Sawgrass Players Club Association
Controlled Access Committee Agenda
January 8, 2026, 3 PM

Join Zoom Meeting

https://us02web.zoom.us/j/83253255063?pwd=gdPO2qZjFpVbUb0qAVz8mgdsV3dVnS.1

Meeting ID: 832 5325 5063
Passcode: 982902

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+13126266799,,83253255063#,,,,*982902# US (Chicago)

I. **Establish a Quorum and Proof of Notice**
II. **Call to Order**
III. **Recognition of Guests**
  a. Scott Leonard, Sean Owens, and Thomas Hackney for First Coast Security Services (FCSS).
  b. Noelle Salomon, Kristy Richland for Marsh Landing Management Company (MLMC).
IV. **Approval of December Meeting Minutes**
V. **Reports**
  a. First Coast Security Reports
    i. FCS Monthly Report (Entry Data/Incidents/Issues/ABC and Compliance Stats)
    ii. Gatehouse Inspection Report
    iii. Safe Pace Radar Data Sign Report
    iv. Radar Camera Report
  b. SJSO Reports
  c. Financial Report
VI. **Unfinished Business**
  a. SJSO Camera Inspection
  b. Installation Timing of 3 remaining Radar Cameras
  c. FCS Upgrade to Existing Crosswalk Signs to Add Reflectivity Strip
  d. Stop Sign at TPC- Topic on hold. Pending TPC sign installation.
  e. TEM Quote for Visitor Module
VII. **New Business**
  a. Vicars Landing New Rep
  b. Insurance Memo (re: residents and vendors crossing the Blvd via the Vicars Landing service exit where there is no crosswalk).
  c. As Presented.
VIII. **On Hold Pending Re-Paving-**
  a. Suggestion to add crosswalks at key intersections
  b. Suggestion to add white line on roadway where the road cannot accommodate 2 vehicles.
IX. **Open Forum**
X. **Announcements- Next meeting February 12**

Sawgrass Players Club Association
Controlled Access Committee Minutes
December 11, 2025

I. **Establish a Quorum and Proof of Notice- Quorum achieved in presence of Gerry Klingman, Nanci Lochonic, Margaret Parnaby in attendance and Mike Resetar, Julia Mutch, Peter VerDorn, and Danny Cash attending by Zoom.**

II. **Call to Order- Gerry Klingman called the meeting to order at 3:00pm**

III. **Recognition of Guests- Guests recognized as follows.**

a. Scott Leonard, Sean Owens, and Tom Hackney for First Coast Security Services (FCSS).
b. Noelle Salomon, Francesca Devincentis, and Kristy Richland for Marsh Landing Management Company (MLMC).
c. Homeowner guests- John Flynn Board President, Teri Mathes Board Vice President. Zoom Guest- Chris George, Mike Sobeiki, Matt Long, Spencer Katz, Alison Michalek, Chris Algee, Lillian Fouraker, Chelsey Zegle and Johanna.

IV. **Approval of November Meeting Minutes-** Draft minutes sent in advance. No edits offered. **Action: Margaret Parnaby moved to approve the minutes as submitted, seconded by Nanci Lochonic and all approved.**

V. **Reports**

a. **First Coast Security Reports- Scott Leonard reported.**
    i. **FCS Monthly Report (Entry Data/Incidents/Issues/ABC and Compliance Stats)**- RFID entries YTD is $1.5MM, increase from 2025. Two incidents in November, both involving e- bikes, SJSO is involved. FCS cannot detain youth or perform traffic stops however SJSO can stop for reckless driving and trespassing. Compliance stats reviewed. Gatehouse inspection report given. Speed date on Alta Mar Dr total of 4900 vehicles, 230 vehicles over 6+ mph and 11 vehicles over 11+ mph. Speed data on TPC Blvd total of 69000 vehicles, 2695 vehicles over 6+ mph, 200 vehicles over 11+ mph, and 7 vehicles over 20+ mph. Highest speeds between 1:00 am and 3:00 am, 80% speeds between 6:00 am and 8:00 am. Safe Pace radar signs do not have cameras to view tags. All 6 safe pace radar signs are functioning; Traffic Logix came on site. All gate arms are working.

