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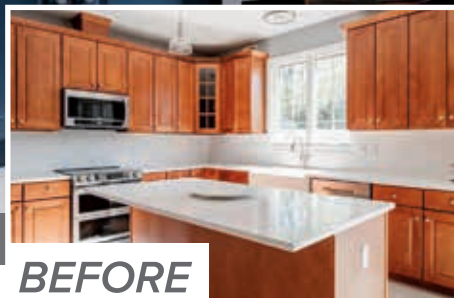


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Preparing for Hurricane Season in Florida: Steps to Safeguard Your Home and Property

Florida's hurricane season, stretching from June 1 to November 30, brings the annual possibility of intense storms that can disrupt even the most serene coastal living. As trusted real estate experts serving Florida's prestigious First Coast, The Lisa Barton Team understands the importance of safeguarding your home and investment with thoughtful, proactive preparation. Taking action early can protect your home, reduce damage, and give you peace of mind when storms approach.

Here are key steps Florida homeowners can take now to prepare for the season:

1. Inspect and Prepare Your Home

Begin by thoroughly inspecting your roof, windows, doors, and the overall structure of your home for any signs of wear or vulnerability. It's important to ensure everything is secure before a storm approaches. Consider installing storm shutters or having plywood pre-cut and ready to cover each window. Reinforcing your garage doors is also crucial, as they can be a major weak point during high winds. For older homes, you may want to explore additional roof reinforcements, such as hurricane straps, to enhance structural stability.

2. Secure Outdoor Areas

Outdoor spaces should be cleared of anything that could become a projectile during a hurricane. Take time to trim trees and remove any weak or dead branches. Secure or store patio furniture, grills, potted plants, and decorative items that could be lifted by strong winds. Don't forget to clear your gutters and downspouts to prevent water damage and ensure proper drainage during heavy rainfall.

3. Review Your Insurance Policies

Now is the time to review your homeowner's insurance to make sure you have the right coverage in place. Many residents are surprised to learn their policies don't fully cover hurricane-related damage. Ensure both your wind and flood insurance are current and remember, flood insurance is typically a separate policy. It's also wise to keep a detailed inventory of your home's contents, including photos and receipts, stored digitally. Important documents should be kept in a waterproof container or a secure, fireproof safe.

4. Stock an Emergency Kit

A well-stocked emergency kit is essential in the event of power outages or evacuation. Make sure to have enough bottled water and non-perishable food to last at least three to seven days. Include flashlights, extra batteries, and phone chargers. Your kit should also contain a first aid kit, necessary prescription



medications, personal hygiene products, and copies of your identification and insurance documents.

5. Know Your Evacuation Zone

Every Florida county is divided into evacuation zones. Knowing your zone in advance is critical for a swift and safe evacuation, should one be necessary. Identify the nearest shelters and locate those that accommodate pets if needed. Plan multiple evacuation routes, and always keep your vehicle's gas tank at least half full during hurricane season. Be sure to share your evacuation plan with friends or family members.

6. Stay Informed

Accurate, up-to-date information is your best tool during hurricane season. Stay informed by following the National Hurricane Center and your local emergency management agencies. Sign up for alerts through county systems that provide text or email notifications. Trustworthy local news sources and weather outlets can provide real-time updates to help you make informed decisions.

At The Lisa Barton Team, we are committed to helping our neighbors feel confident and safe—whether you're buying, selling, or simply preparing your home for hurricane season. Taking steps now to safeguard your property can protect not just your investment, but also the well-being of your family and community.

Let's work together to stay safe and ready this hurricane season.



