

**Sawgrass Players Club Association
OM&W Agenda
9-2-2026 at 9 AM at MLMC**

- I. Establish a Quorum & Call to Order-**
- II. Guest in attendance-**
- III. Approval of August Meeting Minutes**
- IV. Reports**
 - a. Finance Report- Kristy Richland**
 - i. Reserve Update**
 - ii. Draft Budget**
 - b. The Yards Report- Mike Miles**
 - c. TOUR Report- Lucas Andrews**
 - 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**
 - Report on Erosion Post Discharge Project**
 - Repairs of SC#2 Pump**
 - SC Jockey Pump Repair by JMR**
 - e. Water Quality**
 - i. Status of Aeration Project at Ponds #40 and 41**
 - ii. Status of Lake Vendor Contract Renewal Date**
 - f. Safety**
- V. Unfinished Business-**
 - a. Water Oak Weir Drilling of Core Holes**
 - b. Black Veatch Sewer Lateral Inspection**
 - c. Paving Update**
- VI. New Business-**
 - a. Drain Pump at Palmera Park**
 - b. Players Club Villas Quote 3548**
- VII. Announcement-**
 - a. Next Meeting is 10-7: Motion to Adopt the 2027 BUDGET**

Sawgrass Players Club Association
OM&W Minutes Draft
8-5-2026 at 9 AM at MLMC

Attending: Steve Byers, Art Gormley, Paul Rushton, Marc Stearns, and TJ Welsh. Also attending: Tripp Richland, Reagan Knighten, and Kristy Richland of Marsh Landing Management Company (MLMC).

- I. **Establish a Quorum & Call to Order-** Quorum was met. Paul Rushton, co-chair, called the meeting to order at 9:03 AM, and proof of meeting was provided.
- II. **Guests in Attendance-** Brown and Brown, insurance agent for the Sawgrass Players Club Association, and a resident guest, who is a board member of the Salt Creek subassociation.
- III. **Approval of June Meeting Minutes/Review July Notes-** Minutes and notes were presented. **Action: Marc Stearns moved to approve the June minutes, TJ Welsh seconded, and all approved.**
- IV. **Open Forum-**
 - a. Pilar Dixon of Brown and Brown reported on the Association's insurance company's (ICAT) inspection of stormwater assets. The goal is to ensure that the coverage limits for fire/property, flood, and equipment policies provide adequate coverage. **Action: MLMC will share the total estimated replacement values of the pump station buildings and stormwater system equipment based on the most recent Reserve Advisor report. Brown and Brown will obtain a quote from Travelers for \$5MM to give the Association additional coverage while updated policies are obtained.**
 - b. A resident guest spoke about erosion behind his property and inquired about water levels and maintenance standards. The OMW members clarified that the Association is responsible for maintaining permitted water levels as set by the St. Johns River Water Management District. The water level has remained consistent with the permit over the years, and the pumps automatically turn on when water levels rise above their set level.
- V. **Reports**
 - a. **Finance Report- Kristy Richland reported.** General Maintenance expenses are trending favorably; however, drainage repairs may exceed the budgeted amount, which will reduce the favorable variance by year-end. Waterway expenses are also trending favorably due to the Future Horizons contract. **Action: OMW members will provide comments to MLMC within 14 days regarding which accounts need to be adjusted in 2027 based on the 2026 forecast and upcoming project goals.**
 - i. **Reserve Update- Kristy Richland reported.** The preliminary Reserve budget draft for 2027 requires an increase to the stormwater reserve and a minimal decrease to the general reserve contributions. Under the current proposed funding plan, the stormwater reserve balance is expected to decrease to \$70k, which is a very low threshold. **Action: A meeting is set for Monday with Reserve Advisors to review their funding methodology for the stormwater reserve.**
 - b. **The Yards Report- Mike Miles provided an email update to Tripp Richland.** The Yards is in the process of pouring the foundation for the pickleball renovation project.
 - c. **TOUR Report- Lucas Andrews provided an email update to Tripp Richland.** The Tour completed canal cleaning in July. Bridge and concrete path repairs are in progress.
 - d. **Pump Stations/Stormwater**
 - i. **General Pump Station Projects- Reagan Knighten reported.**

