



ANNUAL MEMBERS' MEETING MINUTES- DRAFT UNAPPROVED

2024-25 Board Members in attendance: Maury Dettmer, John Flynn, Gerry Klingman, Teri Mathes, Brad Nestor, and Marc Stearns. Also attending Tripp Richland, Kristy Richland, Noelle Salomon, and Jamie Parker for Marsh Landing Management Company (MLMC).

- I. Call to Order- John Flynn, President, called the meeting to order at 6 p.m.**
- II. Certificate of Quorum- Quorum achieved. 472 proxies submitted prior to the meeting.**
- III. Proof of Meeting Notice- Proper notice was given, proxies and ballots were mailed out June 1, 2025, in accordance with the Third Amended and Restated Bylaws.**
- IV. Welcome Members- John Flynn welcomed attendees.**
- V. Approval of 2024 Annual Membership Meeting Minutes- Minutes sent in advance. Brad Nestor moved to approve the 2024 Annual Members minutes, Marc Stearns seconded, and the 2024 annual minutes were approved by acclamation by the membership.**
- VI. Master Board Report- John Flynn reported.** Board roles and responsibilities are to work for the overall betterment of the entire community, establish rules, act on committee recommendations, make recommendations to committees, and approve the annual budget. Accomplishments over the past year were to adopt new rules including registration policies for eBikes, successfully bid insurance and obtain lower rates, and to complete board training. In 2025-26, the Board will continue to review recommendations brought from Controlled Access to improve safety, work with Reserve Advisors and committees to ensure infrastructure and stormwater expenses are properly funded and review the First Coast Security and the management contracts.
- VII. Committee Reports-**
 - 1) Architectural Control Committee (ACC) Report- Brad Nestor, ACC member, reported.** The ACC meets twice per month to review exterior modifications projects after they have been approved by the subassociation ARB Committees. The ACC's goal is to ensure consistency with the subassociation rules and ensure projects will not cause negative impact to neighbor lots or the stormwater system. Since last July, 418 applications were reviewed by the ACC.
 - 2) Controlled Access Committee (CAC) Report- Gerry Klingman, CAC chair, reported.** Ralph Sylvester was posthumously honored for his years of service to Players Club as the onsite supervisor with First Coast Security. Since the last annual membership meeting, the CAC met with

SJSO to establish an agreement so that after-hour officers can patrol the community to promote safety. Additionally, the CAC transitioned to a new on-site supervisor, Scott Leonard, set up Driver's License scanners and License Plate Readers at the gates, purchased 4 radar cameras that will soon monitor vehicular violations, and a large screen to monitor community assets from the gatehouses. This year, the CAC will renew the First Coast Security contract and seek recommendations from their newly created I.T. department to improve technologies.

Board responses to residents' questions:

- Cameras will capture the speed and the tag information of all vehicles on Master roadways. Residents driving 7 mph over the speed limit may receive a violation.
 - When residents are recorded going 7 mph or more above the speed limit, MLMC will send a first violation notice. If a second occurrence is recorded within 12 months, MLMC will send a notice of a Board meeting whereby the Board can levy a fine.
 - Homeowners are responsible for the actions of their guests.
 - The Master Board does not have the authority to levy fines against guests or to enforce vehicular violations that occur on sub association roadways.
 - Residents should report any gate incidents to either Scott Leonard or MLMC and include the day, time, and location.
- 3) **Communication Report- Kristy Richland read the report for Adam Guillette, Communication chair.** The Communications Committee works with Fischer Agency to send out e Notices, Marsh Landing Management to maintain website content, and Florida Newsline to publish the quarterly Players Journal. Association information is shared with residents through e Notices, Facebook, and the Players Journal. The next Communications meeting is on August 1; additional members are desired and interested owners are invited to attend and bring ideas for articles. Other publications (like Stroll) are not drafted by the Association.
- 4) **Finance Report- Maury Dettmer, Board Treasurer and Finance member, reported for George Parnaby, Finance chair.** The May balance sheet was presented. The Association has a healthy cash management plan with \$2MM invested in laddered CDs at Raymond James and Edward Jones. The CDs are all earning 4% interest and are set to renew for a year or less to keep funds liquid. Additionally, the Finance Committee has a \$400K line of credit, a capital contribution program to pay for new capital improvements, and an emergency contingency fund to pay for necessary and unforeseen expenses such as storms.
- 5) **Landscape Report- Carole McManus, Landscape chair, reported.** Landscape members were acknowledged for their service and Teri Means was fondly remembered for her prior service and the implementation of the Arbor Garden, which is now full of donated Legacy trees. The role of Landscape committee and responsibility for Precision Turf was reviewed. Last year their focus was on limbing up trees, removing moss from certain Carpe Myrtles, and replacing plantings with Northeast-Florida friendly landscaping. The Landscape Committee's motto is "If you see something, say something" and owners are encouraged to report issues to MLMC so Precision Turf can be notified. There are several new projects planned for the fall.
- 6) **Operations Maintenance and Waterways (OMW) Report- Tripp Richland reported on behalf of the Committee.** Projects were reviewed including the construction of a new sidewalk from North Cove to Players Pool, continued sidewalk repairs, drainage improvements, and surveying of all the Master property. Pumpstation work continued; cameras were set up to monitor stream

gauges and equipment, gable fans were installed at the pumphouses to keep equipment cool, fire suppression systems were put in at both pumphouses, and a new John Deere engine. The OMW Committee also focused on flow to the pumps and water quality. Moving forward drainage improvements and canal cleaning will continue. The OMW members will explore improving the Water Oak weir, begin planning to replace pumps, determine how to make repairs to the undermined "dimple mats" at the pump stations, and develop procedures to evaluate master owned lake banks.

- 7) **Recreation Report- Debbie McWade, Rec chair, reported.** Committee members recognized for volunteering. Annual events included three family events, three music nights and food truck Tuesdays. This past year, the Players Park tot lot play equipment was replaced and upgraded. New bike racks and soccer goals were also purchased. The Recreation Committee plans to construct a lacrosse wall and has formed an ad hoc committee with a member from Cypress Creek to design plans to expand Players Park parking lot by adding 11 more spaces and a place for golf carts.

VIII. Confirmation of Inspectors of Election- The election committee members were Larry Gonzales, Teri Mathes and Bob Rookes led by Maury Dettmer. The inspectors met on July 8 for the purpose of counting ballots.

IX. Announcement of Newly Elected Members- There was 1 class C seat opening on the Board and there were 2 class A seat openings on the Board. A total of 2 class C members and 4 Class A members submitted their candidate bios for the positions by the candidate deadline. **By a vote of the Class C members, the Class C member with the highest number of votes is Jason Aipperspach and by a vote of all the members the 2 class A candidates with the highest number of votes are Mike Resetar and TJ Welsh.**

Thanks were given to Maury Dettmer, Nancy Gormley and Brad Nestor for their involvement.

X. Adjournment- With no further business or questions the meeting adjourned.

- To view detailed report information, visit: the Players Club website [\(link here\)](#)