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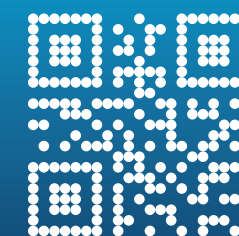
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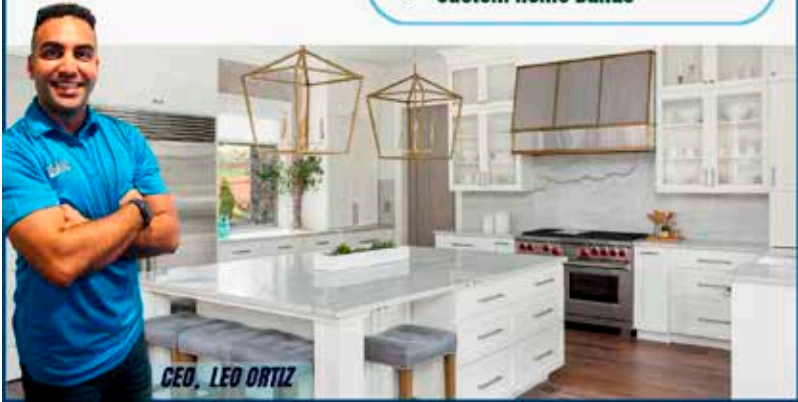
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RESIDENT WRITERS: Nina Clarke
Noelle Franco
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The Residents of Sawgrass
We are always looking for residents to follow up on leads, find great stories and send us ideas. Let's celebrate the great things happening in our community! No contribution is too small. Please email amy.martin@n2co.com with your pictures, suggestions, or requests.

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Sweet Summertime

A NOTE FROM THE PUBLISHER

LET'S KICK OFF SUMMER TOGETHER!

June marks the unofficial start of summer—the days are longer, the golf carts are out, and the beach is calling. Whether you're unwinding in your backyard, planning a family trip, or simply enjoying peaceful morning walks under the oaks, there's something especially magical about this time of year in Sawgrass.

It's also a great time to connect. If we haven't met yet, I'd love to grab coffee and hear your story. From big milestones—like a new baby, graduation, or recent move—to the simple joy of your pet's daily adventures, these everyday moments are what make our neighborhood feel like home.

I'm honored to publish *Stroll Sawgrass* each month—a luxury magazine written by and for this incredible TPC community. This publication wouldn't exist without the local residents who contribute their time and stories, and the trusted business sponsors who make it all possible.

Each issue you receive is complimentary, thanks to our wonderful sponsors. I've personally met with each one of them, and trust me—they're not only great at what they do, but genuinely excited to serve you. Be sure to browse the **Preferred Partners List**

and support the businesses that help bring these pages to life!

This neighborhood-written magazine is designed to create a more meaningful connection between neighbors, friends, and families within your neighborhood.

So... let's keep the stories coming! Text or call me anytime at **918-407-5090** —I'd love to hear yours.

With Gratitude,

Amy Martin

Publisher / Owner, *Stroll Sawgrass*
Amy.martin@n2co.com



Scan the QR code here to follow *Stroll Sawgrass* on Facebook!

Please contact Amy Martin at amy.martin@n2co.com if you are interested in submitting your family, pet or child for a future publication.

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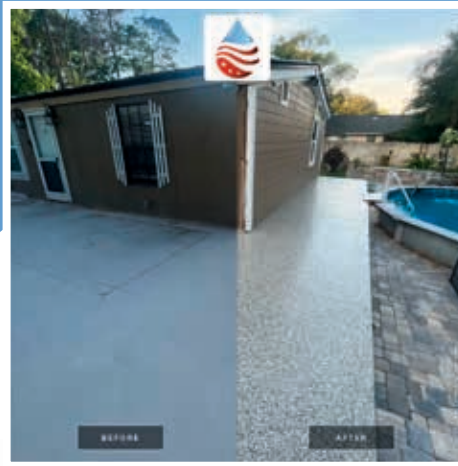


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MEET *Nina Clarke*

AN AMBITIOUS
ENTREPRENEUR FROM OAK
BRIDGE, PAVING HER WAY IN
THE ESTHETICS INDUSTRY

PHOTOGRAPHY BY AMY MARTIN PHOTOGRAPHY

HI, I'M NINA CLARKE—27 year old licensed esthetician, founder of Vanity Vibes Jax, and someone who believes beauty is more than skin deep. Whether you're heading out for dinner, drinks, and dessert or preparing for a big event, looking and feeling your best takes more than just a great outfit—it starts with great skin. And that's where I come in.

I was born in New York, but Jacksonville raised me. From the Northside to Southside, Mandarin to the beaches, and now in the beautiful Sawgrass Players Club in Ponte Vedra Beach—I've lived all over this city and proudly call it home. Living in TPC has been a full-circle moment for me—it's peaceful, welcoming, and filled with a true sense of community. Being surrounded by supportive neighbors and like-minded professionals inspired me to root my business here, where I not only serve clients but also feel personally connected. I graduated from Atlantic Coast High School, where I balanced my love of music and athletics—playing the clarinet and swimming competitively. Even back then, I had a strong sense of discipline and drive, two things that still fuel my work today.