- **Flow Meter-Pump Performance Monitoring System-** Parts arrived from Emerson, and the next step is to install junction boxes. **Action: MLMC will coordinate the remaining work with the installation contractor, CL2, and Repair Specialist.**
 - **Annual Service and Fuel Polishing (Salt Creek)-** Project completed. **Action: Close out annual service and fuel cleaning.**
 - ii. **Seven Mile Drive (7MD) Pump Station Projects- Reagan Knighten reported.**
 - **Close Out AT&T and Comcast Account-** Connection issues continue during heavy rain events. OMW recommends keeping AT&T and Comcast open. **Action: MLMC will close out the work order and keep Comcast and AT&T.**
 - **Status of Fuel Tank Leak-** Project completed. **Action: Close out fuel tank repair.**
 - iii. **Salt Creek (SC) Pump Station Projects - Reagan Knighten reported.**
 - **Report on Discharge Project-** Project completed. A final invoice is pending. **Action: Close out the discharge project upon receipt and review of the final invoice.** There is evidence of erosion on the building side under the filter fabric. **Action: MLMC will probe down and cut a hole in the filter fabric. Marc Stearns will coordinate the work with MLMC.**
 - **Repairs of SC#2 Pump-** The pump continues to lose grease or fail to perform to standard during longer run times. **Action: MLMC will contact Tim Kuhn of Kuhn Fabrication (formerly B&B) to troubleshoot and diagnose the problem. MLMC will place pump #1 on the electric motor in lag and pump #2 on the diesel engine. Paul Rushton will come onsite to review pump performance.**
 - **Starlink for Salt Creek-** **Action: Close out and discontinue effort.**
 - **SC Jockey Pump Repair by JMR-** JMR identified issues with the shaft and completed repairs; however, water intrusion and sediment accumulation continue. **Action: MLMC will continue to work with JMR to address outstanding deficiencies.**
- e. **Water Quality – Tripp Richland reported.**
 - i. **Aeration at Ponds #40 and 41-** Future Horizons submitted a proposal to install 14 total aeration units for \$43,519. **Action: Marc Stearns moved to accept the aeration proposal, not to exceed \$43,519, TJ Welsh seconded, and all approved. The proposal will be presented to Finance for approval along with one other bid. Capital contribution funds can pay for the project. MLMC will alert OMW upon Finance approval.**
 - f. **Safety- Tripp Richland reported.** Sidewalk grinding continues. No larger sections currently require replacement.

VI. Unfinished Business-

- a. **Water Oak Weir Drilling of Core Holes-** Vendors have declined to bid. **Action: MLMC will seek quotes for smaller core drills.**
- b. **Lake Bank Slope Inspection Report-** Inspections are complete. **Action: Close out the lake bank inspection. All lakes meet District criteria.**
- c. **Black Veatch Sewer Lateral Inspection-** Inspections are in progress.
- d. **Paving Update-** Paving begins August 6 and will continue through the end of September subject to unforeseen events or weather.

- e. **Palmera Drive East Green Gate/Fence Quotes-** Armstrong and Newsome Fence presented two quotes. Action: **TJ Welsh moved to approve the Newsome Fence quote for \$7,800, Art Gormley seconded, and all approved. MLMC will give notice to proceed to Newsome Fence.**
- f. **Miramar Cleanouts-** Quote presented for OMW ratification. Action: **Marc Stearns moved to approve the Miramar Cleanout, TJ Welsh seconded, and all approved.**

VII. New Business-

- a. **Neptune Weir-** Action: **MLMC will complete a work order for Neptune Weir.**
- b. **Drain Pump at Palmera Park-** Action: **Quotes are pending.**
- c. **Bridgewater Aeration-** Discussed under Water Quality.
- d. **Pond 65 Aeration Repair-** Quote presented for \$2,455 to repair the aeration. Action: **Marc Stearns moved to approve the aeration repair for \$2,455, Paul Rushton seconded, and all approved.**

