition 1-5 (5 being the greatest need). **Action: Tripp Richland will schedule an onsite meeting. Keep on agenda.**
i. **Maintenance Storage Area:** Storage no longer needed. **Action: Remove from agenda.**

V. New Business-

a. **Lake Vendor RFP -** Tripp Richland advised he is developing an RFP and preparing a Google Earth map for a comprehensive overview of the scope of work. **Action: Keep on agenda.**
b. **Emergency Contact List Update-** MLMC updated the contact list. **Action: MLMC will email list to committee and remove from agenda.**

c. **Asphalt at Championship Way –** The Tour Master Plan was presented. There was general discussion and it was advised pavers are not recommended. **Action: OMW will not pursue pavers (CAC may present the plan to the Board).** There was discussion regarding the benefit of adding asphalt at the Northwest intersection**. Action: Mike Miles moved to include added asphalt at the Northwest Intersection to the RFP for paving, seconded by TJ Welsh, and all approved.**

VI. Announcement- Next Meeting- July 2

SPCA Pump history summary

SC pump 2 was rebuilt and reinstalled in May 2025. It's performance had degraded to < 50% flow. Inspection revealed significant impeller wear. Jax Machine built up the metal, ground and reshaped the impeller vanes. JM also repaired several small holes in the pump casing, and applied coating to all surfaces.

Formatted: Font: +Headings (Aptos Display), Bold

7MD

Large pumps	2015 2017 2022	Rebuilt by MWI Cutlass bearing replaced with bronze sleeve bushing Rebuilt by JMR, enclosing tube was worn half way through	? $0 $51,210
Jockey pump	2014 2020 2022	Rebuilt by MWI Rebuilt by MWI Pump failed, rebuilt by JMR	? $21,090 $28,819

SC

Large pumps	2015 2018 2020 2021 2025	Rebuilt by MWI Cutlass bearing replaced with bronze sleeve bushing SC1 failed during drawdown test, rebuilt by MWI, enclosing tube was rusted through Rebuilt by JMR SC 2 significantly degraded, rebuilt by JMR	? $0 ? ? $36,327
Jockey pump	2015 2020 2022	Rebuilt by MWI Rebuilt by MWI Pump failed, rebuilt by JMR	? $21,090 $29,437

SPCA Pump history summary

7MD

Large pumps	Year	Pump	Action	Cost
	2015	1/2	Rebuilt by MWI	?
	2017	1/2	Cutlass bearings replaced with bronze bushings by MWI	$0
	2022	1/2	Rebuilt by JMR, enclosing tubes worn halfway through	$51,210
Jockey pump	2014		Rebuilt by MWI	?
	2020		Rebuilt by MWI	$21,090
	2022		Pump failed, rebuilt by JMR	$28,819

SC

Large pumps	2015	1/2	Rebuilt by MWI	?
	2018	1/2	Cutlass bearings replaced with bronze bushings by MWI	$0
	2020	1	SC1 failed during drawdown test, rebuilt by MWI, enclosing tube was rusted through	?
	2021	1/2	Rebuilt by JMR	?
	2025	2	Significantly degraded, rebuilt by JMR, no improvement, pumping approx. 65% of design flow	$36,327
Jockey pump	2015		Rebuilt by MWI	?
	2020		Rebuilt by MWI	$21,090
	2022		Pump failed, rebuilt by JMR	$29,437
	2025		Pump has oil leak, JMR rebuilding	$17,500

Analysis: Intervals for pump overhaul should be 7 years or so.

- Actual intervals at 7MD have met this goal (2015-2022). Pumps deliver approximately 90% of design flow
- Actual intervals at SC
    - Pump 1 lasted 5 years after MWI rebuild (2015-2020), then only 1 year after MWI rebuild in 2020. Currently pumping at approximately 90% of design flow
    - Pump 2 lasted 6 years (2015-2021), 4 years later, this pump is significantly degraded pumping at only 65% of capacity at best. Rebuild by JMR in 2025 has not improved performance
- Jockey pump intervals have been inconsistent, 2-6 years. MWI refurbishment of these pumps in 2020 was very poorly done, both jockey pumps failed again after only 2 years. JMR rebuild of SC jockey in 2022 lasted only 3 years at which time we have an oil leak.