My path wasn't always clear. I started out studying criminal justice at FSCJ, thinking I'd become a lawyer. When that didn't quite fit, I switched to business administration, but I still felt uninspired. It wasn't until I asked myself, *what actually brings me joy?*—that I realized the answer was beauty, wellness, and helping others feel confident in their skin. That realization led me to enroll at the Aveda Institute, where I earned my esthetics license and never looked back.

In April 2025, I launched *Vanity Vibes Jax*—a full-service beauty experience offering everything from lashes and brows to facials, waxing, microneedling, chemical peels, dermaplaning, teeth whitening, and more. I currently see clients at Lash Jax in Jacksonville Beach, from my in-home studio, and even offer mobile services for convenience. My goal is to make self-care accessible, empowering, and something people look forward to.

To me, skincare is like training—just like you don't hit the gym once and expect results, you don't get glowing skin overnight. It's about consistency, commitment, and care. I educate every client on what works for their unique skin, helping them build daily habits that actually deliver long-term results. I'm not just here to apply products—I'm here to teach, guide, and support.





You'll also find me on social media, cutting through the noise of trends and gimmicks to share honest, practical skincare advice. With so much misinformation out there, I'm passionate about giving people clarity and helping them focus on what works *for them*.

As a proud daughter of a Jamaican immigrant and a woman of mixed heritage, I'm driven by a mission to build generational wealth and create opportunities for the next chapter in my family's story. I want to show that passion, when nurtured, can grow into purpose—and that women of color can build successful, meaningful businesses rooted in culture, connection, and care.

Outside the treatment room, I'm a total beach bum, nature lover, and travel junkie—but I'll always call Florida home. I also have a deep love for fast, sporty cars (fun fact: I once owned an antique Camaro!) and I never pass up a good networking event, pop-up, or local mixer. I'm always tapped into what's happening around Jacksonville, and I love promoting other small businesses and collaborating with like-minded entrepreneurs.

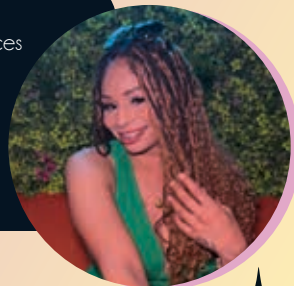
Style-wise, I keep it neutral but bold—my essentials? Lip gloss and sunglasses. Always. I bring warmth, intention, and authenticity to everything I do, whether I'm shaping brows, reviving your glow, or just being a listening ear.



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If you're looking for more than just beauty services—if you want community, comfort, and real results—I'd love to meet you. Let's glow together, grow together, and build something beautiful right here in our backyard.

Have a great idea for a featured story or family to include in a future issue of Stroll?
Email Amy.Martin@n2Co.com with your nomination!



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Meet Nixie Periwinkle Franco

The Shih Tzu's Who's Always Dressed to Impress

PHOTOGRAPHY BY AMY MARTIN PHOTOGRAPHY



FAMILY MEMBER NAMES

Noelle: Mom

Al: Dad

Brothers: Connor & Kelland

Grandmother: Gee Gee- Dee Ann

Name of pet:

Nixie Periwinkle Franco

Type of animal/breed:

Shih Tzu, Female

Age of pet:

9 on May 14

Where/why did you get your pet?

A women in Jax Beach was selling 4 pups on Facebook Marketplace. Our friend Julie (Nixie's godmother!) found her post and contacted me immediately as she knew we wanted a Shih Tzu.

Is there a story behind the name of your pet?

Nixie is German for a Mermaid or Water Nymph - Al and I both speak a little German and have spent time in Germany and I adore mermaids! Periwinkle blue is my signature color.

Anything special or unusual about them (talents/quirks)?

Nixie is very social and loves to see her friends. She has a bow collection with over 100 bows!

What do you like best about your pet?

Nixie is independent and doesn't bark! She enjoys her time with others but also likes her quiet/down time. She loves when people come to visit and she thinks each guest is there to see her!

Any funny stories?

Nixie Periwinkle is actually engaged to Trooper Knight! They both came home a week apart and became fast friends- their relationship progressed and Trooper proposed a few years ago. No wedding date has been set.

Does your pet have any other "friends" in the neighborhood?