Guest Comments- Question on speeding percent- Approximate 4%. Homeowner comment advocate of safe pace radar signs. Clarification is given that new camaras are not contracted.

b. **Financial Report-** Financials reviewed. Forecast trending favorable by $14k as of October 31, 2025, financials.
c. **SJSO Reports- Kristy Richland reported.** SJSO report shared. SJSO increasing presence with 23 visits in November.

VI. **Unfinished Business-**

a. **FCS Update on Upgrades to Camera Radar Signs- Gerry Klingman gave background.** The ISN Traffic Hawk needed to be replaced, and proposal obtained for $51k, not desired. Therefore, the committee asked FCS for an alternative. The radar cameras cost $7,500 per camera for a total of $29k. FCS Sean Ownes gave report and shared live footage. It was noted that camera footage is stored in the cloud for 90 days. Starting Monday FCS will be reviewing all speeders in Global Security Operations as part of the contract with FCS. Scott Leonard will then receive the data w/ tag and time stamp. If it is a vendor FCS will call the vendor. If it is a resident they will forward to

MLMC. Focus will begin on enforcing highest speeds first and continue to increase citations. It was also noted that FCS is paying for the installation of the cameras.

Question from guest- How long would it take to recoup money spent? The committee responded that the goal is compliance, Capital Contribution balance is $320k and the association has about a 100 move ins per year that help towards balance. Who can be fined? The committee responded that vendors can have RFIDs turned off. Residents, The Yards and TPC are all members of the association and can be fined for their actions and the actions of their guest. Guest comment, need to know who is speeding. Committee commented that new cameras will be able to show this and cameras can be linked to SJSO at no cost. Are cameras better technology for less money? Response- Yes, and cameras are under warranty. How many cameras are purchased? Response- A total of four. One will be installed first to monitor data and measure effectiveness, before the remaining three are installed. Are cameras at the gates? Response- Yes, and they are linked with SJSO. How many incidents? Response- Since Scott Leonard has been hired approximately every other month. **Action: MLMC will get date.**

b. **FCS Community Safety Plans- 2 Additional Cameras-** The committee will not explore adding more cameras until the first four cameras are operational. **Action: Topic pending resolution of item a.**
c. **Crosswalk Sign Reflectivity Strip-** Need to have reflectivity added.
d. **Stop Sign at TPC-** TPC has agreed to install new signs and lighting. This will be revisited after TPC installs their signs.
e. **Crosswalk at Vicars Landing-** Residents are attempting to cross TPC Blvd at the exit where there is no crosswalk. Insurance brokers came onsite to make a recommendation for "Do Not Cross" signage. **Action: Vicars Landing will install sign after Insurance Broker memo.**
f. **TEM Quote-** TEM is the company used for gatehouse solutions. Quote obtained to replace old technology for phone. Discussion. **Action: Tabled, continue to investigate, may consider Star Link Tripp Richland will look onsite.**

VII. **New Business-**

a. **Safe Pace Radar Sign Repairs-** All repaired.
b. **Purchase of Additional Safe Pace Radar Sign-** Not interested. **Action: Remove from agenda.**
c. **eBike License Plates-** SJSO did not recommend.
d. **Vicars Landing New Member-** Scott Hetzinger retired and his replacement will attend the January meeting.

VIII. **On Hold Pending Re-Paving-** Both items below on hold until re-paving.

a. Suggestion to add crosswalk at key intersections-
b. Suggestion to add white line on roadway where the road cannot accommodate 2 vehicles-

IX. Open Forum- Thank given to attendees. Request for homeowners to take photos of ebike violators to be then forwarded to SJSO.

No further business meeting was adjourned.