VIII. Announcement-

- a. **Next Meeting is 9-2-26 with Review of Draft Budget**

Sawgrass Players Club OMW Budget
Draft Budget 1

Waterway Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2027 Total	2026 forecast	Increase
950 Aquatic Maint.	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 7,677	\$ 92,120	\$ 83,745	10.00%
951 Aquatic Maint- Misc. (fish)	\$ 11,000	\$ -	\$ 700		\$ -	\$ 700		\$ -	\$ 700		\$ -	\$ 7,700	\$ 20,800	\$ 19,400	
952 Aquatic Maint- Eel Grass	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ -	\$ 2,000	\$ 12,000	\$ 6,000	
953 Aquatic Maint- Aeration R&M		\$ 2,100	\$ -	\$ 2,100		\$ 2,100		\$ 2,100	\$ -	\$ 2,100	\$ -	\$ 2,000	\$ 12,500	\$ 12,451	
954 Pumphouse R&M	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 11,700	\$ 140,400	\$ 140,222	
956 Pumphouses-Electric/Fuel	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 6,400	\$ 76,800	\$ 61,799	
958 Pumphouses -Internet	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 875	\$ 10,500	\$ 10,370	
960 Waterway Maint./Improve	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 15,000	\$ 14,416	
Waterway Subtotal	\$ 38,902	\$ 32,002	\$ 28,602	\$ 32,002	\$ 27,902	\$ 32,702	\$ 27,902	\$ 32,002	\$ 28,602	\$ 32,002	\$ 27,902	\$ 39,602	\$ 380,120	\$ 348,402	
Less TPC Contribution to lines 954-960	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (10,113)	\$ (121,350)	\$ (113,404)	
Total Waterway	\$ 28,789	\$ 21,889	\$ 18,489	\$ 21,889	\$ 17,789	\$ 22,589	\$ 17,789	\$ 21,889	\$ 18,489	\$ 21,889	\$ 17,789	\$ 29,489	\$ 258,770	\$ 234,999	10.12%

General Maintenance	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2027 Total	2026 forecast	
860 Directional Signage	\$ 1,000			\$ 1,000			\$ 1,000	\$ -		\$ 1,000	\$ -	\$ -	\$ 4,000	\$ 3,681	
862 Drainage Repairs	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 48,000	\$ 56,130	
864 Entry Signage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650	\$ 1,650	
866 Fence/Bulkhead	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	
868 General Maint. Supplies	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 12,000	\$ 11,202	
870 Hurricane/Storm Prep	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,144	\$ 2,144	\$ -	\$ -	\$ 4,288	\$ 4,288	
872 Lighting Fixtures	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 225	\$ 2,700	\$ 2,649	
876 On-Site Labor/Vehicle	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 16,401	\$ 196,818	\$ 179,383	
880 Project Mgmt./Engineering	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 7,200	\$ 86,400	\$ 85,444	
884 Roads R&M	\$ -	\$ -	\$ 1,200	\$ -		\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ 1,200	\$ 734	
886 Sidewalks(grind-pressure wash)	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 1,373	\$ 16,474	\$ 21,749	
888 TPC Preparation	\$ 2,499	\$ 2,499		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,998	\$ 3,721	
892 Waste/Dumpster	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 270	\$ 3,240	\$ 4,591	
Total General Maintenance	\$ 33,968	\$ 32,968	\$ 31,669	\$ 31,469	\$ 30,469	\$ 32,119	\$ 31,469	\$ 30,469	\$ 33,613	\$ 33,613	\$ 30,469	\$ 30,469	\$ 382,768	\$ 376,222	1.74%
															5%

Details- Green is contract line item

950 Aquatic Maintenance- Future Horizon 2027 Rate requires 10% increase
 951 Aquatic Maintenance Misc.: Fish Stock budget \$7k Dec/Increase Contingency for fish kill to \$11K/Misc. costs for additional treatments \$800/qtr.
 952 Aquatic Maint. -Eel Grass Treatments - Budget \$2k/per mechanical harvesting
 953 Aquatic Treatment Maint- Aeration- Increase minor aeration repairs to \$12k. New aerator(s) funded by Capital Improvement
 954 Pump/Engine/House R & M: Based on 2025 with 3% material increase
 956 Pumphouse- Electric & Fuel: Maintain budget.
 958 Pumphouses Internet- Verizon & Comcast.
 960 Waterway Maint/Improvement: This include lake bank clearing. All canal cleaning and swale conveyance funded in the Stormwater Reserve

860 Direction signs: Stop signs, street signs as needed. Based on forecast.
 862 Drainage repairs: Budget \$15.8k to correct drainage by A1A gatehouse, \$20K for other drainage projects and ongoing drain cleaning or other project
 864 Entry Signs -Typical Entry sign costs \$1600/sign
 866 Fence/bulkhead: Fund for minor repairs.
 868 General Maintenance Supplies : Supplies for general repair and Maint.
 870 Hurricane/Storm Prep: Preparation at pool/park and common areas for storms - estimate 2 staff for 2 days
 872 Lighting fixtures: Cost to repair or replace common area lights. Maintain budget of \$150
 876 Onsite Labor/Vehicle: Budget 56 manhours/wk plus 4 hours per wknd at OT rate.
 880 Professional Fees: MLMC maint supervisor billable at \$77/hr. MLMC President available upon request for project mgmt at \$130/hr
 886 Sidewalks: Pressure washing and grinds. Budget 3 days per month to focus on sidewalk work.
 888 TPC Preparation: Paint and other touch ups, new flags as needed.