Oh Yes! Nixie has loads of friends. Teddy and Tilly live across the street and Goldie is just behind us. She loves all of her neighborhood friends including Lily, Tucker, Roosevelt and Daisy, Emmie, Cash, Harden, Jazz, Blizzard, Nikki, Ziggy, Rainy, Lulu, Chrome, Jaxon, Sprocket...so many pals! I'm sure we

are missing some friends, too!! She also enjoys visiting her pals in Salt Creek including Finn, Pixel, Ryder and Romeo, Tilly, Lili and we can't leave out her dear pal Cocoa in Marsh Landing!

How spoiled is your pet?

Noelle makes her homemade chicken and rice with veggies. She also makes her liver brownies which all the dogs find addictive! Nixie gives out treats to her friends throughout the year. Nixie loves snacks with daddy! Nixie always has a pretty bow or hair tie in. She has some precious dresses, outfits and loads of toys. Nixie goes to Orlando and stays with the girls—Connor's girlfriend and friends—and is spoiled rotten!

How has your pet enriched your home/family?

She's been an incredible addition to our family. For Noelle, she finally got a girl! It's amazing to see how the boys interact with her—there is so much love! And to see her when the boys come home from College/Orlando—amazing!! Al is smitten with her—it's really very cute! And even Gee Gee, Noelle's mother, loves her so much and Nixie adores her!

Anything else you'd like to share?

TPC Sawgrass is a perfect dog community. Everyone is so friendly and there is nothing better than yappy hour in the street! We often visit together with neighbors and friends while our doggie's visit with their neighbors and

friends! Nixie also loves walks to the park via the hedge!

What is your favorite thing about Stroll Sawgrass?

I think *Stroll Sawgrass* is another great layer of community. I love how I've been able to learn about my neighbors and friends! It's always informative and a great go to for instant business referrals. It's another great way to learn more about our amazing neighborhood, TPC Sawgrass! Amy is delightful and always up for ideas and has so many great stories to share!

Is there anything else we should know about you, your family, or your business?

Noelle recently started working with JW Organizers, a Professional Organizing and Concierges Moving Service. Contact her 904-386-6531 or Jennifer 904-887-2238 or email jworganizers@gmail.com for info!

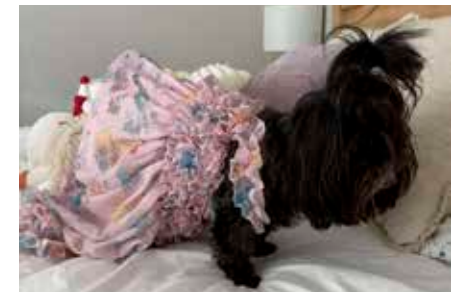


Nixie with some of her neighborhood friends!

What would you tell someone who just moved into the neighborhood?

Get involved! The SPCWA is an amazing women's group with such a wide variety of events and activities. There is something for everyone and you can participate in as much or as little as you want to. There are plus one events to bring your spouse, partner or friend and folks are kind and inclusive. It's a great way to get to know your neighbors!

Have a Furry Friend you'd love to feature as the *Stroll Sawgrass* Pet of the Month? Email Amy.Martin@n2co.com to reserve some space for your favorite fluffy friend!



