

**Sawgrass Players Club Association
OM&W Committee Agenda
August 6, 2025, at 9 AM**

- I. Establish a Quorum & Call to Order-**
- II. Approval of July 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. Gravel along Power Line Road
 - 3. Pumps Replacement Planning
 - 4. Battery Backup
 - 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 Jockey Pump Repair Status
 - e. Water Quality-** Mike Fitzgerald
 - i. Completion of 49, 52 Aerators
 - ii. Status of Pond 51 Aerator Installation
 - iii. RFP for Lake Vendors
 - iv. PCV Aerator repair
 - f. Safety-** Tripp Richland
- 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. Status of Lake Bank Slope Inspection**
 - g. Bulkhead/Dimple Mat**
 - h. Bulkhead End Repair**
- VI. New Business- Next Meeting- September 3**

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

- I. **Establish a Quorum & Call to Order- Quorum established** in presence of Paul Rushton, Mike Fitzgerald, Art Gormley, Marc Stearns, TJ Welsh, and Mike Miles. Also attending, Joe Dempsey, North Cove board president, and Tripp Richland, and Kristy Richland from Marsh Landing Management Company (MLMC). **Paul Rushton called the meeting to order at 9:05 a.m.**

- II. **Approval of June 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 overall OMW budget is trending favorably as of the May financials with savings in TPC preparation and waterway expenditures. There are a few timing issues related to sidewalk pressure washing, drainage improvement projects and eel grass treatments. These projects will be completed and billed by Year End
 - i. **Reserve Update-** A kick off meeting was held on June 30, and an onsite tour by Reserve Advisors is planned for July 2. **Action: Kristy Richland will provide Paul Rushton's contact information to Reserve Advisors. Paul Rushton will join Reserve Advisor onsite for their tour of the pump station.**
 - b. **The Yards Report- Mike Miles reported.** The Yards operations are doing well. **Action: Mike Miles will follow up on the status of the reimbursement check.**
 - c. **TOUR Report-** No report given.

Committee discussion on agenda items requiring committee approval.

III. d. iii. 2) SC Jockey Repair Status- Jacksonville Machine Repair (JMR) bid reviewed to repair the SC#2 for \$17,658. **Actions: TJ Welsh moved to approve JMR bid, seconded by Art Gormley and all approved the bid for \$17,658 to repair the SC jockey pump. MLMC will follow up with JMR and give Notice to Proceed (NTP).**

III. f. i. Alta Mar Drive Sidewalk Quote- Repair Specialist bid reviewed to repair sidewalk along Alta Mar Drive for \$5,300. **Actions: Art Gormley moved to approve Repair Specialist bid, seconded by Mike Miles and all approved the bid for \$5,300 to repair sidewalk along Alta Mar Drive. MLMC will email Repair Specialist and give NTP.**

V. a- Mitered end repair along TPC Blvd- Future Horizon bid reviewed to repair mitered ends along TPC Blvd for \$6,025, **Actions: Art Gormely moved to approve Future Horizon bid, seconded by TJ Welsh and all approved the bid for \$6025 to repair mitered ends along TPC Blvd. MLMC will email Future Horizon and give NTP.**

IV. h. Lake vendor RFP- Clear Waters has been the aquatic treatment vendor for Players Club and PGA Tour since 1997. They are exempt from the competitive bid procedures however it is recommended to solicit bids. Tripp Richland developed a map identifying all bodies of water within the community. OMW needs to develop a Scope of Work and Request for Proposal (RFP) to send to vendors who provide aquatic treatment services.

