

**Sawgrass Players Club Association
OM&W Agenda
1-7-2026 at 9 AM at MLMC**

- I. Establish a Quorum & Call to Order-**
- II. Guest in attendance-**
- III. Approval of December Meeting Minutes- Page 2**
- IV. Reports**
 - a. Finance Report- Kristy Richland**
 - b. The Yards Report- Mike Miles**
 - c. TOUR Report- Josh White**
 - d. Pump Stations/Stormwater**
 - i. General Pump Station Projects**
 - 1. Gravel along Power Line Road**
 - 2. Pumps Rebuild**
 - 3. Pump Performance Monitoring System Page 5**
 - 4. StarLink**
 - 5. Storage Shed**
 - ii. Seven Mile Drive (7MD) Pump Station Projects**
 - 1. Replacement of Developer Installed Bulkhead Page 17**
 - iii. Salt Creek (SC) Pump Station Projects**
 - 1. Repairs of SC#2 and SC Jockey Pump**
 - 2. Exterior Building Repairs Page 26**
 - e. Water Quality**
 - f. Safety**
- V. Unfinished Business-**
 - a. Status of Canal Restoration for 2025**
 - b. Drainage Projects-**
 - i. Area across from Vicars Landing**
 - c. Insurance Input related to Vicars Landing Residents Not Using Crosswalk**
 - d. Water Oak Weir Drilling of Core Holes**
 - e. Status of Lake Bank Slope Inspection**
 - f. Sidewalk Railing Installation at Palmera Park**
 - g. Third Party Engineer to support ACC re: Sewer Lateral Repair**
- VI. New Business-**
 - a. OMW Membership**
- VII. Announcement- Next Meeting- February 4, 2026**

**Sawgrass Players Club Association
OM&W Minutes
12-3-2025 at 9 AM at MLMC**

In attendance: Carl Crist, John Flynn, Art Gormley, Paul Rushton, Marc Stearns, TJ Welsh, and Josh White. Also, Kristy Richland, Tripp Richland, and Francesca Devincentis, for Marsh Landing Management Company (MLMC).

- I. Establish a Quorum & Call to Order- Quorum met. John Flynn called meeting to order at 9:03am.**
- II. Guest in attendance- None.**
- III. Approval of November Meeting Minutes- Minutes reviewed. Action: TJ Welsh moved to approve the minutes as submitted, seconded by Marc Stearns and all approved.**
- IV. Reports**
 - a. Finance Report- Kristy Richland reported.** Waterways and Other Maintenance budgets are forecasted to end with savings at Year End. TPC preparation, storm preparation, waterway improvements, and pumpstation fuel costs are less than expected.
 - b. The Yards Report- Mike Miles absent.** TJ Welsh reported that the Architectural Control Committee approved the construction of shade sails at The Yards pickleball courts.
 - c. TOUR Report- Josh White reported.** Senior staff members, including Jim Triolia, Michael Johnson, Brad Nestor and Jeff Plotts, retired. The Tour is meeting with Future Horizons the week of December 8 as their new waterway vendor.
 - d. Pump Stations/Stormwater- Paul Rushton and Tripp Richland reported.**
 - i. General Pump Station Projects**
 - 1. Gravel along Power Line Road. Action: Work is pending Beaches Energy Service (BES) availability to lay gravel.**
 - 2. Pumps Rebuild- The Finance committee approved the B&B quote on 12-2-2025. Action: MLMC to give notice to proceed (NTP) with rebuild working starting with the Salt Creek #2 pump.**
 - 3. Pump Performance Monitoring System- Emerson Automation Solutions came onsite to perform flow measurement testing at Seven Mile Drive. It was determined that the flow instrument would need to be placed on the side of the discharge line at least 30' away from the building. A hole needs to be dug to expose the top half of the pipe. Assuming the device measurements are accurate, the OMW committee will consider purchasing flow instruments. Devices cost ~\$15k/each plus materials. Action: TJ Welsh moved for Repair Specialist to dig a hole at the Seven Mile Drive pump station so Emerson can perform their device measurement test; Repair Specialist is to be used for hole digging work not to exceed (NTE) \$2K. Motion seconded by Art Gormley and all approved. MLMC will give NTP to Repair Specialist to dig a hole.**
 - 4. StarLink- Tripp Richland followed up with StarLink. Their equipment does not have the ability to support a static IP. Action: Tripp Richland will follow up and inquire if there is another option.**
 - 5. New Topic- Storage Shed- Suggestion made to add a storage shed at the Seven Mile Drive pump station to store maintenance materials currently taking up space inside the pump stations. A possible location has been identified. Discussion. The Tour purchased storage sheds through Tough**

Shed. **Action: Paul Rushton moved to buy a shed and install it NTE \$10k, seconded by Marc Stearns and all approved. MLMC to order a shed before 12-31-2025.**

ii. **Seven Mile Drive (7MD) Pump Station Projects**

1. **Replacement of Developer Installed Bulkhead-** RFP drafted by MLMC and shared with the committee. One quote was received from O&O for \$925 per linear foot. **Action: Rip Tide and Farrell Brothers bids pending.**

iii. **Salt Creek (SC) Pump Station Projects**

New topic- SC equipment- The SC jockey pump and SC #2 pump require repairs. These pumps were serviced by Jax Machine Repair (JMR) and are under warranty. **Action: Tripp Richland will contact JMR and outline the issues. He will request JMR come onsite to repair the jockey pump (SC #2 will be refurbished by B&B Building Systems).**

1. **Inverter-** Paul Rushton determined the inverter should not be eliminated.