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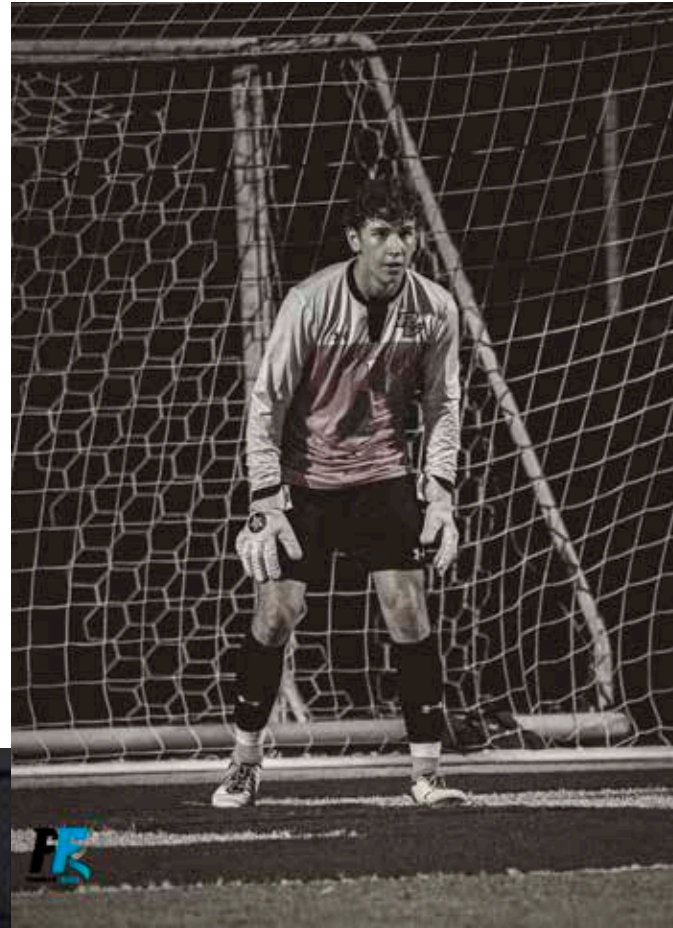
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MEET KEEGAN CORNETT

Chasing Greatness, One Goal at a Time

A lifelong Sawgrass resident, standout goalkeeper, and future service member, Keegan inspires on and off the field with grit, humility, and heart.

BY RESIDENT, KEEGAN CORNETT



Name:
Keegan Cornett
Age:
17

Who is in your family?
Parents: Amy & James Cornett
Sisters: Ella (22) and Delaney (19)

How long have you lived in the neighborhood?
I have lived here my entire life. My parents have lived in Sawgrass 21 years. My grandparents (Ed & Chris Bender) live in Sawgrass too.

What school do you attend?
Ponte Vedra High School

What is your favorite thing about school?
My favorite thing about school is high school sports. I love the atmosphere and being part of a team that feels like family.

What are your plans after school / what do you want to be when you grow up?
My hopes are to attend a service academy while playing collegiate soccer. I would like to serve my country after college.

What is your favorite thing to do when you have free time? A sport or activity?

When I am not playing soccer, you will find me at the beach either surfing or skim boarding.

How did you get interested or involved in that sport/activity?

I have been playing soccer since I was 3 years old. My dad played soccer and I wanted to be like him. I have been playing for 14 years now, first with Ponte Vedra Soccer Club, then with the JFC MLS program, and now with Sporting Jax's ECNL program. I also am Captain of the Ponte Vedra High School Varsity team, where I was this year's MVP. Some things I love about the sport are: the adrenaline I get when playing and watching my self progress and get 1% better everyday. The hard work put in training by myself during early mornings and late nights at the Sawgrass park has gotten me places I could never imagine, including two trips to play overseas in the IberCup Portugal.

Is there something that makes you unique in this sport/activity (a specific strength or quality you bring)?

I play goalkeeper. One of the hardest things about my position is the mental aspect. The position has helped teach me how to deal with adversity and has helped me to realize that I can't fix the past but the future brings more opportunities to learn and develop.

What makes you laugh?

My sisters make me laugh. They always bring the best out of me, and I always have the best laughs when I am around them.

Name someone you admire. What makes them special and how have they motivated you?

I admire Kobe Bryant. I am inspired by how he had a phenomenal work ethic. I loved that no matter how much talent he had, he was successful due to his hard work. He taught me success does not come from what you accomplish, but how you react when you fail, and to never be satisfied but to always strive for greatness.

