

**Sawgrass Players Club Association
Landscape Meeting Minutes
August 19, 2026
2:00 PM Marsh Landing Management Company**

- I. **Established a Quorum and Call to Order—Proof of notice given, quorum established and meeting called to order at 2:00 PM.** In presence of Carol McManus, Patricia Falke, Patricia Dearing, Fran Davey, Joan Ewalt, and Teri Mathes. Deb Collins was not in attendance. Welcome of guest: Art Gormley. Also in attendance, Trey Lineberger with Precision Turf; Kristy Richland and Kate Richardson with Marsh Landing Management Company (MLMC).
- II. **Approval of Minutes—**July minutes reviewed. **Action:** Patricia Falke moved to approve of the minutes as presented, seconded by Joan Ewalt. All approved.
- III. **Reports:**
 - a. **Financials—Kristy Richland reported.** The landscape budget is trending favorably as of July 31st. Funds are available for improvements, sod replacement, tree care and shrub trimming.
 - b. **PT Report—Trey Lineberger reported.** Maintenance crews are busy. Thus far, turf is not showing any signs of cinch bugs and sod is in good condition.
- IV. **PT Proposals New:**
 - a. Estimate 16332 reviewed for \$3.5k to replace flower bed. **Action:** Patricia Falke moved to approve, seconded by Patricia Dearing. All approved. Work will be done by next change-out.
 - b. Estimate 16345 reviewed for tree work. **Action:** Teri Mathes moved to approve, seconded by Patricia Falke. All approved.
 - c. Estimate 16348 reviewed for landscape work at the corner of Salt Creek to add foxtail ferns. **Action:** Fran Davey moved to approve, seconded by Joan Ewalt. All approved.
 - d. Estimate 16400 for tree removal discussed. **Action:** Joan Ewalt moved to approve, seconded by Patricia Falke. All approved.
 - Reminder given regarding one proposal was previously approved for berm improvement work on Seven Mile Drive for \$5,850.
 - Trey Lineberger reported on additional suggestions for improvements. **Action:** Trey to bring proposals to the next meeting.
 - Committee discussion on mulch. The current budget provides for a full mulch replacement in February, and a partial replacement in the fall. Trey Lineberger requested the landscape committee give feedback as to whether they would like to budget for a full mulch application in the fall of 2027. **Action:** The committee will review the community and provide feedback to Kristy Richland so that the draft budget is updated if desired.
 - Trey Lineberger reported on suggestions for annuals in 2027. Trey asked for the committee to consider keeping the SunPatiens thru the summer instead of the Pentas, as this will offset the flower cost increase. The SunPatiens would need to be trimmed once to maintain their look. **Action:** Committee

consensus to leave them in. **Action:** Trey Lineberger will provide updated budgetary numbers for 2027.

- Discussion on crepe myrtle trimming. **Action:** Committee consensus to trim every other year.

V. PT Proposals Pending Additional Discussion Business:

- a. Estimate 15426 to Plant Chinese Fringe Trees, \$1050—Revisit in Oct./Nov. **Action:** MLMC will keep on agenda.

VI. Unfinished Business:

- a. Trey Lineberger reported on walking through the Arbor Garden. Trees seem to be in good condition.

VII. New Business:

- a. **Member Tour Report**—Carole McManus and Trey Lineberger reported. Flower pots were replaced. Drainage near Vicar's Landing is being corrected by OMW. Drainage backing up near Miramar at Alta Mar. **Action:** MLMC will put in work order for Reagan Knighten to assess. MLMC is coordinating Arbor Garden sign replacements with Fast Signs and the owners.
- b. Kristy reported on the dead tree being removed at 3021 Cypress Creek Drive. A portion is in the water, and the portion in the water is responsibility of the Master Association. Tree Master gave a quote for \$1.5k. This will hit account #960 – the waterway improvement budget. Committee agreed that Tree Masters should remove it.

