

**Sawgrass Players Club Association
OM&W Committee Agenda
September 3, 2025, at 9 AM**

- I. Establish a Quorum & Call to Order-**
- II. Approval of August Meeting Minutes-**
- III. Reports**
 - a. Finance Report-** Kristy Richland
 - i. Reserve Update**
 - ii. Preliminary 2026 Draft Budget**
 - 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. Alignments
 - 2. Battery Replacement
 - 3. Gravel along Power Line Road
 - 4. Pumps Replacement Planning
 - ii. Seven Mile Drive (7MD) Pump Station Projects**
 - 1. Report on Inspection re: developer installed bulkhead
 - iii. Salt Creek (SC) Pump Station Projects**
 - 1. Leak Repair
 - e. Water Quality-**
 - i. Proposal for Aquatic Treatment Contract**
 - f. Safety-** Tripp Richland
- IV. Unfinished Business-**Tripp Richland
 - a. Status of Canal Restoration at Fish Hook and Salt Creek**
 - b. Drainage Projects**
 - i. Area across from TPC gatehouse**
 - ii. Area across from Vicars Landing**
 - c. Status of Lake Certifications**
 - d. Proposal for Water Oak Weir**
 - e. Status of Lake Bank Slope Inspection**
 - f. Mitered End Repair**
- V. New Business-**
- VI. Announcement- Next Meeting- October 1-2026 Budget Approval**

**Sawgrass Players Club Association
OM&W Committee Minutes
8-6-2025**

In attendance: Paul Rushton, TJ Welsh, Cart Crist, Mike Fitzgerald, Art Gormley, Josh White, Marc Stearns, and John Flynn via Zoom. Also attending Marsh Landing Management Company (MLMC).

- I. **Establish a Quorum & Call to Order- Quorum met. Paul Rushton, vice chair, called meeting to order at 9:02 a.m.**

- II. **Approval of July Meeting Minutes-** Minutes reviewed. **Action: Marc Stearns moved to approve the minutes, seconded by TJ Welsh and all approved.**

- III. **Reports**
 - a. **Finance Report- Kristy Richland reported.** Overall financials favorable as of June. Savings in TPC preparation and onsite labor. The waterways budget is also favorable with savings in 954-pump repairs and maintenance and 960-waterway improvement.
 - i. **Reserve Update-** Reserve Study is pending, adjustments may need to be made due to timing of financial statements.
 - b. **The Yards Report-** Mike Miles absent. MLMC confirmed payment for lake bank restoration work.
 - c. **TOUR Report- Josh White reported.** Upcoming projects reviewed. Canal cleaning is done twice per year.
 - d. **Pump Stations/Stormwater- Paul Rushton, Marc Stearns and Tripp Richland reported.**
 - i. **General Pump Station Projects-** Paul Rushton reported on overall pumpstations projects. The new John Deere engine arrived, and all 6 pumps are fully operational. The Seven Mile Drive (7MD) diesel #1 required an adjustment due to running at a higher temperature. Salt Creek (SC) diesel #2 has a small leak and parts are on order to repair it. **Action: Andy McCauslin, MLMC staff member, will make repairs to SC diesel #2 once parts arrive.** The 7MD engine #1 and SC diesel #1 alignments need slight adjustments made. Software updates were installed at SC by vendor, Glenn Tyson. **Action: TJ Welsh moved to approve software adjustments from Glenn Tyson for \$1500, seconded by Marc Stearns and all approved.**
 1. **Fire Protection Update-** Fire protection equipment is installed, and work is complete. **Action: Close out fire protection project.**
 2. **Gravel along Power Line Road-** No update. **Action: Tripp Richland will continue to follow up with Beaches Energy Service.**
 3. **Pumps Replacement Planning-** Currently all pumps are working but the 7MD flow rate could be increased. Suggestion to start ordering 1 pump per year with a goal of replacing all 6 pumps. Discussion by committee. The first step is to find an engineer to design the pumps, determine how they can be installed and identify a manufacturer. **Action: Marc Stearns is researching engineering firms who can help guide the OMW committee on the pump replacement project.**
 4. **Battery Back-up-** Back-up power supply is needed, and battery replacements were ordered at a cost of \$2,200. **Action: Marc Stearns**

moved to ratify the battery replacement purchase in the amount of \$2,200, seconded by Mike Fitzgerald and all approved.