Conclusion: Start looking at a replacement program

In 2020 when doing capacity upgrade studies, I received a quote from MWI for a new large pump - $96,500 + tax.

I gave reserve advisers an estimate in 2025 costs of $125,000 for a new large pump and $60k per jockey pump. This does not take into account escalation since 2020 or relationship history if it comes down to MWI as the only choice. So far, we have not located another source for this size axial pump installed at a 45 angle. We could consider hydraulic pumps akin to those installed at Plantation.

Jacksonville Machine and Repair

QUOTE SHEET

JMR BID NO: 25SW0185 VESSEL: SALT CREEK PUMP HOUSE DATE: 6/24/2025

CUSTOMER: MARSH LANDING MGMT CUSTOMER RFQ NO: R.Tripp - C.Clark Comms

Name: Steve Wilson
Estimating Manager Signature:

ITEM NO	WORK ITEM	LABOR COST	MATERIAL	SUB & RENTALS	CONSUMABLES	TOTAL
01	REFURBISH AND REINSTALL THE SALT CREEK JOCKEY PUMP: ▪ WELD BUILD UP FLANGES AND MACHINE TO PHONO FINISH ▪ WELD BUILD UP ON SHAFT AND MACHINE TO CORRECT WEAR ▪ WELD BUILD UP ON IMPELLER, MACHINE AND BALANCE TO CORRECT CONDITION ▪ REPLACE LIFTING BAR ▪ REPLACE BEARINGS ▪ REBUILD AND REINSTALL SEALS ▪ REASSEMBLE PUMP WITH NEW HARDWARE AND GASKETS ▪ REINSTALL PUMP ON LOCATION ▪ PROVIDE CRANE SERVICE AS REQUIRED	$9,940.00	$1,656.31	$5,676.25	$381.25	$17,653.81
		$9,940.00	$1,656.31	$5,676.25	$381.25	**$17,653.81**

NOTES:

- PRICING GOOD FOR 30 DAYS
- JACKSONVILLE MACHINE AND REPAIR WILL PROVIDE MANAGEMENT, SUPERVISION, LABOR, EQUIPMENT, MATERIALS
- ALL INVOICES WILL BE SUBJECT TO APPLICABLE TAXES UNLESS PROOF OF TAX EXEMPT STATUS IS PROVIDED
- JMR TAKES THE FOLLOWING EXCEPTIONS :

- [x] 1) Gas Free & Flushing Services (Opening, Pumping, Cleaning, Flushing, Maintaining, and Closing of All Tanks, Voids, Cofferdams, Spaces and Piping systems)
- [ ] 2) Provision of Crane & Rigging, Forklift, JLG, Barge, Flatbed, Trash Disposal and Test Weights.
- [x] 3) High Reach, Scaffolding & Containment.
- [x] 4) Access to Temporary Services (Electrical 110 & 440, Compressed Air, Ventilation, Fire main & Fresh Water)
- [x] 5) Government Furnished Property (GFM, GFE, GFS) JMR will Store and Control All Removed interferences only.
- [x] 6) All Surface Preparation and Coating Applications to include Decking; 009-26 & 009-32
- [x] 7) The Requirements of NAVSEA Standard Item 009-77 (Cofferdam Requirements)
- [x] 8) Handling, Removal and Disposal of all Hazardous Materials (PCB's, Asbestos, Lead, Etc.)
- [x] 9) Insulation Removal and Installation Requirements.
- [x] JMR also takes exception to Any lost time due to unforeseen stoppages will submit additional cost incurred if applicable.
- [x] Contractor considers this non hazardous waste if analytics determine this to be hazardous additional cost will be applied.

Repair Specialist, Inc.

Estimate

1365 Fruit Cove Rd N
St Johns, FL 32259
904-334-6638
email: Matthews400@bellsouth.net

Customer Name/Address
Marsh Landing 4200 Marsh Landing Blvd. Suite 200 Jacksonville Beach, FL 32250

Date	Contact	Job Name
06/23/25	Tripp	Sawgrass Alt-a-mar

Description	Amount
Sidewalk repairs in front of pickle ball court along edge of alt-a-mar. Saw cut, remove and replace five different cracked and damaged areas in sidewalk, approximately 260 square feet total. Haul off and dispose of all rubble. Form and pour back 4" thick with 3,000 psi concrete with a light broom finish.	5,300.00

Total	$5,300.00

Acceptance of Estimate: 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 within vendor terms net 30 days upon completion. Repair Specialist, Inc. must be notified in advance, before commencement of work, of all additional vendor requirements including liability and worker's compensation limits and any and all requirements that may result in additional fees for Repair Specialist, Inc in the processing of vendor payments.