VIII. Announcement:

- a. Art Gormley will join the committee. **Action:** MLMC will add to the BOD agenda.
- b. **Next Meeting—September 16th**

IX. Adjournment

Sawgrass Players Club Association
2026 Budget w/Actuals
Total General and Administrative

A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget	Projected YE Variance	Variance comments. Red font shows change from budget due to timing or actual cost. Savings YTD.
	\$ 64,991	\$ 66,795	\$ 67,980	\$ 60,073	\$ 57,373	\$ 52,161	\$ 54,142	\$ 53,968	\$ 72,239	\$ 70,377	\$ 83,621	\$ 112,960	\$ 816,681	\$ 842,656	\$ 25,975	
								\$ 477,485								

RECREATIONAL FACILITIES	A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget		
878 Players Pool Operations/Repair	878	\$ 1,228	\$ 1,113	\$ 2,796	\$ 3,673	\$ 2,215	\$ 2,705	\$ 4,154	\$ 1,812	\$ 3,000	\$ 2,800	\$ 2,300	\$ 2,000	\$ 29,796	\$ 34,400	\$ 4,604	
882 Players Park & Rec Event	882	\$ 271	\$ 6,471	\$ 6,930	\$ 4,118	\$ 3,896	\$ 122	\$ 8,558	\$ 752	\$ 450	\$ 2,950	\$ 3,950	\$ 5,910	\$ 44,377	\$ 42,700	\$ (1,677)	committee will uplight large oak at A1A
Total Recreation Budget		\$ 1,498	\$ 7,584	\$ 9,726	\$ 7,791	\$ 6,111	\$ 2,827	\$ 12,712	\$ 2,564	\$ 3,450	\$ 5,750	\$ 6,250	\$ 7,910	\$ 74,173	\$ 77,100	\$ 2,927	Savings YTD.
								\$ 50,813									

LANDSCAPE	A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget		
850 Irrigation Maintenance	850	\$ 3,955	\$ 1,543	\$ 2,510	\$ 1,184	\$ 2,836	\$ 5,590	\$ 2,180	\$ 1,251	\$ 3,800	\$ 3,800	\$ 3,400	\$ 3,000	\$ 35,049	\$ 43,200	\$ 8,151	Timing in June. Repairs less.
852 Landscape Contract	852	\$ 30,209	\$ 30,209	\$ 30,209	\$ 30,209	\$ 30,209	\$ 30,209	\$ 30,209	\$ 29,586	\$ 30,817	\$ 30,817	\$ 30,817	\$ 30,817	\$ 364,317	\$ 369,800	\$ 5,483	Savings in The Yards rate
852 -1 Landscaping - Flowers	852	\$ -	\$ -	\$ 13,631	\$ -	\$ -	\$ 13,571	\$ -	\$ -	\$ 13,571	\$ -	\$ 13,571	\$ 1,236	\$ 55,580	\$ 55,520	\$ (60)	
852 -2 Landscaping -Mulch/Pine Straw	852	\$ -	\$ 13,325	\$ -	\$ 20,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,933	\$ 5,000	\$ -	\$ 55,768	\$ 55,798	\$ 30	
852 -3 Landscape-Palm Tree Trim	852	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,000	\$ -	\$ 32,000	\$ 32,000	\$ -	
853 Landscape Improvements	853	\$ 22,500	\$ -	\$ -	\$ 4,715	\$ 860	\$ 150	\$ -	\$ 280	\$ -	\$ -	\$ 9,000	\$ -	\$ 37,505	\$ 36,000	\$ (1,505)	Remaining Projects
854 Landscape - Sod Repair	854	\$ 4,200	\$ -	\$ -	\$ 250	\$ 1,500	\$ -	\$ -	\$ 500	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 11,450	\$ 15,250	\$ 3,800	Savings YTD
857 Tree/Shrub Improvements	856	\$ 1,000	\$ 9,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000	\$ -	\$ 21,700	\$ 21,700	\$ -	Pending.
858 Tree/Debris Removal	858	\$ -	\$ -	\$ 5,350	\$ 400	\$ -	\$ 2,500	\$ 8,000	\$ 4,100	\$ 8,000	\$ 4,000	\$ -	\$ -	\$ 32,350	\$ 35,300	\$ 2,950	Put funds in Oct
Total Landscape		\$ 61,864	\$ 54,777	\$ 51,700	\$ 57,268	\$ 35,405	\$ 52,020	\$ 40,389	\$ 35,717	\$ 57,188	\$ 56,549	\$ 105,788	\$ 37,053	\$ 645,718	\$ 664,568	\$ 18,849	Savings YTD.
								\$ 389,141									