X. **Announcements- Next meeting January 8, 2026 at Marsh Landing Management Company.**

December 10, 2025

Brown & Brown
10151 Deerwood Park Blvd.
Jacksonville, FL. 32256,

352.709.6203 cell
Gary.Raia@bbrown.com

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

Attn: Kristy Richland, Property Manager

As always it was a pleasure to meet with you and the SPCA team today to discuss the issue regarding the insurance carriers' recommendations from their property report.

Present in our meeting were Kristy, Tripp Richland, John Flynn BOD President, Scott Leonard First Coast Security and Kendall Bryan. CEO Vicars Landing. In addition, from Brown & Brown were Elaine Fraser and me.

Elaine and I met at the location at the front gate area where the concern and recommendation from the insurance carrier was generated. The discussion concerning Vicar's Landing residents crossing TPC Blvd at the Main Gate, which is a busy intersection, and should only to be used as an 'Exit' for vehicles not pedestrians.

To satisfy the insurance carriers' safety and liability concerns, I recommend doing the following:

- Install signs stating "Pedestrian Crossing Prohibited" on both sides of the street
- Add RFID – Rumble Strips at two locations:
    - Approximately 100 ft and 40 feet prior to stop sign at exit
    - In both entry lanes alongside the security booth, to where the road separators posts end (just after the maintenance entry.

I also suggest notifying all of the tenants of Vicars Landing by email and in Vicars Voice to notify the tenants of this enforcement. Reminders to residents periodically to remind residents that Pedestrian Crossing is Prohibited, would be additionally beneficial.

Since you are permitted to issue violations to residents and visitors to the property, we suggested the possibility of ticketing pedestrians that cross in that area. We also discussed the possibility of installing a camera at the intersection so that if a pedestrian is struck, the video will assist in defense of any future claims.

Scott is verifying:

- if 'Jay Walking' is still a violation and will include the statue # on the sign
- Researching camara's to capture perpetrators.

I look forward to continuing the cooperative and beneficial relationship with your organization and I am always available to you for any future Risk Management and Safety issues that may arise.

Sincerely,
Gary Raia
Risk Management and Safety Manager

CC: John Flynn
Kendall Bryan
Scott Leonard
Pilar Dixon
Elaine Fraser

SAWGRASS PLAYERS CLUB

CONTROLLED ACCESS REPORT

Prepared by,

Scott Leonard; Security Account Manager

FCS
FIRST COAST SECURITY

DECEMBER 2025

VEHICLE TRAFFIC

***** No Updated Numbers from TEM as of 1/2/2026. Scott should have numbers by the January 8, 2026 Meeting. Person at TEM that provides #'s is off until 1/7/2026!**

RFID'S ENTRIES

RFID entries: Main Gate 80,557 (898,008 YTD) Solana Gate entries: 75,949 (806,881 YTD). (1,704,889 YTD both RFID gates)

500,000 More Vehicles than 2024

VISITOR ENTRIES

Visitors: Main Gate 7,445 (28,859 YTD) / Solana Gate 476 (20,011 YTD)

(48,870 Both Gates YTD)

Two (2) INCIDENTS for December 2025 (December 2024 had one (1)
(26 Total for 2025 - Down 13 from 2024 which had 39 Incidents)

TPC Community

December 11 – 14, 2025 – Early Morning Hours. Received several complaints of a loud van driving through the neighborhood before 6:00 am waking residents. It was determined that the loud van was the Florida Times Union delivery driver. FCS Account Manager denied access on December 15, before 9:00 am or the exhaust was repaired. By December 16, 2025 the exhaust was repaired.

Oakbridge

December 19, 2025 @ 11:00 pm – Patrol received several calls of kids throwing eggs at cars on AltiMar Dr. Kids were gone upon patrols' arrival.

AREAS TO WATCH

BOLO

- Teens on e-Bikes
- Teens painting graffiti
- Teens throwing eggs
- Teens by fountains.
- Teens fishing off Seven-mile Drive and near Pump Stations.
- Teens by power line Rd.