2. **New topic- SC pump station exterior repairs.** Bids are needed to update and repair the SC building. **Action: Tripp Richland to obtain quotes for repair of the SC pump station and bring them to the January meeting.**

e. **Water Quality-** No significant updates. **Action: Once Future Horizons starts servicing the waterways in January, MLMC will ask them for an initial status report and recommendations for improvement including areas that may benefit from aeration.**

f. **Safety-** Sidewalk grinding and pressure washing continues.

V. **Unfinished Business-**

a. **Status of Canal Restoration at Fish Hook and Salt Creek-** Work is planned to start next week. Canal cleaning is in progress along Bermuda Court and Cypress Bridge.

b. **Drainage Projects-**

i. **Area across from Vicars Landing-** **Action: Dig N Jax is on schedule to complete drainage repairs the week of December 20.**

ii. **Area across from TPC gatehouse-** This project is extensive, and funds are not included in the 2026 budget. **Action: Remove from the agenda.**

c. **Sidewalk Extension-** Some residents of Vicars Landing are not using the crosswalk at their entrance and are crossing TPC Blvd at the exit of their community near the gatehouse. **Action: MLMC emailed insurance carrier, Brown & Brown, to ask for an opinion. They agreed to provide a recommendation for a sign to be constructed at the Vicars Landing exit alerting residents to use the crosswalk at their entrance.**

d. **Water Oak Weir Drilling of Core Holes-** Work is in process by MLMC. **Action: MLMC will suspend additional drilling, and Marc Stearns will go onsite to inspect.**

e. **Status of Lake Bank Slope Inspection-** **Action: Tripp Richland will coordinate a meeting with Art Gormley, and TJ Welsh.**

f. **Mitered End Repair-** Work is complete. **Action: Close and remove from agenda.**

g. **Marriott Light Repair-** Work is complete. **Action: Close and remove from agenda.**

h. **Sidewalk Railing Installation at Palmera Park-** **Action: Work on schedule.**

i. **Third Party Engineer to support ACC re: Sewer Lateral Repair-** MLMC set an initial meeting with Black & Veatch. **Action: A follow-up meeting with Black & Veatch is planned for 12-16-25. They agreed to help the Architectural Control Committee review sewer lateral and roadway repairs. They will also provide a quote to inspect sewer laterals along Palmera Drive using cameras.**

VI. **New Business-**

a. **OMW Membership-** A ninth member is needed. **Action: OMW to provide suggestions.**

VII. Announcement- The next Meeting is January 7, 2026

From: [Paul Rushton](#)
To: [Tripp Richland](#); [Kristy Richland](#)
Cc: [Reagan Knighten](#); [TJ Welsh](#); [White Josh](#); [Tripp Richland](#); [Crist Carl](#); [Flynn John and Judy](#); [Miles Mike](#); [Stearns Marcus and Mary Carol](#); [Art Gormley](#)
Subject: Please add these two quotes to the upcoming OMW package
Date: Tuesday, December 30, 2025 10:31:56 AM
Attachments: [ENA-Q25-04790-2 Marsh Landing Management Company F731WD - 12.17.25.pdf](#)
[CL2_3621_Marsh Landing Management PR_FLEXIM F731 Direct Bury Installation.pdf](#)

During the flow measurement testing Mike Fiandra conducted on Dec 10, the instruments and flow data were of good quality and appeared to be reliable. I can send the data files if anyone is interested. My thinking is to purchase and install a complete system on one discharge line. We would try it out for a year or so and then talk about getting more of them. There are two quotes included here, we would need to accept both of them if we are in favor of this approach.

- 1) purchase the hardware for one discharge line. Since the instrument is buried, it is Emerson policy to install two pair of transducers (one pair for each flow measurement) with cabling (\$17,007) and
- 2) perform one underground installation on a pipe of our choosing. (\$4,000)

The quote is higher due to the added materials and labor to protect the buried devices from soil conditions and the fact that there are two transducer sets instead on one, each with its own cable, etc. Both cables are attached to one dual channel control box inside the pump house. The controller will average them or report them individually. In case of a failure of a transducer, the other can be used independently.

We would have the added cost of

- Excavating the pipe (<\$2k)
- Running some wiring (Reagan/Paul can do this)
- Connecting to the PLC/cloud (Glen Tyson, it should not be too much)

Happy New Year everybody
Paul

On Dec 10, 2025, at 6:10 PM, Paul Rushton <paul.rushton3@icloud.com> wrote:

The flow testing today was successful. Mike got preliminary readings on the pipe showing ~37,000 gpm at rated pump speed - equates to roughly 85% of design flow rate.

For us to do

1. We would have to expose the entire pipe for the permanent instrument; it is clamped on vs magnetically attached. It is then weather proofed and cabled back to the pumphouse (a single 4 wire conductor) via buried conduit. We identified possible cable routing today.
2. A readout box/controller would be located inside the pumphouse and require 120V power. We have to provide power.

3. In order to get remote readout and/or data logging, each instrument will need one input to the PLC, cabled from the controller to the PLC. We need to find out how many 5-20 mA ports are available in our PLC or otherwise how to connect the two, Ask Glen Tyson when he's here.
4. The instruments will not work on sleeved pipe, Reagan to check if there is any length of pipe that is not sleeved at the SC discharge lines.

Mike F

1. Download and send today's data dump to Paul
2. Prepare a detailed proposal for the cost to install one instrument at 7MD on the 36" pipe.