- ii. **Seven Mile Drive (7MD) Pump Station Projects**
 - 1. **John Deere Engine Hook-up-** As discussed as part of the overall pump station project report. **Action: Close out John Deere engine hook-up.**
 - 2. **Status of Bulkhead Inspection by Rip Tide-** Proposal presented for \$2,500 for Rip Tide to inspect the bulkhead. Discussion. **Action: Marc Stearns agreed to perform the assessment of the bulkhead and will report back at next OMW meeting; Rip Tide proposal not approved.**
- iii. **Salt Creek (SC) Pump Station Projects**
 - 1. **SC Jockey Pump Repair Status-** The jockey pump repair is completed, and jockey pump is working well. **Action: Close out jockey pump repair.**
- e. **Water Quality- Mike Fitzgerald reported.** Pond conditions improved after rainfall events, algae will resurface.
 - i. **Completion of 49, 52 Aerators-** Aerators were installed. **Action: Close out aeration project for ponds 49 and 52.**
 - ii. **Status of Pond 51 Aerator Installation-** Aerators were installed. **Action: Close out aeration project for pond 52.**
 - iii. **RFP for Lake Vendors-** An RFP was drafted by MLMC and sent to Mike Fitzgerald to finalize. **Action: Mike Fitzgerald will finish RFP to send to vendors not later than August 14.**
 - iv. **PCV Aerator Repair-** Quote presented from Future Horizons to replace the Players Club Villas aerator compressor. **Action: Mike Fitzgerald moved to approve the Future Horizon quote for \$1,258 to repair the Players Club aerator, seconded by TJ Welsh and all approved- this will be paid as a reserve expense. MLMC will give Future Horizons Notice to Proceed (NTP).**
- f. **Safety- Tripp Richland reported.** Sidewalk inspections continue. **Action: MLMC staff will focus on sidewalk repairs along Palmera Drive.**

IV. **Unfinished Business-Tripp Richland reported.**

- a. **Status of Canal Restoration along Cypress Creek-** Future Horizons completed canal cleaning work. **Action: Close out canal restoration along Cypress Creek.**
- b. **Status of Canal Restoration at Fish Hook and Salt Creek-** NTP was given to Future Horizons. **Action: Future Horizons has scheduled canal cleaning at Fish Hook and Salt Creek for mid-September.**
- c. **Drainage Projects-** Carl Crist prepared RFP to obtain bids.
 - i. **Area across from TPC gatehouse-** Quote presented from HEB. Discussion. An additional quote is needed. The project can be done in 2026. **Action: Tripp Richland will seek second quote and OMW will plan to do the drainage improvement project in 2026.**
 - ii. **Area across from Vicars Landing-** Quote presented from HEB for \$22,450 to repair standing water along TPC Blvd at Water Oak and Vicars Landing. There is an additional cost for directional bore work not included in the proposal. **Action: TJ Welsh moved to approve drainage work along TPC Blvd. near Vicars Landing not to exceed (NTE) \$22,450 seconded by Paul Rushton, and all approved. MLMC will speak with HEB on pricing and schedule the drainage project.**

- d. **Status of Lake Certifications-** Terry Hull, P.E., will be submitting the report to the District on August 8. **Action: Terry Hull has requested 7MD and Bermuda weir pathway be cleared.**
- e. **Water Oak Weir Proposal-** Kimely Horn completed design and a proposal is pending. **Action: Josh White will follow up with JB Coxwell for a proposal.**
- f. **Status of Lake Bank Slope Inspection-** **Action: Marc Stearns and TJ Welsh will complete inspections in fourth quarter.**
- g. **Bulkhead/Dimple Mat-** Reserve Advisors was asked to include the bulkhead/dimple mat in the 2026 reserve study update. **Action: MLMC will confirm dimple mat is in the reserve study update.**
- h. **Mitered End Repair-** Work is scheduled for the end of the fourth quarter. **Action: MLMC will confirm funds are included in the reserve study update.**

V. **Announcement- Next Meeting- September 3**



Bulkhead Inspection Report



Date of Inspection: Monday, August 11, 2025

Location: Island peninsula side of the channel adjacent to #17 Green – Valley Course

Inspectors: Alex Orth and Marc Stearns

1. General Description

The bulkhead inspected is approximately 75–100 feet in length and constructed of wood. It is a low-profile structure, currently 12–24 inches above water level. The water depth along the face of the bulkhead measured 3–5 feet consistently.

2. Observations

- Cap and Wale Condition:

- Several sections have been dislodged by tree roots and palm growth.
- Probing of the wale members indicated localized rot at the waterline, but no imminent failures were observed.

- Pile Condition:

- Piles are approximately 8 inches in diameter.
- Probing revealed a 3-inch diameter core of rot in multiple piles, with penetration of 4–5 inches possible.
- The deterioration is attributed to lack of sealant on cut pile tops at installation, allowing moisture and organisms to penetrate.



- Anchor Bolts:

- Located 8–12 inches below water level.
- Current condition suggests they are vulnerable as the surrounding wood continues to deteriorate.

- Vegetation Impacts:

- Tree roots, palm bushes, and other vegetation are disrupting the bulkhead structure.
- Future replacement may require the new bulkhead to be constructed outboard of the existing line to avoid interference.