892 Waste/Dumpster- Based on revised contract with 20% increase



8/28/26

Sawgrass Players Club Association
c/o Marsh Landing Management
4200 Marsh Landing Blvd, Ste 200
Jacksonville, FL 32250

RE: Sawgrass03

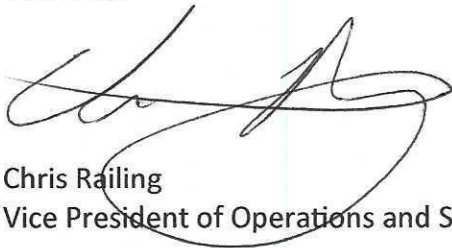
Dear Kristy:

Attached is our proposed increase for the 2027 Fiscal Year. Due to the skyrocketing fuel prices and multiple price increases in chemical in the last eight months, we will be requesting an increase of approximately 10%.

We are leaving the aerator maintenance pricing for 2027 "as is" with no increase.

We hope to continue business with you in 2027. Please let me know if you have any questions.

Sincerely,



Chris Railing
Vice President of Operations and Sales



08/28/2026

Sawgrass Players Club Association
4200 Marsh Landing Blvd, Ste 200
Jacksonville Beach, FL 32250

krichland@marshlanding.org
trichland@marshlanding.org
One-year agreement (Auto Renewal)

RE: Monthly Aquatic Services Proposal

We propose hereby to furnish material and labor to complete in accordance with specifications below, for the sum of:
Ninety-Two Thousand Dollars and 00/100-----\$92,000.00

Payments to be made as follows:

Monthly payments of \$7,666.67; invoiced at the completion of treatment and payable within thirty days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will continue to maintain a monthly aquatic plant management program for sixty-eight (68) ponds (approx. 145.39 acres) located within Sawgrass Players Club Association in Jacksonville, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control all emergent, submersed, floating aquatic vegetation and algae.

FUTURE HORIZONS, INC will inspect and/or apply the herbicides twice each month, March through October, and once a month November through February, to control and prevent the vegetation from reestablishing in the designated area.

FUTURE HORIZONS, INC. will use only state approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will provide proof of one million dollars liability ((\$1,000,000.00 per occurrence) comprehensive general and vehicle insurance and workers compensation upon acceptance of proposal.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start-up fee of ten percent of the remaining contract balance. This start-up fee will be paid before additional treatments are made by the contractor. This start-up fee is necessary because of regrowth of aquatic vegetation.

This contract will be renewed automatically annually but may be canceled by either party, without cause, with sixty days' prior written notice. Should legal services become necessary in collection of the outstanding debt of this contract, the prevailing party in any litigation shall be entitled to recover its reasonable attorney's fees and court costs from the other party. 1.5 % interest will be added to payments for every thirty days past the due date.

Upon acceptance, please sign and return this proposal and retain a copy for your files

***Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

Customer or Authorized Agent Signature

Date

John Flynn, as President

The Sawgrass Players Club Association, Inc., a Florida
non-profit corporation

Chris Raiting, VP of Operations and Sales

Date

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: 3548
Quote Date: Aug 27, 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	9/26/26	Net 30 Days	Kenney01

Quantity	Item	Description	Unit Price	Amount
1.00	KM-120C	Teich-Aire Compressor, 1/2hp, 115V	992.00	992.00
1.00	Aerator Service	Replacement compressor for the system by the entrance bridge of Players Club Villas with Serial# 0249RA6BM997. While on site performing the maintenance we found one of the compressors was not running. The compressor was receiving power and the capacitor tested within spec, but the motor failed the MEG test indicating an electrical short in the windings. The new compressor will come with a 3-year warranty on the motor and 2-year warranty on piston and cups.	225.00	225.00

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

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

Subtotal	1,217.00
Sales Tax	91.28
Freight	
TOTAL	1,308.28