**WATER &
WASTEWATER
SPECIALISTS**

CL2 Solutions, LLC.
2020 Heartland Cir
Valrico, FL 33594
+18136292720
jason@cl2solutions.com
www.cl2solutions.com

Quote

ADDRESS

Marsh Landing Management
Company
250 North Roscoe Blvd.
Ponte Vedra Beach, FL 32082

QUOTE # 3621

DATE 12/18/2025

EXPIRATION DATE 02/17/2026

ATTN

Paul Rushton

RE

FLEXIM Direct Bury Installation

QTY	ITEM	DESCRIPTION	UNIT COST	AMOUNT
1	CL2 Service	Service / Travel / Mileage *install (1) Flexim F731 Meter with K Transducers - (DIRECT BURY)	4,000.00	4,000.00

Contact CL2 Solutions, LLC. to pay.

TERMS & CONDITIONS:

- 1) Quote is valid for 60 days, unless noted otherwise.
- 2) Payment Terms are 100% Prepayment or Net 30 with approved credit
- 3) Reference Quote number on Purchase Order when submitted.
- 4) Cancellation and change fees may apply for certain requests.
- 5) Amounts are in USD
- 6) Freight Terms: Purchaser must specify a shipping method and provide account number unless other freight terms have been negotiated. Costs not included unless stated.
- 7) Sales Tax not included in proposal, unless stated.
Your purchase order is acceptance of these terms without exception.
- 8) A flat \$150.00 fee will be assessed on orders requiring Certificate of Conformity or MTRs
(additional fees may apply for additional documentation required)

SUBTOTAL	4,000.00
TAX (0.075)	0.00
TOTAL	\$4,000.00

Accepted By

Accepted Date



FLEXIM AMERICAS Corporation
250-V Executive Drive
Edgewood, NY 11717
Phone: (631) 492-2300
Fax: (631) 492-2117
Toll Free: 1-888-852-PIPE
www.emerson.com

Marsh Landing Management Company
250 North Roscoe Blvd
Ponte Vedra Beach, FL
32082
United States of America

OFFER

Offer No.: ENA-Q25-04790

Version: 002

Customer No.:

Handled by: Emmylou Amamio
Phone: +1 800 522 6277
E-Mail: East.Flowcsc@Emerson.com
Date: 12-17-2025

F731WD - 7 Mile Drive Pump Station - Paul Rushton

In accordance with your requirement description, we hereby submit our metering point / service offer to you. Please do not hesitate to contact us if you have any further questions regarding our offer or our metering systems and services.

Estimated Delivery Time: 5 Weeks
Terms of Delivery: CPT 2020
Prices: quoted in USD net
Payment Terms: 30 days net
Validity: 01-16-2026

Your local Sales Representative is: Fiandra Mike

Phone:, E-Mail: Mike.Fiandra@Emerson.com

Thank you for providing us an opportunity to quote your application. Our quote is meant as a proposal on basis of our present knowledge about your application. Please send your order to flexim-us@emerson.com. Please Note: There is a 2,5% Credit Card Fee. If you have any further questions, do not hesitate to contact us.

Yours sincerely

FLEXIM AMERICAS Corporation

Emmylou Amamio



FLEXIM AMERICAS Corporation
 250-V Executive Drive
 Edgewood, NY 11717
 Phone: (631) 492-2300
 Fax: (631) 492-2117
 Toll Free: 1-888-852-PIPE
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Price Overview:

Pos.	Description	Amount	Single price	Total Price
1	Combinations Application FLUXUS F731WD Dual Channel	1	\$15,402.00	\$14,169.84
1.1	Transmitter DE7-F731WD-NNNNN-2AL1-HS.CS2.MP4/FVA F731WD [F] FLUXUS for the measurement of: liquids [731] Type: 731 [WD] Water distribution [NN] No explosion protection [N] Non-intrinsically safe [NN] No additional certificate [2] Measuring channels: 2 [AL] Housing: aluminum, metric [1] Power supply: 90...264 V/50...60 Hz [HS] HART, incl. current output, switchable, active/passive, 4...20 mA Outputs [CS2] 2 x current output, switchable, active/passive, 0/4...20 mA [MP4] 4 x digital output (open collector) I _{max} 100 mA, status, pulse, frequency 0.002...10 kHz [FVA] Advanced Meter Verification Full functionality only with FluxDiag full version	1		
1.1.1	Operating instruction 731761-00 Multilingual x731 quick instruction and electronic operating instructions in different languages on USB stick	1		
1.1.2	Transmitter-Fixation (option) 731037-1 Pipe and wall mounting kit for x731-A	1		
1.1.3	Data transmission kit 801037-9 Data cable USB-C	1		
1.1.4	Supplements 990760-12 Supplement HART x2/3x de/en	1		
1.1.5	Cable Gland 326600-1 2 x cable gland M20 x 1.5, MsNi Ø 0.35...0.51 in	1		
1.2	Clamp-On Transducer TRD-FSK-LNNN-NNT1-012/H68	2		