3. Service Life Estimate

Based on current deterioration, the bulkhead is expected to remain serviceable for approximately 2 more years before significant failure is likely. The structure is well into the deterioration phase and should be monitored closely.

4. Recommendations

1. Vegetation Management

- Trim or remove interfering vegetation, including roots and palm growth.
- Consider selective tree removal to improve access and reduce structural pressure.

2. Preventive Maintenance

- Apply sealant to all exposed pile tops to mitigate further rot.
- Replace partially rotted wale members (horizontal).
- Replace all cap boards, as they are in advanced deterioration.

3. Long-Term Planning

- Begin consideration of a replacement bulkhead within the next 2–3 years.
- Evaluate feasibility of constructing the replacement bulkhead outboard of the current alignment due to vegetation and pile conditions.

5. Conclusion

The bulkhead remains functional but compromised, with visible deterioration in piles and wale members. Preventive maintenance measures can extend service life modestly; however, replacement planning should begin soon to avoid unexpected failure.

Inspection Photos



Sawgrass

PLAYERS CLUB
Homeowners Association





Aquatics Contract Questionnaire

The Sawgrass Players Club seeks qualified contractors to provide comprehensive pond and aquatic system management services. To ensure uniform evaluation of proposals, please complete the following questionnaire in full. Your responses should be as detailed as possible, reflecting your methods, resources, and professional standards.

1. Treatment Approach

Please describe in detail how you would manage and treat the ponds within our system. Responses should include:

- **Chemicals:** List the specific herbicides, algaecides, and other treatments proposed. Provide EPA registration numbers, safety data, and justification for use.

- **Application Methods:** Identify how treatments will be applied (e.g., boat sprayer, backpack sprayer, ATV-mounted systems). Explain why each method is chosen for certain pond conditions.

- **Frequency and Timing:** Outline the anticipated treatment schedule, seasonal adjustments, and best practices for minimizing environmental impact.

- **Safety and Compliance:** Provide information on compliance with state/federal regulations and measures to protect non-target species, wildlife, and the broader ecosystem.

2. Staffing and Qualifications

Provide a list of employees who will be assigned to service the Sawgrass Players Club Aquatic System. For each individual, please include:

- Name, position, and role in service delivery
- Years of professional training and certifications (e.g., pesticide applicator licenses, aquatic vegetation management certification)
- Relevant field experience in aquatic systems of similar size and scope
- Your recommendation on the estimated time necessary for a successful treatment cycle

3. Fish Kill Response

In the event of a fish kill occurring in a recently treated pond:

- Describe your investigation and reporting procedures, including cause analysis.

- Provide a detailed protocol for remediation, including safety and environmental considerations.

- Indicate any costs associated with fish removal and restoration, including whether these costs are included in the base service contract or billed separately.

4. Reporting and Documentation

Accurate reporting is a critical component of this contract. Please provide a sample report template you will use to communicate treatments, including:

- Type of treatment performed
- Chemicals used, including dosages
- Method of application
- Date of treatment and staff completing the service
- Observations or issues noted during the visit
- Recommended follow-up actions

(Please attach a completed sample form with your submission.)

5. Startup Phase and Additional Treatments

Do you anticipate additional treatments or corrective actions being necessary at the beginning of the contract to bring the ponds into proper balance? If yes:

- Identify the anticipated challenges (e.g., algae blooms, invasive vegetation, nutrient loading).
 - Provide a proposed corrective action plan.
 - List any associated costs, if separate from the ongoing maintenance program.
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6. Training and Contingency Planning

Describe your company's training and professional development program, including:

- How employees are trained and kept current with state/federal requirements.
 - Safety and environmental protection training.
 - Continuing education opportunities (seminars, certifications, industry memberships). Additionally, outline the contingency plan in place should regular crews be unavailable (e.g., illness, emergency). Describe backup staffing resources and how service continuity will be maintained.
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7. Response to Algae or Aesthetic Issues

Please outline your process when notified of an algae outbreak, odor issue, or other aesthetic problem, including:

- Response time from notification to treatment.

- Emergency or expedited service availability

- Communication process with property management and/or residents.

- Documentation of corrective actions taken.

Submission Instructions

Kindly complete and return this questionnaire no later than **September 12**. Upon receipt of your completed questionnaire, a formal bid form will be provided. Please note that **two bids are required: one for the Sawgrass Players Club Association and one for the PGA Tour**. Completed bid forms must be submitted by **4:00 PM on September 19**

Contact Information

For questions, please contact:

Tripp Richland
Marsh Landing Management Company
Email: TRichland@marshlanding.org

We appreciate your interest in providing services for the Sawgrass Players Club Aquatic System. Your thorough responses will assist in evaluating your qualifications, expertise, and ability to deliver high-quality pond management services.