Authorized Signature/Date

REQUEST FOR PRICES

Sawgrass Players Club Association (SPCA); Operations, Waterways & Maintenance Comm'

Project: Drainage Improvements at the swale adjacent to the A1A Guardhouse Exit Lane

Date: June 30, 2025

General:

Contractor is responsible for utility locates and protection on of utilities. All work shall be coordinated with Marsh Manding Management Co (MLMC).

1) The swale is partly located behind the decorative fence on the exit lane at the A1A guardhouse. The swale extends from the 15 inch RCP storm drain pipe MES at the Marriott Maintenace Drive to the 18 inch RCP pipe MES at the Vickers Drive. .

2) The swale shall be regraded to its original flow grade from East to West—Invert 1.82 elevation at the 15 inch MES to the invert 0.60 elevation at the 18 inch MES.

3) In the wooded area, i f needed, the swale bottom and one foot of the sides shall be cleared and grubbed. Existing side slope ground cover shall remain for stability.

4) The regraded swale shall have a minimum 12 wide bottom. Existing sodded areas shall be resodded with the excavated grade coordinating with the thickness of the replacement sod.

REQUEST FOR _RICES

Sawgrass Players Club Association (SPCA); (Operations Waterways & Maintenance Comm.)

Project: Drainage Improvements on PGA Tour Blvd at Water Oak/Vickers Exit/Entrance Lanes

DaTe: June 30,2025

General:

Contractor is responsible for utility locates and protection of utilities. All work shall be coordinated with Marsh Landing Management Co (MLMC)

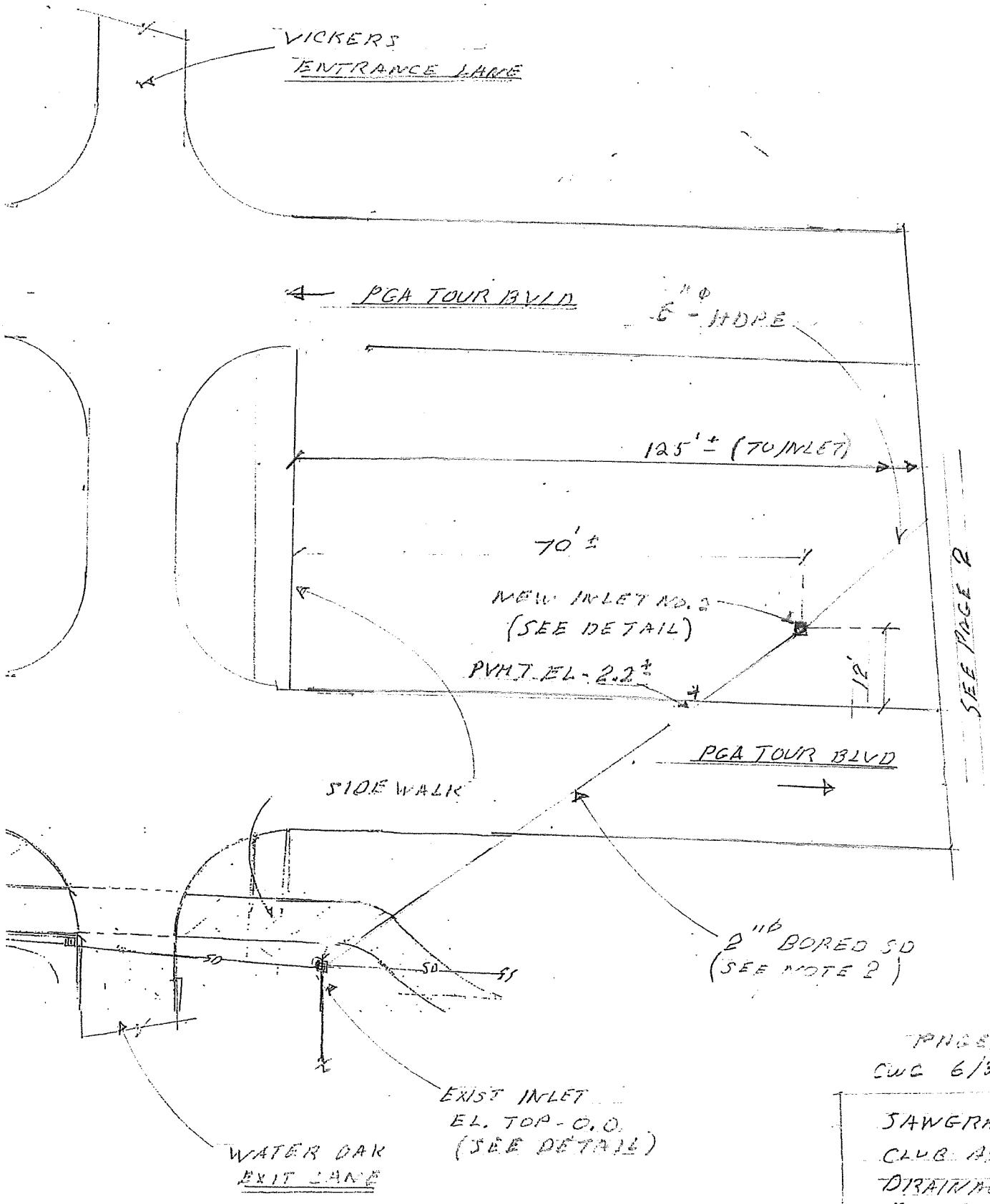
1) The indicated elevations are +/- and shall be resurveyed and confirmed with NLMC. Bench Mark elevation is the top of the existing inlet at the Water Oak Exit Lane.