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Pos.	Description	Amount	Single price	Total Price
	CDK1LI8 Transducer calibration with aperture calibration 6 measuring points, including calibration certificate (factory calibration, no accredited report) [F] For the measurement of: liquids [S] Typ: Shear wave [K] Transducer frequency K – 0.5 MHz Inner pipe diameter (recommended): 7.9...78.7 in inner pipe diameter (extended): 3.9...94.5 in [L] Temperature range: -40...+212 °F [NN] No explosion protection [NN] No additional certificate [T1] Connection system: stripped cable ends [012] Cable length: 39 ft [H68] Degree of protection IP68			
1.2.1	Coupling foils 990739-0	2		
	Coupling foil VT-K(G,H,K transducers) +14/392°F			
1.2.2	Coupling compound 990739-22	2		
	Coupling compound: -22...+392 °F, FLEXIM, tube 0.022 lb			
1.3	Fixation MOU-VLK-DM-S2000/H68 [VL] Variofix L For transducer frequency K – 0.5 MHz [D] Measurement arrangement: diagonal or reflection [M] Inner rail length: 14.50 in [S] Fixation: tension straps [2000] Outer pipe diameter: 36.20...78.70 in [H68] For IP68 transducer	2		
2	Mounting MOU-PLK-RL-SSSK5 [PL] Permalock For transducer frequency K – 0.5 MHz [R] Measurement arrangement: reflection [L] Rail length: 19.25 in [S] Fixation: tension straps [SSK5] 20"- 36"	1	\$878.00	\$807.76

Accessories

EAST
 250-V Executive Drive
 Edgewood, NY 11717
 (631) 492-2300

GULF
 10635 Shadow Wood Drive
 Houston, TX 77043
 (832) 668-5225

SOUTHEAST
 St. Johns
 FL 32259
 (904) 314-6880

SOUTH
 Calera
 AL 35040
 (205) 790-5514

CENTRAL
 2210 West Townline Rd.
 Peoria, IL 61615
 (309) 241-5307

WEST
 2819 Crow Canyon Road, Suite 010
 San Ramon, CA 94583
 (925) 217-4909



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 250-V Executive Drive
 Edgewood, NY 11717
 Phone: (631) 492-2300
 Fax: (631) 492-2117
 Toll Free: 1-888-852-PIPE
 www.emerson.com

Pos.	Description	Amount	Single price	Total Price
3	Extension cable 7712615-50F Connection cable: type 2615, Cable length: 50 ft	1	\$274.00	\$252.08
4	Direct burial kit US-MOU.DBK-6 Direct burial kit for permalocks *Item number US-TENSION (tensioning tool) required Pipe sizes 36" to 100" Including: - Hardware for ten additional straps	1	\$420.00	\$386.40
5	Direct burial kit US-TENSION Tensioning tool for solid bands * Tool required with direct burial kits	1	\$352.00	\$323.84
Service				
6	Surcharge IMP-TARIFF-F Surcharge	1	\$1,067.97	\$1,067.97
Total USD				\$17,007.89



ESTIMATE

QUOTE003219

Estimate Date: Dec 05, 2025

Expiry Date: Mar 06, 2026

FROM:

Checkmate Coatings

908 11th Avenue South

Jacksonville Beach, FL, 32250

Email: admin@checkmatecoatings.com

Phone: (904) 776-9018

TO:

Marsh Landing

Attn: Tripp Richland

Phone: (904) 591-8047

JOB LOCATION:

1223 Salt Creek Pointe Way, Ponte Vedra, FL 32082

JOB:

Pump House #2

#	Services	Qty	Price	Discount	Total
1	<p>Checkmate Signature Flake System</p> <p>Comprised of a polyurea base coat, 100% full flake broadcast, and a polyaspartic top coat for maximum durability and UV stability.</p> <p>Installation Process Includes:</p> <p>Diamond Grinding – Mechanically profile the concrete surface to ensure maximum adhesion.</p> <p>Crack & Surface Repair – Repair of cracks, pits, and imperfections using industrial-grade polyurea crack filler or mender prior to coating.</p>	760.00	\$6.50	\$0.00	\$4,940.00
2	<p>Concrete Surface Repair</p> <p>For pitting, spalling, or uneven surfaces, we use a professional-grade polyurea mender to rebuild and smooth out imperfections. This process creates a seamless, even surface and ensures optimal adhesion of the coating system for long-term durability.</p>	1.00	\$250.00	\$0.00	\$250.00
3	<p>Stem-Wall</p> <p>Application of the Checkmate Coating Flake Floor system up the vertical stem walls.</p>	30.00	\$5.00	\$0.00	\$150.00
				Subtotal	\$5,340.00
				Grand Total (\$)	\$5,340.00

Accepted payment methods

Credit Card, Check, Cash

Message

Thank you for considering Checkmate Coatings for your home improvement project! We've prepared an estimate based on your requested services. If you have any questions or would like to discuss options, feel free to reach out.

When you're ready, you can accept and sign the estimate directly. Once completed, we'll reach out to schedule your project.

We look forward to helping you transform your space!

Terms

Conditions Prior to Application. Checkmate Coatings, LLC provides professional concrete coating services throughout Florida, and customers agree to clear all work areas of furniture and personal items before installation. Customers may cancel without penalty within three (3) business days of signing; beyond that, deposits become non-refundable. For financed projects, loan terms begin at signing of the proposal.

Postponement of the job must be made at least 48 hours prior. Client must be present at the end of the job for final approval and payment. Checkmate Coatings reserves the right to cancel or reject any job at its discretion. No other agreement, oral or written, expressed or implied, shall qualify the terms hereof.

Our 15 Year Warranty covers residential interior coatings against peeling, delamination, UV discoloration, and cracking caused by the coating itself. A ten-year warranty applies to pool decks and exterior installations. This warranty includes both material and labor for eligible repairs. This warranty excludes damage from structural defects, acts of nature, customer negligence, physical impact. Touch-ups may not blend perfectly with the original surface. Because our coatings follow the contour and character of the concrete, minor surface texture and gloss variation should be expected. The finished surface thickness and appearance will be determined by Checkmate Coatings installers. Repairs to damaged coating will be at customers expense if the damage is caused by structural defects, acts of providence, customer negligence, trauma, or dragging heavy objects across the floor.