Actions: Mike Fitzgerald and Tripp Richland will prepare an RFP for OMW review in August. The RFPs will be sent to potential vendors following the August 6 OMW meeting. Vendors will be asked to submit proposals for PGA Tour and Players Club lakes. Vendor proposals will be due by September 1. The OMW will review the proposals on September 3 and follow up with vendors to clarify any questions. The goal is to accept a proposal at the October 1 OMW meeting.

d. Pump Stations/Stormwater-

i. General Pump Station Projects

Paul Rushton reported and shared maintenance history report. Most pumpstation improvement projects are now completed including the addition of generators, and the replacement of motors and engines. The next task is to replace the 4 main pumps and 2 jockey pumps. Pumps were overhauled in 2015 and 2020 by MWI, and in 2022 by JMR. Presently the Salt Creek jockey pump is being repaired by JMR. **Actions: OMW committee consensus, it is time to plan for the replacement of the pumps. The OMW committee will find and hire a pump consultant to offer pump replacement suggestions and identify pump distributors. In interim of obtaining pump replacement quotes, Reserve Advisors will place \$125K in the reserve funding plan for main pump replacements and \$60K in the reserve funding plan for jockey pump replacements.**

- 1. Fire Protection Update-** 4 nozzles are on order and need to be installed by SJFE. **Action: Paul Rushton will continue to follow up with SJFE.**
- 2. Power Line Road-** Beaches Energy (BES) needs to set a date to lay gravel along their easement. **Action: Tripp Richland will follow up with BES.**

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

- 1. John Deere Engine Hook Up-** Engine arrived and installed.
- 2. Status of Rip Tide Inspection re: developer installed bulkhead-**

iii. Salt Creek (SC) Pump Station Projects

- 1. SC #2 Repair Status-** The pump rate is within permit, but rate is reduced. As discussed above, OMW should consider replacement.
- 2. SC Jockey Pump Repair Status-** Discussed above. OMW approved jockey pump repairs.

e. Water Quality- Tripp Richland reported.

- i. Completion of 49, 52 Aerators-** Aerators installed. **Action: Hook-up is pending.**
- ii. Status of Pond 51 Aerator Installation-** Future Horizons was given NTP. **Action: Installation pending.**

f. Safety- Tripp Richland reported.

- i. Alta Mar Sidewalk quote-** Discussed above.

IV. Unfinished Business-Tripp Richland

- a. Status of Canal Restoration along Cypress Creek-** Canal cleaning work is in progress by Future Horizons.
- b. Status of Canal Restoration at Fish Hook Way and Salt Creek-** MLMC gave Future Horizons NTP. **Action: Future Horizons is scheduled to do canal cleaning in August.**
- c. Drainage Projects**
 - i. Area across from TPC gatehouse-** OMW reviewed the RFP drafted by Carl Crist. **Action: Tripp Richland will ask vendors to provide a bid to install pipes to correct the drainage issue.**

ii. **Area across from Vicars Landing-** OMW reviewed the RFP drafted by Carl Crist.

Action: Tripp Richland will ask vendors to provide bids based on RFP.

d. **Status of Lake Certifications-** Lake certifications are in progress by Terry Hull, P.E.

e. **Design Plans for Water Oak Weir- Action: Response pending from MacCurrach.**

f. **Bulkhead/Dimple Mat Quotes-** Reserve Advisors is inspecting the bulkhead on July 2. OMW will explore adding pylons in front of the bulkhead. Access is challenging.

Status of Lake Bank Slope Inspection- Carl Crist and Marc Stearns met onsite to inspect lake bank slopes. **Action: In interim of finalizing a repair schedule and obtaining quotes, Reserve Advisors was asked to include a price to install 200 linear feet of bulkhead at a cost of \$300 per linear foot.**

g. **Lake Vendor RFP-** Discussed above. Mike Fitzgerald and Tripp Richland will develop RFP.

V. New Business-

a. **Mitered end repair on TPC Blvd-** Discussed above. MLMC will give Future Horizons NTP.

VI. Announcement- Next Meeting- August 6

[View Order Status](#)

Order Details

Order Number: WB1898947598

Order Date: 8/1/2025

Shipping Address:

Marsh Landing Management
Tripp Richland
4200 Marsh Landing Blvd #200
Jacksonville Beach, FL, FL 32250

Delivery Method:

Guest Shopper Default Shipping


Billing Address:

Marsh Landing Management
Tripp Richland
4200 Marsh Landing Blvd #200
Jacksonville Beach, FL, FL 32250

Payment Method:

VISA
Marsh Landing Management
Ending in *****6091
Amount \$2,446.68

Your Order

Item	Unit Price	Qty	Total Price
 UPS System, 700VA, Online/Double Conversion, Out: 120V AC In Zoro #: G9641968	\$1,137.99	2	\$2,275.98

From: [Patrick Kenning](#)
To: [Tripp Richland](#)
Subject: Seven Mile Drive Pump Station Bulkhead
Date: Friday, August 1, 2025 7:05:12 AM

Tripp,

Good morning. I apologize for the delay on this.