ACTIVITY BY COMMUNITY FOR: DECEMBER 2025

COMMUNITY >>>	BC	BW	CB	CC	HC	LS	NC	OB	PCV	TPC BLVD	SC	SI	SMD	TPC	TB	VL	WE	WO	REC	GATE		
CRIMES AGAINST PERSONS																						0
																						0
CRIMES AGAINST PROPERTY																						
BURGLARY OF A HOME																						0
BURGLARY OF VEHICLE																						0
GRAND THEFT																						0
THEFT																						0
VANDALISM OVER $1,000																						0
VANDALISM UNDER $1,000																						0
EMERGENCY CALLS																						0
ALARMS																						0
DOMESTIC																						0
FIRE																						0
MEDICAL																						0
VEHICLE TRAFFIC																						0
TRAFFIC ACC. WITH INJURIES																						0
TRAFFIC ACC. W/O INJURIES																						0
CARELESS / RECKLESS DRIVING																						0
GATE ARM INCIDENT																						0
SOD DAMAGE																						0
ANIMAL COMPLAINTS																						0
DOGS																						0
GATORS																						0
SNAKES																						0
OTHER WILD ANIMALS																						0
NUISANCE INCIDENTS																						1
NOISE																						0
HARASSMENT																						0
INTERFERENCE W/ GATE																						0
TEEN MISCHIEF								1														1
INCIDENT TOTALS	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
COMMUNITY >>>	**BC**	**BW**	**CB**	**CC**	**HC**	**LS**	**NC**	**OB**	**PCV**	**TPCB LVD**	**SC**	**SI**	**SMD**	**TPC**	**TB**	**VL**	**WE**	**WO**	**REC**	**GATE**		
CITATIONS																						3
PARKING			2								1											3
SPEEDING																						0
CARELESS / RECKLESS DRIVING																						0
TRAFFIC SIGNS																						0
UNDERAGE GOLF CART DRIVER																						0
NUISANCES																						0
VANDALISM																						0
																						0
ABOUT GATE OFFICERS																						0
ABOUT POLICIES																						0
PARKING																						0
DRIVERS																						0
NEIGHBORS																						0
VENDORS / WORKERS																						0
PATROL SERVICE CALLS																						5
HOUSE CHECKS								1					1									2
18 WHEELER ESCORTS								2			1											3
JUMP STARTS/AIR TIRE																						0
RESIDENT AID PATROL RESPONSE																						0
COMMUNITY >>>	**BC**	**BW**	**CB**	**CC**	**HC**	**LS**	**NC**	**OB**	**PCV**	**TPC BLVD**	**SC**	**SI**	**SMD**	**TPC**	**TB**	**VL**	**WE**	**WO**	**REC**	**GATE**		