2) New storm drain shall be 2 inch diameter direct or missile bored by SPCA . The bored pipe work shall be coordinated with the existing inlet, the new inlet No 2 and pavement elevations.

3) New inlets shall be 2 feet by 2 feet precast concrete traffic grade. Size may be adjusted to suit available grates. Poured in place inlets allowed with approved submitted detail.

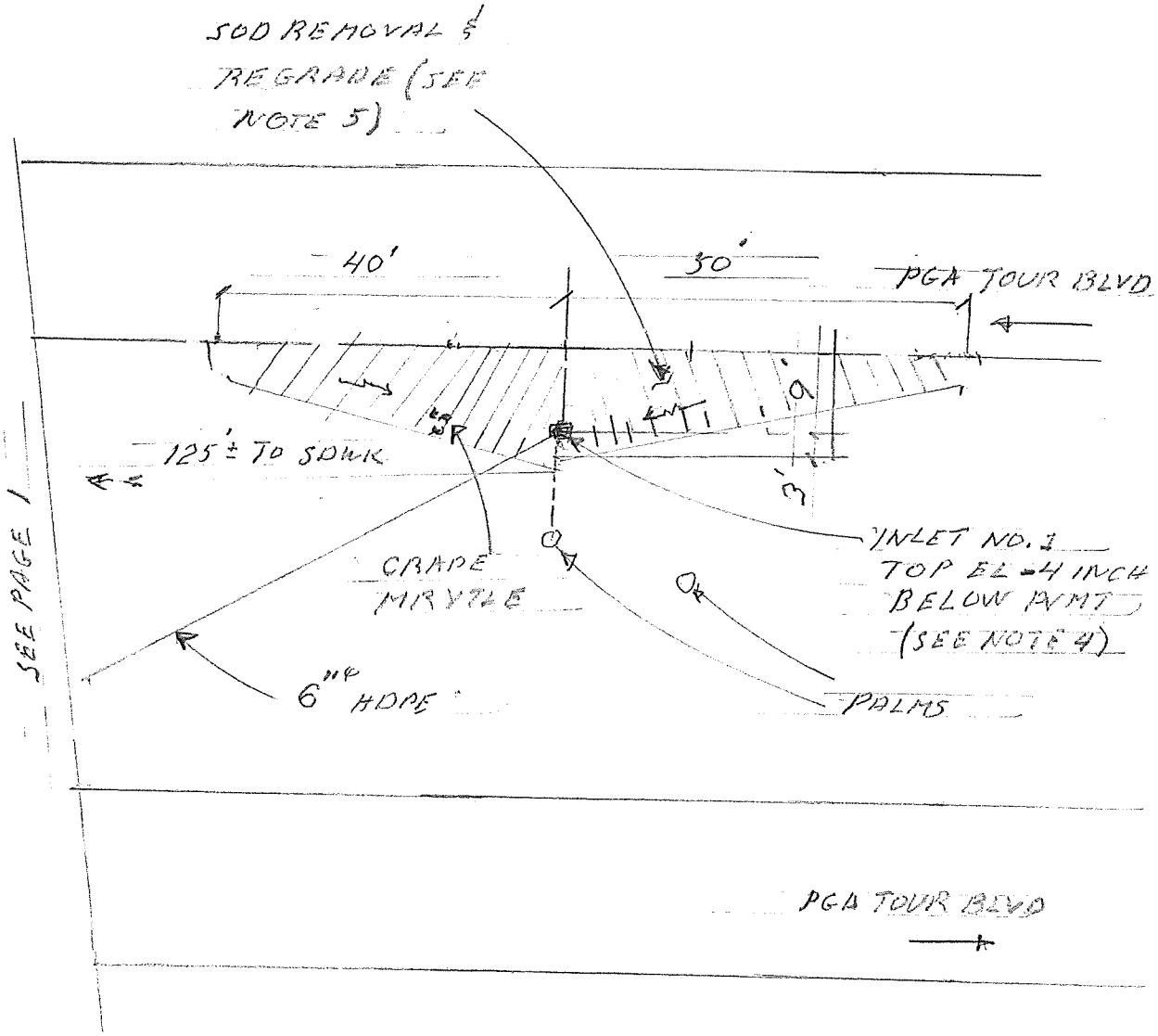
4) Inlet No. 1 -- 1.25 feet deep to bottom flow line elevation for the new 6 inch diameter HDPE pipe. Locating as shown on page 2 the top elevation should be very near 1.75 +/-

5) A triangular strip (see plan for length) along the edge of pavement shall be excavated and graded to drain to the new inlet No.1. Grading shall allow for sod replacement to be even with the pavement and effectively sloped to drain to the inlet.