We are not liable for delays caused by weather, material shortages, labor availability, or other uncontrollable events, and we reserve the right to reschedule jobs when needed. This agreement is governed by Florida law, with venue in Duval County Florida. Both parties waive the right to a jury trial. In the event of a payment dispute, the prevailing party is entitled to reasonable attorney's fees and court costs, including appeals. As stated above these terms represent the final and complete agreement, superseding any prior communications or understandings, and no modifications are valid unless in writing and signed by an authorized representative of Checkmate Coatings.

Limitation of Liability. Checkmate Coatings is not liable for consequential, incidental, punitive or special damages that may arise in connection with the sale or installation of goods hereunder or for any damage to the building, structure, or substrate or for damage to or loss of property left in the work area. Checkmate Coatings is not liable for damage to property resulting from Checkmate Coatings having to move it out of the work area.

Warranties. NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES WHETHER OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE, OR OTHERWISE (EXCEPT AS TO TITLE), OTHER THAN THOSE MADE EXPRESSLY BY CHECKMATE COATINGS, SHALL APPLY TO THE GOODS, AND NO WAIVER, ALTERATION, OR MODIFICATION OF THE FOREGOING CONDITIONS SHALL BE VALID UNLESS MADE IN WRITING AND SIGNED BY THE PRESIDENT OR A VICE PRESIDENT OF CHECKMATE COATINGS. SOME JURISDICTIONS MAY NOT ALLOW THE LIMITATIONS OR EXCLUSION OF LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EXCLUSION OF IMPLIED WARRANTIES, SO SOME OF THE ABOVE LIMITATIONS OR EXCLUSIONS MIGHT NOT APPLY TO YOU.



ESTIMATE

QUOTE003218

Estimate Date: Dec 05, 2025

Expiry Date: Mar 06, 2026

FROM:

Checkmate Coatings

908 11th Avenue South

Jacksonville Beach, FL, 32250

Email: admin@checkmatecoatings.com

Phone: (904) 776-9018

TO:

Marsh Landing

Attn: Tripp Richland

Phone: (904) 591-8047

JOB LOCATION:

Tripp Richland

250 Roscoe Blvd

Ponte Vedra, FL, 32082

Phone: (904) 591-8047

JOB:

Pump House- Roscoe Blvd

#	Services	Qty	Price	Discount	Total
1	<p>Checkmate Signature Flake System</p> <p>Comprised of a polyurea base coat, 100% full flake broadcast, and a polyaspartic top coat for maximum durability and UV stability.</p> <p>Installation Process Includes:</p> <p>Diamond Grinding – Mechanically profile the concrete surface to ensure maximum adhesion.</p> <p>Crack & Surface Repair – Repair of cracks, pits, and imperfections using industrial-grade polyurea crack filler or mender prior to coating.</p>	782.00	\$6.50	\$0.00	\$5,083.00
2	<p>Concrete Surface Repair</p> <p>For pitting, spalling, or uneven surfaces, we use a professional-grade polyurea mender to rebuild and smooth out imperfections. This process creates a seamless, even surface and ensures optimal adhesion of the coating system for long-term durability.</p>	1.00	\$250.00	\$0.00	\$250.00
#	Materials	Qty	Price	Discount	Total
3	<p>Stem-Wall</p> <p>Application of the Checkmate Coating Flake Floor system up the vertical stem walls.</p>	18.00	\$5.00	\$0.00	\$90.00

Subtotal \$5,423.00

Grand Total (\$) \$5,423.00

Accepted payment methods

Credit Card, Check, Cash

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Limitation of Liability. Checkmate Coatings is not liable for consequential, incidental, punitive or special damages that may arise in connection with the sale or installation of goods hereunder or for any damage to the building, structure, or substrate or for damage to or loss of property left in the work area. Checkmate Coatings is not liable for damage to property resulting from Checkmate Coatings having to move it out of the work area.

Warranties. NO EXPRESS WARRANTIES AND NO IMPLIED WARRANTIES WHETHER OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR USE, OR OTHERWISE (EXCEPT AS TO TITLE), OTHER THAN THOSE MADE EXPRESSLY BY CHECKMATE COATINGS, SHALL APPLY TO THE GOODS, AND NO WAIVER, ALTERATION, OR MODIFICATION OF THE FOREGOING CONDITIONS SHALL BE VALID UNLESS MADE IN WRITING AND SIGNED BY THE PRESIDENT OR A VICE PRESIDENT OF CHECKMATE COATINGS. SOME JURISDICTIONS MAY NOT ALLOW THE LIMITATIONS OR EXCLUSION OF LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR EXCLUSION OF IMPLIED WARRANTIES, SO

SOME OF THE ABOVE LIMITATIONS OR EXCLUSIONS MIGHT NOT APPLY TO YOU.

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Vendor	Bulkhead Type	Estimated Length (LF)	Total Cost	Cost per LF	Includes Engineering	Includes Permitting	Material	Notes
Riptide Marine & Land Construction	Vinyl (Cantilevered)	100 LF	\$ 152,290.00	1269.08	Yes	County Only	Vinyl Sheet Pile w/ Timber Cap	Includes SoV; excludes state & federal permits
O&O Construction Co.	Timber	75–100 LF (field measure)	Varies	925.5	No	No	Timber Bulkhead	Final cost based on measured footage
Farrell Brothers Marine Construction	Vinyl	75 LF	\$ 198,876.00	2651.68	Yes	Yes (priced separately)	Vinyl Sheet Pile w/ Wood Cap	Flow fill, permits, drawings are additions

Date	Estimate #
12/9/2025	2025-279

Name / Address
Tripp Richland 4200 Marsh Landing Blvd. Suite 200 Jacksonville Beach, FL 32250 904-373-5619 TRichland@marshlanding.org

Job Site Location
Island Peninsula Side of Channel Adjacent to #17 Green - Valley Course PVB, FL 32082

If you have any questions or concerns, please contact Scott Farrell at: (904) 626-4506 or sfarrell@farrellmarine.com

P.O. No.	Project
Bulkhead	#17 Green - Valley - Bulkhead Repl...