DECEMBER 2025

SPEED SIGN DATA

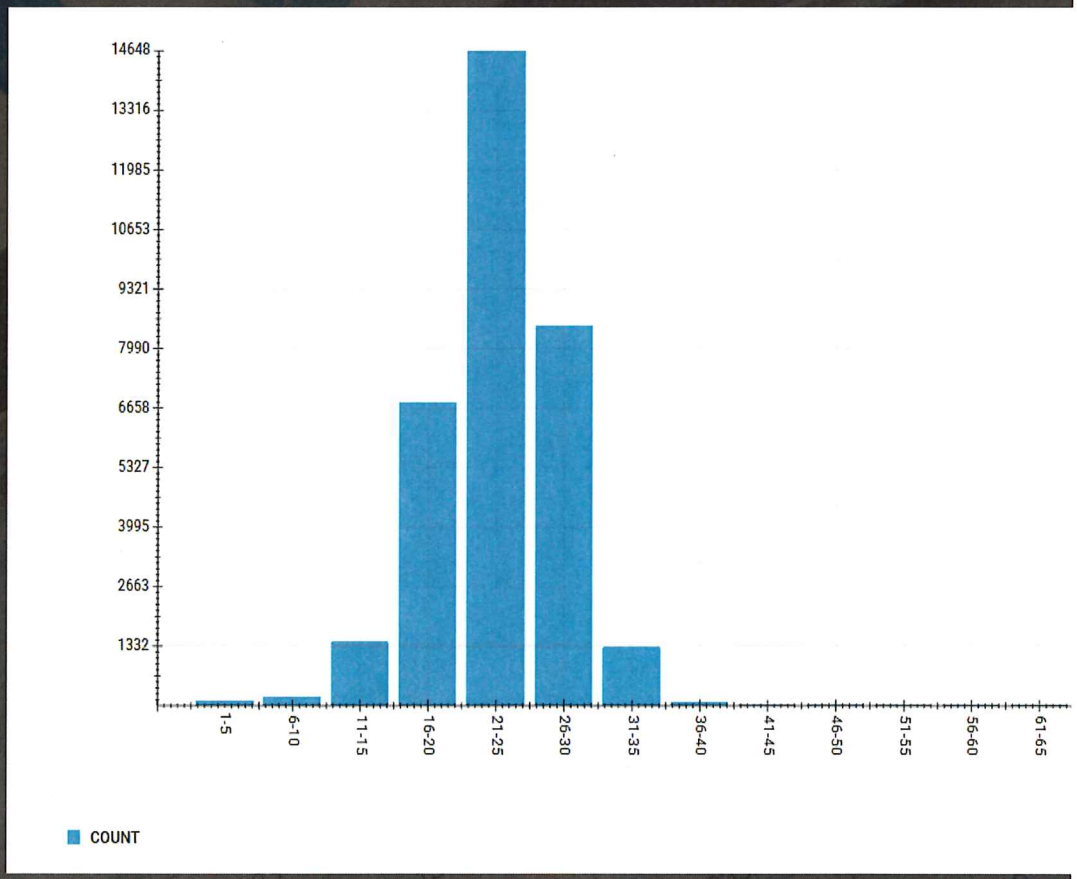
ALTIMAR DR (By Tennis Courts) * Safe Pace Radar Sign

Count by Speed Range Report

Report period: 2025-12-01 to 2025-12-30

Count By Speed Range

Speed (mph)	Count
1-5	112
6-10	205
11-15	1420
16-20	6794
21-25	14648
26-30	8507
31-35	1300
36-40	79
41-45	3
46-50	0
51-55	0
56-60	0
61-65	0
66-70	0
71-75	0
76-80	0
81-85	0
86-90	0
91-95	0
96-100	0
Total	33068



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- 1,382 Vehicles 6+ MPH Over Posted Limit.
- 82 of them 11+ Miles over.

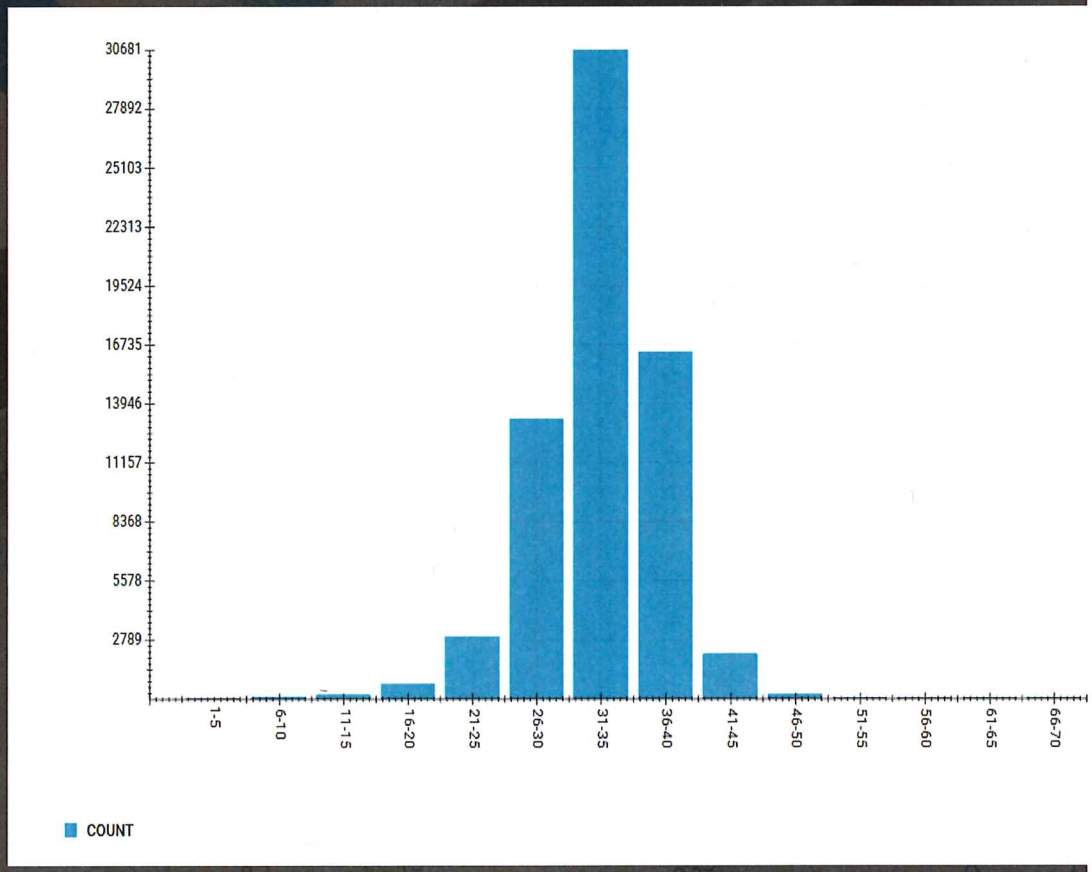
TPC BLVD (Eastbound / Leaving to A1A) *** Safe Pace Radar Sign**