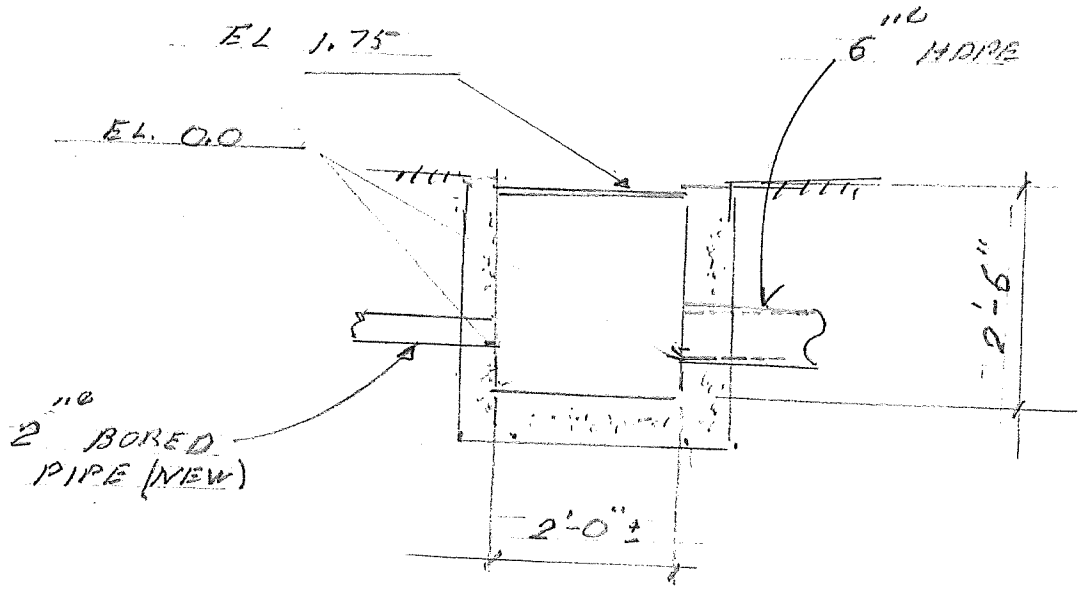


CWC 6/30/25

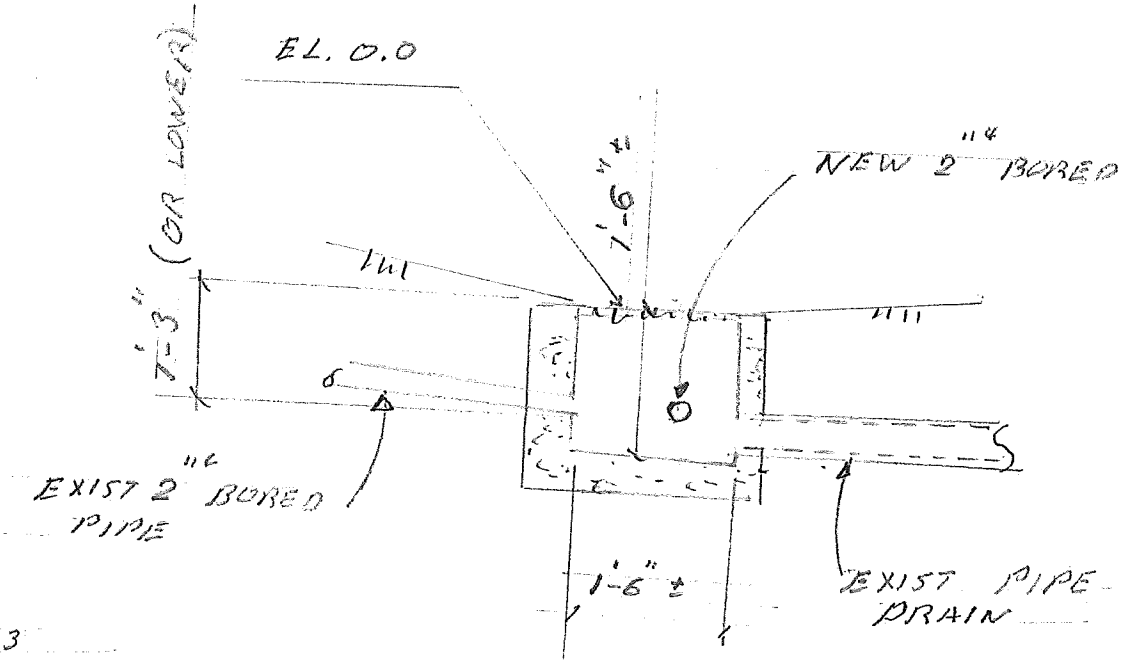
SAWGRASS PLAYERS CLUB ASSOC'
DRAINAGE PROJECT
PGA TOUR BLVD AT
WATER OAK/VICKERS



SAWGRASS PLAYERS CLUB PASEO
DRAINAGE PROJECT
PGA TOUR BLVD AT WATERSIDE PLACE



INLET NO. 2



EXIST INLET

CWC 6/30/25

SAWGRASS PLAYERS CLUB ASSOC
DRAINAGE PROJECT
PGA TOUR BLVD AT
WATER OAK / VICKERS

FUTURE HORIZONS
P.O Box 1115 Hastings, FL 32145

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

June 6, 2025

QUOTATION

TO: Sawgrass PCA
Attn: Tripp Richland

904-273-3033
trichland@marshlanding.org

We are pleased to offer you the following quote: MES Repair & RipRap Installation

Description	Price
Cypress Creek Site	**$4,100.00**

Future Horizons will remove the old broken mitered culvert inlet in the ditch across the road from the Cypress Creek pedestrian bridge. The area will be back filled, framed and new concrete poured. Future Horizons will install 4"-12" granite riprap in the areas around the pedestrian bridge to match the existing granite in place.

Cypress Bridge MES Repair	**$1,925.00**

Future Horizons will remove the broken existing concrete mitered end on the culvert in the ditch across from the Cypress Bridge entrance. The area will be backfilled, framed and new concrete poured. It will be rebuilt to its original size, but widened slightly to help prevent future erosion around the edges.

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, INC.

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.