Description	Qty	Unit Cost	Total
BULKHEAD BID PROPOSAL			
Farrell Brothers Marine Construction will			
VINYL BULKHEAD WITH WOOD CAP Construct a Vinyl Sheet Pile Bulkhead according to the following specs: - Exposure Height: 6'-7' - Frontage Length: 75' - Wing Wall Lengths: N/A - Taper into land on each end - Sheet Pile Profile & Length: 14 Long Sheets of CMI FP-475 or Equivalent - Waler: 8"x8" Outside Waler with double laminated 2"x6" Inside Waler - Helical Anchor, Tie Rod Type, Length, & Spacing: HDG Helical Anchors (Stainless Steel cannot withstand installation torque on helical mechanism) Spaced on 6' Centers with All-Thread Adaptor to connect to Waler System with Type 316 Stainless Steel rods and hardware – Length up to 25' Each with additional length at \$55/LF, if needed to reach required capacity - Cap Type, Width, Fasteners: 2"x6" #1 Grade Bullnose Decking approx 20" wide attached with 3" Stainless steel screws - Weep Hole Drains: N/S due to minimal Exposure above water level * Flowable Fill Concrete will be placed between existing & proposed bulkheads & is priced separately below ** Price per additional Linear Foot of bulkhead, if required: +\$2,110/LF+Flow Fill	1	198,876.00	198,876.00
SYNTHETIC CAP UPGRADE OPTION Substitute all decking materials with 1"x6" Synthetic Decking. * Cap is per linear foot **Price is In Addition to the PT Wood Cap base Price	75	33.85	2,538.75
Flowable Fill will be pumped between existing wall and new sheet-pile wall. *Price is per Cubic Yard including pump Estimated Cu Yds: 40CY-50CY	40	349.00	13,960.00

FARRELL BROS

MARINE CONSTRUCTION, INC.

Docks • Decks • Boat Lifts • Bulkheads

P.O. Box 50397, Jacksonville Beach, FL 32240

904.626.4506 www.farrellmarine.com

Proposal

Date	Estimate #
12/9/2025	2025-279

Name / Address
Tripp Richland 4200 Marsh Landing Blvd. Suite 200 Jacksonville Beach, FL 32250 904-373-5619 TRichland@marshlanding.org

Job Site Location
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P.O. No.	Project
Bulkhead	#17 Green - Valley - Bulkhead Repl...

Description	Qty	Unit Cost	Total
Purchase, Spread, & Rough Grade A3 Backfill - Price is per Cubic Yard purchased & Placed Estimated Cubic Yards to Cover Flow Fill: 10CY-20CY *Final Quantity to be determined by Customer's desired grading	10	175.00	1,750.00
ENVIRONMENTAL PERMIT: FDEP Full Permit Application & Associated Fees (if required)		2,145.00	2,145.00
Attain St. John's County Building Permits with Associated Approvals & Inspections (requires Sealed Engineered Drawings)		2,485.00	2,485.00
Engineered Sealed Drawings of Structure		1,650.00	1,650.00
All permits are required to be on file at Farrell Brothers Marine. All insurance certificates are available upon request. Farrell Brothers Marine Construction is not responsible for any grass, shrubs, utilities, sprinkler systems, septic systems, trees, walkways / paths, pools in work area or its path. Extreme care will be taken to avoid any damages. Please advise us of any concerns you may have above or underground, as necessary. Unforeseen items will billed in form of a change order at a time and material basis.			
TERMS: 10% due at contract signing, 40% at arrival of crew, equipment, and materials. 40% due at 80% completion. Remaining 10% plus fill dirt & any additional balance due to change orders due at completion of project.			
THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS * Material prices are extremely volatile currently. We have done our best to anticipate a fair value for all of the material involved. Price is subject to change if there is a significant move in the material market.			

Questions or Concerns, please contact Scott Farrell at: (904) 626-4506 or sfarrell@farrellmarine.com

December 11th, 2025

Marsh Landing Management Company, Inc.
C/C Tripp Richland
4200 Marsh Landing Boulevard
Suite 200
Ponte Vedra Beach, Florida 32082

Subject: *Bulkhead Replacement Project – Valley Course #17 Green*

Tripp,

After reviewing the documents provided via email on November 19th, 2025, conducting a site visit, consulting with our engineers, and considering several approaches to this project, we believe a “Cantilevered” vinyl naval-style bulkhead is the best approach. Several factors led us to decide on this course of action.

1. Many unknowns prevent the use of any existing structure, such as tie-rods or deadman anchors.
2. The thick upland vegetation and steep slopes make access and traditional wall installation prohibitive.
3. The requirement for no galvanized hardware eliminates the use of helical tiebacks, and the thick vegetation makes push anchors, like Manta-Rays, unusable.
4. Lastly, the actual exposed height of the wall is very low, not more than three (3) feet. Because the wall is supported on the offshore face with five (5) feet of water, this isn’t a true cantilever.