Count by Speed Range Report

Report period: 2025-12-01 to 2025-12-30

Count By Speed Range

Speed (mph)	Count
1-5	20
6-10	67
11-15	185
16-20	696
21-25	2967
26-30	13227
31-35	30681
36-40	16381
41-45	2127
46-50	201
51-55	23
56-60	2
61-65	1
66-70	1
71-75	0
76-80	0
81-85	0
86-90	0
91-95	0
96-100	0
Total	66579



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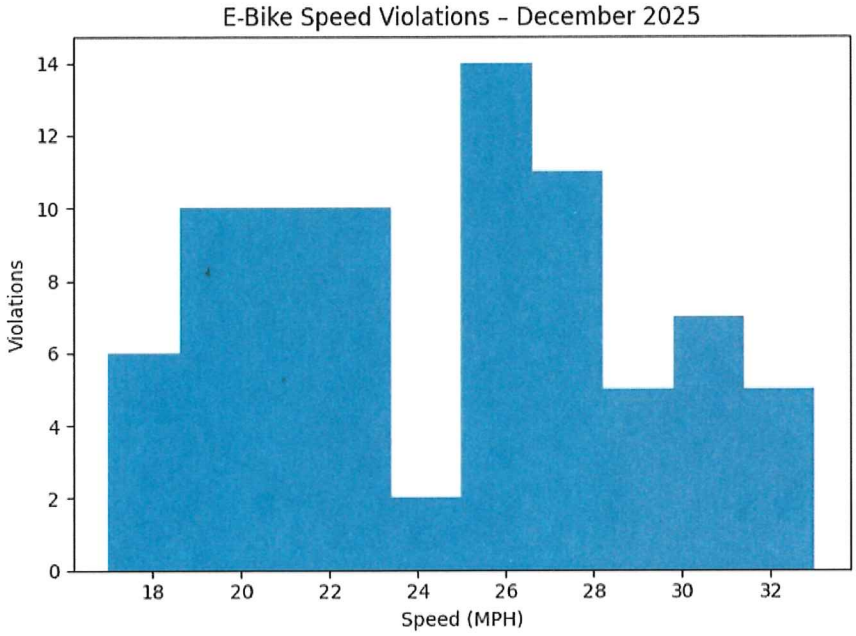
- 2,355 Vehicles 6+ Miles over the posted speed limit
- 201 + 11 mph over
- 2 Vehicles 20+ mph over the posted speed limit