GENERAL MAINTENANCE	A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget		
860 Directional Signage	860	\$ 1,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 653	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ 3,681	\$ 4,000	\$ 319	Timing- Expect to use funds.
862 Drainage Repairs	862	\$ 1,404	\$ 185	\$ 670	\$ 922	\$ 1,852	\$ 3,238	\$ 1,190	\$ 462	\$ 1,667	\$ 1,667	\$ 1,667	\$ 40,000	\$ 54,925	\$ 34,137	\$ (20,788)	Timing- Plan to correct area across from Vicars Landing
864 Entry Signage	864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,650	\$ -	\$ -	\$ -	\$ 1,650	\$ 1,650	\$ -	Put in as placeholder
866 Fence/Bulkhead	866	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ -	
868 General Maint. Supplies	868	\$ 837	\$ 1,098	\$ 1,198	\$ 1,134	\$ 155	\$ 501	\$ 280	\$ 1,076	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	\$ 11,079	\$ 14,400	\$ 3,321	Savings
870 Hurricane/Storm Prep	870	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,144	\$ 2,144	\$ -	\$ -	\$ 4,288	\$ 4,288	\$ -	
872 Lighting Fixtures	872	\$ 1,422	\$ 477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150	\$ 150	\$ 150	\$ 150	\$ 2,499	\$ 1,800	\$ (699)	
876 On-Site Labor/Vehicle	876	\$ 14,645	\$ 10,246	\$ 18,846	\$ 12,992	\$ 11,904	\$ 11,598	\$ 11,882	\$ 11,644	\$ 17,454	\$ 17,454	\$ 17,454	\$ 17,454	\$ 173,573	\$ 209,446	\$ 35,873	Savings. Less hours.
880 Project Mgmt./Engineering	880	\$ 7,906	\$ 5,625	\$ 7,313	\$ 7,750	\$ 4,750	\$ 8,788	\$ 7,219	\$ 6,063	\$ 6,063	\$ 6,063	\$ 6,063	\$ 6,063	\$ 79,663	\$ 77,740	\$ (1,923)	
884 Roads R&M	884	\$ 14	\$ 700	\$ -	\$ -	\$ -	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 734	\$ 3,515	\$ 2,781	Savings-Less repairs
886 Sidewalks(grind-pressure wash)	886	\$ 390	\$ 2,107	\$ 582	\$ 43	\$ 1,077	\$ 397	\$ -	\$ -	\$ 1,830	\$ 1,830	\$ 1,830	\$ 9,830	\$ 19,918	\$ 21,965	\$ 2,047	Should use budget
888 TPC Preparation	888	\$ 1,397	\$ 2,043	\$ 282	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,721	\$ 4,998	\$ 1,277	Savings
892 Waste/Dumpster	892	\$ 2,380	\$ -	\$ 194	\$ 216	\$ 225	\$ 225	\$ 225	\$ 216	\$ 225	\$ 225	\$ 225	\$ 225	\$ 4,582	\$ 15,777	\$ 11,195	New rates
Total General Maintenance		\$ 31,423	\$ 22,481	\$ 29,084	\$ 23,058	\$ 19,963	\$ 24,748	\$ 21,469	\$ 19,461	\$ 33,383	\$ 32,733	\$ 28,589	\$ 74,922	\$ 361,313	\$ 394,715	\$ 33,402	Savings YTD.
								\$ 191,687									