Based on the above, Riptide Marine & Land Construction (Riptide) is pleased to provide a price of \$152,290.00, schedule of values attached (SoV), to install a new 100 linear foot (LF) vinyl bulkhead with an exposed height not to exceed eight (8) feet from the pond floor to the top of the wall. The new wall will have a ten (10) foot return wall at each end. The price per linear foot (LF) is \$1,269.08.

The scope of work is as follows:

- Engineering, Permitting & Survey:
 - Engineering:
 - Structural Engineer Check of Materials and Calculations – Professional Engineer (PE) Registered in the State of Florida
 - Signed & Sealed Construction Drawings
 - Permitting:
 - State Permits are Excluded – Not sure of how the State Agencies look at the golf course property.
 - St. Johns County Permitting:
 - Zoning & Development Clearance Sheet
 - Notice of Commencement filed with Clerk of Courts
 - Building Permit(s)
 - Required Inspections

- Survey:
 - Elevation Benchmark
 - Wall Offsets – The wall will be eighteen (18) inches seaward of the existing wall and will be approximately one (1) foot higher.
- Mobilization:
 - Floating Equipment:
 - One (1) Self-Propelled Barge – 35’x12’
 - Two (2) Material Scows – 25’x10’
 - Yellow Iron:
 - One (1) CAT 305 Excavator with Jib & Vibratory Hammer
 - One (1) CAT 289 Skid Steer with Forks & Bucket
 - Materials & Supplies:
 - 12” ϕ x25’ Face Piles
 - 6x8x20 Timber Wales
 - ESP 10.5x20’ Vinyl Sheetpile
- Vinyl Bulkhead Construction:
 - Installation of Face Piles & Offshore Wales:
 - Twenty-five (25), twelve (12) inch diameter by twenty-five (25) foot timber face piles will be driven on approximate four (4) foot centers along the wall alignment.
 - After pile installation, a top, middle, and bottom wale made up of 6x8 timbers will be installed.
 - The wales will be secured to the face piles with one (1) inch stainless steel hardware assembly.
 - The offshore face will have an “ogee washer”; the landward side will be recessed into the wale and will have a round washer.
 - Install Vinyl Bulkhead:
 - The wall will be made up of forty-four (44), twenty (20) foot ESP 10.5 vinyl sheet piles and two (2) corners.
 - The sheets are delivered as singles but driven in pairs. Once the material is delivered, each single will be threaded with another to create a single pair of sheeting.
 - Starting on the west side of the property, a sheet and a corner will be threaded and driven to grade on the inside face of the previously installed wales.
 - The ten (10) foot return wall on that side of the project will then be installed.
 - From there, the wall will work to the east just beyond the end of the existing wall.
 - A ten (10) foot return wall will then be installed on the east side of the project.
 - Backfill of Wall Cavity:
 - Sandy fill material will be delivered by truck to the staging area.
 - From there, the fill material will be loaded onto material scows for transport to the project area.
 - The material will then be placed in the wall cavity. This will allow the material to be hydraulically compacted while the water is displaced.
 - Install Cap:
 - The timber cap will be comprised of 2x6 lumber installed transverse to the wall alignment.
 - The boards will be approximately eighteen (18) inches in length and will be secured with Stainless Steel Simpson #10x3” quick drive deck screws.
- Demobilization:

- Fine-grade backfilled material.
- Remove all materials and equipment from the project site.

The above scope of work encompasses all necessary permits, engineering, insurance, management, labor, equipment, construction materials, and permanent materials required to complete the outlined scope of work.

This proposal is qualified as follows:

- All hardware will be stainless steel.
- Timber piling will be treated to 2.50 Chromated Copper Arsenate (CCA).
- Timber framing and sheeting products to be treated to 2.50 CCA.
- Decking material will be treated for Ground Contact (GC).
 - If synthetic decking is wanted, a change order will be submitted once the type of board is identified.
- All holes and cuts on treated dimensional lumber will be treated in the field with CopperCoat.
- Pile cutoffs will be treated with AnchorSeal after cutting.
- All state and federal permits are *excluded* from this proposal. This includes but is not limited to the following:
 - United States Army Corps of Engineers (USACE)
 - St. Johns River Water Management District (SJRWMD)
 - Florida Department of Environmental Protection (FDEP)
- County Permits *are* included in this proposal.
- Payment Terms:
 - Engineering, Permitting & Layout Costs are due at the time of acceptance.
 - Permanent Materials will be billed two (2) weeks before mobilization.
 - After mobilization, work will be billed weekly based on work completed that week. See SoV for more detail.
 - Demobilization equals approximately six percent (6%) of the contract value and will be billed after the punch list is complete and the owner has accepted the work.
 - If more dirt is required, the quantity above the ninety-six (96) cubic yards (CY) estimated will be billed at the unit rate in the SoV.
- The project start is contingent on permitting (County permits are typically four to six weeks) and the contractors' schedule.
- The work will be conducted Monday through Friday from 7:30 AM to 4:00 PM for the project's duration.
 - Construction is expected to last approximately six (6) weeks.
- A laydown area to the west is required, need enough space for the following:
 - One (1) Tool Trailer
 - Need a location for a 30CY dumpster.
 - One (1) Portable Toilet Facility.
 - Parking for a crew of four (4).
- If any obstructions impede or slow pile driving beyond what can reasonably be expected, then a change order for time and cost will have to be negotiated. An example of something unreasonable would be a cypress mat or rocks beneath the current mud line.
- Landscaping is excluded from this proposal.

We appreciate the opportunity to provide this proposal and look forward to a successful project. With over twenty years of experience in the heavy civil and marine construction market, Riptide offers an unparalleled certainty of success on any marine construction project.