New Speed Camera Data

Prepared by: Sean Owens; FCS

TPC Sawgrass – E-Bike Speed Violations Summary (Dec 2025)



Dataset

- Only E-Bikes <17MPH
- Limited to FCS Safe Community System Camera

Key Metrics

- Total Violations: 80
- Average Speed: 24.6 MPH
- Max Recorded Speed: 33 MPH

Additional Safety Concerns

- Use of Cellphone observed: 3 Times
- No Helmets observed:

Gatehouse Inspection Report

No Change from last month. Reagan in Maintenance stated the minor repairs to the Main gate will be touched up after the Holidays. Solana Gate is Budgeted to be repaired in 2026.

Sawgrass Monthly Gatehouse Condition Report 99.24%

Main Gate - Sawgrass Players Club Assoc. - 11:38 am EST by Scott Leonard

Hammock Cove Drive, Florida 32082

Started: 2025-11-05 11:29:12 EST

Submitted: 2025-11-05 11:38:01 EST

Form Duration (DD:HH:MM:SS): 00:00:08:48

Follow-up Issues

No follow-up issues exist for this audit

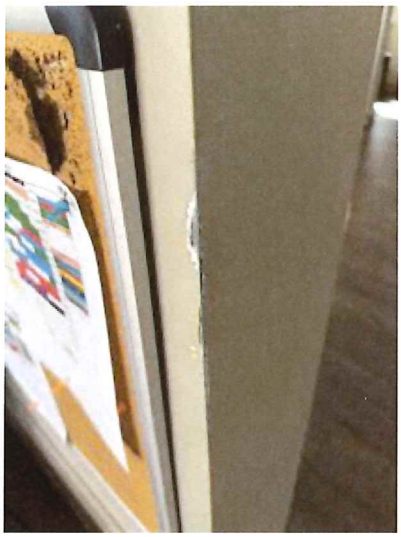
Audit Items

General Information

Note	The Client hires a weekly cleaning service to vacuum and perform general dusting, bathroom and window cleaning. First Coast Officers are responsible for daily upkeep to include wiping down of all surfaces. Officers should clean up any spills that occur on floors or appliances, avoid putting feet up on walls to prevent scuff marks, avoid keeping the door open to prevent A/C issues and report any defects to the Supervisor on duty.
Gatehouse	Main Gate

Media - photograph discrepancies, repeat as needed

Photo of discrepancy	



Description	Minor paint touch up needed at Main Gate. Small cosmetic items from when sliding door was replaced as well as scuffs in the paint. Also handicapped "Grab handles" in bathroom are very rusty due to cleaning chemicals.

Overall Condition

32.75 / 33 (99.24%)

Question	Answer	Weight	Score
What is the overall condition of the Gatehouse?	Good	10	10
Interior Paint	Satisfactory	1	0.75
Interior Doors	Good	1	1
Interior Flooring	Good	1	1
Interior Furnishing	Good	1	1
Toilet	Good	5	5
Sink	Good	1	1
Microwave	Good	2	2
Refrigerator	Good	2	2
A/C Unit	Good	2	2
Windows (interior/exterior)	Good	2	2
Exterior doors	Good	1	1
Gutters	Good	1	1

Lights	Good	2	2
Exterior grounds	Good	1	1

Total Score **32.75 / 33**

99.24%

Acknowledgement

Officer conducting inspection	Scott A. Leonard: Account Manager
Date	11/05/25
Time	11:35 am
Signature	

Traffic Enforcement / Safety Equipment

*** Cooks Electric has wired and installed the first Traffic Camera on TPC Blvd. This "hard wired" camera is very inconspicuous compared to the solar unit. Sean Owens; FCS is in the process of monitoring the camera which should be able to get speeders as well as the stop sign at TPC turning onto Altimar. Once he makes adjustments, he will then be able to share the data with me, where I can update the board.

FCS will begin issuing Speed Citations in January 2026.

END OF REPORT

Prepared by Scott A. Leonard; FCS

Completed on January 2, 2026