CONTROLLED ACCESS	A/C #	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YE Forecast	2026 Budget		
900 Controlled Access Contr.	900	\$ 70,993	\$ 64,131	\$ 74,928	\$ 68,270	\$ 72,106	\$ 69,652	\$ 71,946	\$ 68,655	\$ 70,451	\$ 70,451	\$ 70,451	\$ 70,451	\$ 842,483	\$ 845,409	\$ 2,926	
902 Controlled Acc.-Special Event	902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,350	\$ 3,350	\$ 3,350	\$ -	
903 SJSO	903	\$ 3,586	\$ 5,089	\$ 3,537	\$ 4,417	\$ 4,818	\$ 5,169	\$ 4,657	\$ 5,085	\$ 4,673	\$ 4,673	\$ 4,673	\$ 4,290	\$ 54,668	\$ 55,694	\$ 1,026	17 visit in August
906 RFID Administrator	906	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 4,701	\$ 56,412	\$ 56,412	\$ (0)	
908 Gate Arm Maint.	908	\$ 200	\$ 313	\$ 1,706	\$ 400	\$ 327	\$ -	\$ 437	\$ 1,195	\$ 520	\$ 520	\$ 520	\$ 520	\$ 6,657	\$ 6,240	\$ (417)	repairs increased
910 Gate Software & camera monitor	910	\$ -	\$ 2,235	\$ 2,235	\$ -	\$ -	\$ 5,677	\$ -	\$ 2,779	\$ 1,061	\$ 3,296	\$ 1,061	\$ 1,061	\$ 19,406	\$ 21,672	\$ 2,266	Savings
912 Gatehouse Equip/Supplies	912	\$ 99	\$ 464	\$ 2,602	\$ 378	\$ 1,091	\$ 599	\$ 839	\$ 1,045	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 11,117	\$ 12,000	\$ 883	
914 Gatehouse R&M/Improver's	914	\$ 767	\$ 1,507	\$ 1,508	\$ 1,683	\$ 3,040	\$ 414	\$ 1,012	\$ 669	\$ 750	\$ 750	\$ 750	\$ 750	\$ 13,601	\$ 9,000	\$ (4,601)	Increased repair needs at gatehouse-pressure wash/paint/rodents/hvac
916 Gatehouse Phone/Internet	916	\$ 1,442	\$ 1,442	\$ 1,442	\$ 1,442	\$ 1,440	\$ 1,429	\$ 1,718	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 1,725	\$ 18,980	\$ 16,152	\$ (2,828)	Rate increased
920 RFID/Gate Passes	920	\$ 5,582	\$ -	\$ 304	\$ 5,582	\$ 4,172	\$ (8,271)	\$ 293	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ 15,000	\$ 33,161	\$ 42,000	\$ 8,839	Order in Apr. Adjust for inventory in Dec
921 RFID Income		\$ (2,325)	\$ (2,675)	\$ (5,115)	\$ (4,075)	\$ (3,695)	\$ (6,805)	\$ (3,800)	\$ (3,070)	\$ (4,175)	\$ (4,175)	\$ (4,175)	\$ (4,175)	\$ (48,260)	\$ (48,000)	\$ 260	
922 Vehicle Expenses	922	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,288	\$ 1,461	\$ 1,461	\$ 1,461	\$ 1,461	\$ 16,152	\$ 17,536	\$ 1,384	
924 Vehicle Fuel Expenses	924	\$ 259	\$ 238	\$ 423	\$ 322	\$ 403	\$ 368	\$ 360	\$ 337	\$ 715	\$ 715	\$ 715	\$ 715	\$ 5,569	\$ 8,580	\$ 3,011	Savings.

CUSTOMER SIGNATURE & DATE:



7052 Davis Creek Road
Jacksonville, FL 32256
PH:904-262-6089
Office@preturf.com

DATE

ESTIMATE NO.

8/20/2026

16415

REPRESENTATIVE

TREY

CUSTOMER

THE SAWGRASS PLAYERS CLUB ASSOCIATION
MARSH LANDING MANAGEMENT
4200 MARSH LANDING BLVD.
SUITE 200
JACKSONVILLE BEACH, FL 32250

SERVICE ADDRESS

THE SAWGRASS PLAYERS CLUB ASSOCIATION
PONTE VEDRA BEACH, FL 32082

LANDSCAPE / IRRIGATION ESTIMATE

QTY	SIZE	DESCRIPTION	RATE	TOTAL
		TREE WORK URGENT APPROVAL NEEDED COVES POOL OLD WATER OAK OVER CABANA. CUT ONLY 2-3 BIG LIMBS OVER CABANA TO SOLVE PROBLEM	2,000.00	2,000.00