Review and Assess Seven Mile Drive Pump Station Timber Bulkhead:

1. Mobilize Jon Boat = 1 Hour
2. Measure, Sound, Record & Photo Bulkhead Condition = 3 Hours
3. Demobilize Jon Boat = 1 Hour
4. Bulkhead Condition Report = 5 Hours
5. Price = \$2,500.00

I'm pricing this at my hourly consulting rate. There will be someone else with me when we do the assessment.

If you need more details, I can provide them later.

I appreciate your patience.

Thanks,
Patrick

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: 3272
 Quote Date: Jul 30, 2025
 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	8/29/25	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
1.00	KM-120C	Teich-Aire Compressor, 1/2hp, 115V	856.00	856.00
1.00	Aerator Service	Replacing Compressor for Compressor Cabinet with serial # 0249RA6BM997 located by the bridge entering PCV We went out to the Villas due to another issue with the diffuser not working behind unit 10. When we arrived, we found the breaker tripped in the main breaker panel due to the compressor we pulled having a blown capacitor and shorted motor. We removed the bad compressor and were able to get the diffuser head behind unit 10 working again. The new compressor comes with a 3-year warranty.	315.00	315.00

There will be a 5% Administrative fee for credit card amounts over \$1,000.00

Subtotal	1,171.00
Sales Tax	87.83
Freight	
TOTAL	1,258.83

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

HEB Services, Inc.

P.O. Box 8430

Fleming Island, FL 32006

CUC 1225170

DBE/MBE Certified

Phone (904) 333-8064

hollybucci@yahoo.com

July 25, 2025

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

RE: Various areas of work

PGA Tour Blvd @ Water Oak/Vickers

1. Strip work area of grass and dirt and haul to a designated area provided by others.
2. Cut down section of island approximately 4" for water to drain off the road.
3. Install (2) 2'x 2' yard drains and approximately 120 LF of 6" HDPE pipe.
4. We will tie in the bored line to the new yard drain, bore by others.
5. Install St. Augustine sod

TOTAL PRICE: \$22,450.00

A1A Guardhouse Exit Lane

Option #1 – Grading Swale Budget

1. Grade approximately 250 LF of ditch and haul excess material to dump site provided by others.
2. Not sure if we will be able to dig through the roots in wooded area and if so, how it will affect the trees along the bank of the ditch.
3. Install St. Augustine sod.

BUDGET PRICE: \$25,015.00

Option #2 – Installing Pipe Budget

1. Remove (2) mitered end sections and haul off site.
2. Replace mitered ends with (2) Type C inlets.
3. Install 280 LF of 15" HP pipe from inlet to inlet.
4. Haul in approximately 30 loads of fill to cover pipe and fill in ditch.
5. Not sure whether or not we can dig enough through the roots in the wooded area to install the pipe, if so, how it will affect the trees along the bank of the ditch.
6. Install St. Augustine sod.

BUDGET PRICE: \$86,600.00

Option #3 – Grading Non-Wooded Area

1. Over an area approximately 150' we will dig out ditch bottom as needed for positive flow from the woods to the 18" MES.
2. Haul excess material to dump site provided by others.
3. Install St. Augustine sod.

TOTAL PRICE: \$15,475.00

Palmera & Alta Mar

1. Grade approximately 70 LF of ditch and move excess material to new transformer pad location.
2. Haul in at least 1 load of fill to bring transformer pad up to grade.
3. Install St. Augustine sod.

TOTAL PRICE: \$8,895.00

Excludes:

Irrigation repairs

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: _____

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 _____

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