If you have any questions or would like to discuss this proposal, please don't hesitate to contact us by phone or email.

Thanks, and have a great day.

Patrick Kenning
Riptide Marine & Land Construction
Owner
(904)504-5426
patrick@riptidemarineconstruction.com
www.riptidemarineconstruction.com

Detailed Schedule of Values (SoV)
Sawgrass Bulkhead Replacement Project - Vinyl

Feature of Work	Qty	Unit	Original \$/Unit	Extended	Qty Billing Period	Cost Billing Period	Qty Previously Installed	Qty Installed to Date	% Complete	Billed to Date	Remaining Cost
Permanent Materials	1.00	LS	\$ 64,710.00	\$ 64,710.00	-	\$ -	-	-	0.00%	\$ -	\$ 64,710.00
Engineering, Permitting & Layout	1.00	LS	\$ 5,000.00	\$ 5,000.00	-	\$ -	-	-	0.00%	\$ -	\$ 5,000.00
Mobilization	1.00	LS	\$ 11,500.00	\$ 11,500.00	-	\$ -	-	-	0.00%	\$ -	\$ 11,500.00
Helical Installation	25.00	EA	\$ 655.00	\$ 16,375.00	-	\$ -	-	-	0.00%	\$ -	\$ 16,375.00
Face Piles	25.00	EA	\$ 450.00	\$ 11,250.00	-	\$ -	-	-	0.00%	\$ -	\$ 11,250.00
Wale Installation	480.00	LF	\$ 17.00	\$ 8,160.00	-	\$ -	-	-	0.00%	\$ -	\$ 8,160.00
Sheetpile Driving	44.00	Pair	\$ 450.00	\$ 19,800.00	-	\$ -	-	-	0.00%	\$ -	\$ 19,800.00
Backfill of Wall Cavity	96.00	CY	\$ 40.00	\$ 3,840.00	-	\$ -	-	-	0.00%	\$ -	\$ 3,840.00
Timber Cap	120.00	LF	\$ 22.00	\$ 2,640.00	-	\$ -	-	-	0.00%	\$ -	\$ 2,640.00
Demobilization	1.00	LS	\$ 9,015.00	\$ 9,015.00	-	\$ -	-	-	0.00%	\$ -	\$ 9,015.00
Total \$:				\$ 152,290.00		\$ -				\$ -	\$ 152,290.00
\$ per LF:				\$ 1,269.08							

O&O Construction Co. Inc.,
5790 Estelle Street
Jacksonville, Florida 32254
Dockbuild101@aol.com
904-783-9479

December 2, 2025

Marsh Landing Management Company, Inc.
4200 Marsh Landing Blvd, Suite 200
Office- 904-273-3033
Direct- 904-373-5619
Fax-904-273-0933
RE: Sawgrass Bulkhead Replacement
Attn: Tripp Richland
TRichland@marshlanding.org

Bid Proposal

Will construct approximately 75-100 Ln Ft of 5ft out of mudline new timber bulkhead.
Bulkhead will be 6in higher in front of the existing bulkhead.
New wall will be 18in or less in front of the old wall.
All lumber will be .60 CCA. All piling will be 2.5 CCA.
Will use 5/8 in S.S. rod with Mantaray earth anchor at each pile.
Piles will be 5ft on center. Top and middle whaler (horizontal member) will be 3x8 and bottom will be 3x12.
Sheathing will be 2x8 at 8ft long.
Filter cloth behind entire wall.
2x8 cap on top, piles cut on 45 degree.
All fasteners to be S.S.

Any debris accumulated due to construction will be hauled off site.

Will back-fill in between both walls to the top of cap level back. No sod.

All work will be constructed from waterside.
Will field measure at completion and charge accordingly.

Cost Per Foot: \$925.50

If you have any questions, please call our office or Charles' cell: 904-334-3879

Respectfully,

Charles O'Neal



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Saltcreek HOA

**Attn:Tripp—Marsh Landing Management
12 3 25**

Re:pump station bldg -1223 salt creek pointe way

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >remove and replace 1 pre hung metal door at the front of the bldg
- >remove and replace up to a total of 180 lin ft of damaged wood trim and replace with pressure treated materials
- >remove the windows from the 2 roof dormers and frame in opening -install new plywood backing and remove the old siding from both dormers and install new lap siding on both of the dormers and over the area where the windows were removed
- >remove and replace up to a total of 240 lin ft of damaged lap siding
- >remove the 3 rear 5ft x 5ft wood louvered vents and install 2 new aluminum 5ft x 5ft vents where removed -includes rebuilding the framing under the rightside vent where framing is damaged
- >remove the rectangular wood vent at the right side of the bldg (leaving the ½ moon vent) frame in the area install plywood sheathing and new lap siding to match the existing where the vent was removed
- >caulk and paint the exterior of the entire bldgs. when the repairs are made
- >clean up job and haul away all debris
- *we will have to build a man bucket to hang over the roof so we can work on the water side of the bldgs. we will use scaffolding as needed on the ends of the bldg over the water
- *if any hidden damages is found not in the scopes we will show proper authority before pricing

Total Price for the above scope of work \$26,880.00

***option -same scope as above but instead of doing siding /trim repairs we will remove all the siding from the bldgs./repair the trim as needed and install new nichiha board lap siding over the existing backer board where the siding was removed on the entire exterior of the bldg add \$11,890.00**

Proposal Signed by_____ Printed Name_____

Thank you for your consideration

Scott Haines -C 904.402.6561