TOTAL

\$2,000.00

DISCLAIMER: Precision Turf, Inc. is not responsible for any damage to pre-existing underground wires, cables, or similar utilities. Any damage resulting from landscape installation, irrigation work, or lawn maintenance clean-up will be the responsibility of the property owner. All materials are guaranteed to be as specified, and all work will be performed in a workmanlike manner according to standard industry practices. Plant material is warranted one time only and is valid for up to 90 days after installation. Landscape projects have a \$500 minimum. Any alterations or deviations from the specifications that result in additional costs will be executed only upon written authorization; however, Precision Turf, Inc. reserves the right to adjust pricing up to 15% without prior authorization when additional materials are required to properly complete the work. All agreements are contingent upon strikes, accidents, weather, or other delays beyond our control. Precision Turf, Inc. carries full insurance coverage, including workers' compensation. This proposal is valid for 90 days and may be withdrawn if not accepted within that timeframe.

ACCEPTANCE OF PROPOSAL: The prices, specifications, and conditions outlined above are satisfactory and accepted. Precision Turf, Inc. is authorized to perform the work as described. Payment will be due as outlined above. A 50% deposit may be required for jobs exceeding \$1,000.00.

CUSTOMER SIGNATURE & DATE:

 7052 Davis Creek Road Jacksonville, FL 32256 PH:904-262-6089 Office@preturf.com		DATE	ESTIMATE NO.	
		8/27/2026	16432	
		REPRESENTATIVE		
		SEAN WINN		
CUSTOMER		SERVICE ADDRESS		
THE SAWGRASS PLAYERS CLUB ASSOCIATION MARSH LANDING MANAGEMENT 4200 MARSH LANDING BLVD. SUITE 200 JACKSONVILLE BEACH, FL 32250		THE SAWGRASS PLAYERS CLUB ASSOCIATION PONTE VEDRA BEACH, FL 32082		
LANDSCAPE / IRRIGATION ESTIMATE				
QTY	SIZE	DESCRIPTION	RATE	TOTAL
		LANDSCAPE		
		REPLACE PASPALUM GRASSES WITH FAKAHATCHEE		
		CORNER OF THE COVES		
		LABOR TO REMOVE PASPALUM ON ALL 4 CORNERS	300.00	300.00
		ADD DIRT FOR GRADING	50.00	50.00
12	3 GALLON	ADD (12) 3 GALLON FAKAHATCHEE GRASS (3 ON EACH CORNER)	30.00	360.00
2	YARDS	ADD (2) YARDS CHOCOLATE MULCH	100.00	200.00
		PGA TOUR ENTRY AREAS		
		LABOR TO REMOVE PASPALUM	750.00	750.00
		ADD DIRT FOR GRADING	200.00	200.00
24	3 GALLON	ADD (24) 3 GALLON FAKAHATCHEE GRASS	30.00	720.00
5	YARDS	ADD (5) YARDS CHOCOLATE MULCH	100.00	500.00
		A1A ENTRANCE		
		LABOR TO REMOVE PASPALUM	250.00	250.00
		ADD DIRT FOR GRADING	100.00	100.00
8	3 GALLON	ADD (8) 3 GALLON FAKAHATCHEE GRASS	30.00	240.00
3	YARDS	ADD (3) YARDS CHOCOLATE MULCH	100.00	300.00
TOTAL			\$3,970.00	

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PH:904-262-6089
Office@preturf.com

DATE

ESTIMATE NO.

8/27/2026

16433

REPRESENTATIVE

SEAN WINN

CUSTOMER

THE SAWGRASS PLAYERS CLUB ASSOCIATION
MARSH LANDING MANAGEMENT
4200 MARSH LANDING BLVD.
SUITE 200
JACKSONVILLE BEACH, FL 32250

SERVICE ADDRESS

THE SAWGRASS PLAYERS CLUB ASSOCIATION
PONTE VEDRA BEACH, FL 32082

LANDSCAPE / IRRIGATION ESTIMATE

QTY	SIZE	DESCRIPTION	RATE	TOTAL
4	PALLETS	LANDSCAPE REPLACE TOTAL OF (4) PALLETS OF SOD IN VARIOUS AREAS EAST OF WATER OAKS, WEST OF CYPRESS CREEK BY BENCH WEST OF CYPRESS CREEK BY DRAIN WEST OF CYPRESS CREEK BACK SIDE OF CRAPES TO CLOSE IN BED LINE	750.00	3,000.00

TOTAL

\$3,000.00

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