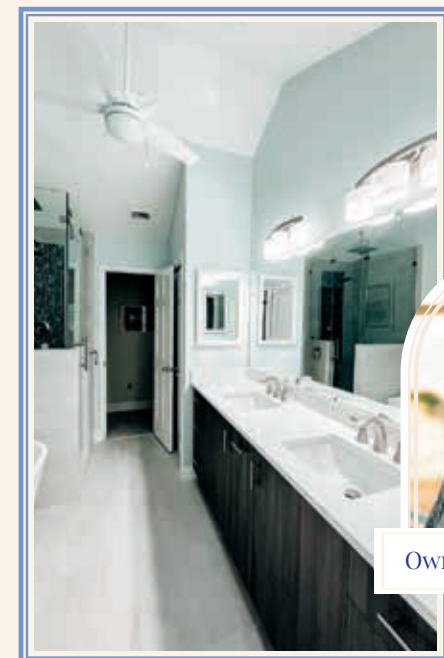
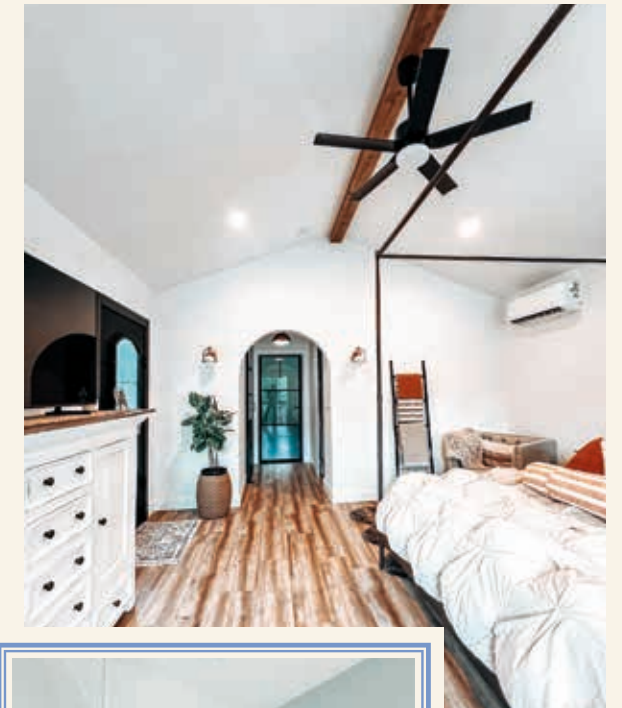
What is something people should know about you?

I have two jobs. In the summer, I am a surf instructor at Surf Into Summer Surf Camp and several nights a week I am a server at Vicars Landing.

Have a young person in the neighborhood you want to highlight, nominate, or brag on? Email Amy.Martin@n2co.com for a chance to be featured!



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Paws on the Patio Brings the Community (and Canines) Together

From bark bowls to belly rubs, our Sawgrass pups were the stars of this tail-wagging Stroll event!

PHOTOGRAPHY BY AMY MARTIN PHOTOGRAPHY

Due to a very rainy day on May 10th, our *Paws on the Patio* event was rescheduled to Saturday, May 17th—and what a perfect afternoon it turned out to be! With clear skies and sunshine, the patio at Trasca Eatery & Co was full of wagging tails, happy pups, and smiling neighbors. From golden retrievers to tiny terriers, dogs of all shapes and sizes stopped by to enjoy some tail-wagging fun.

Aussie Pet Mobile was on-site offering complimentary nail trims and pampering, and they stayed busy with a steady line of four-legged guests. Millie’s Homemade Ice Cream Truck served up delicious and refreshing ice cream to help everyone cool down (the pups especially loved Millie’s pup

cups!) Trasca generously provided their signature pinwheels for residents, and their beloved “Bark Bowls” were a hit with the pups. We also had plenty of dog treats on hand to keep our furry friends satisfied.

A special thank you to our new Pet of the Month sponsor, Twigg Tree Care Services, who donated a raffle prize of one free arborist consultation for a lucky resident.

The evening was a wonderful mix of good food, good company, and adorable, friendly dogs.

Thanks to everyone who came out to make *Paws on the Patio* such a memorable and joy-filled event. We loved seeing all your pups and hope to do a pet-friendly event again soon!



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PHOTO BY RESIDENT, JENNIFER LEWIS

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Text or Email your Amazing Views Photo to Amy Martin at 918-407-5090 or Amy.Martin@n2co.com



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So next time you're wondering where to eat—skip the chains and try something homegrown. Your taste buds will thank you, and your neighbors will too.

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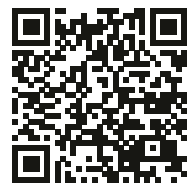
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SHOWER RECAP BY HOST & RESIDENT, NOELLE FRANCO



We are so thankful for the Sawgrass Community for Strolling on over for the Baby Shower for Amy Martin, Publisher &

Owner of *Stroll Sawgrass* in April! We had almost 40 guests in attendance who showered Amy with love as we await the arrival of her sweet baby girl Ella Rain in July! The menu included Italian Meatballs, Sausage Balls, Chicken Salad, Four Hot Dips, Shrimp, Charcuterie Skewers, Fruit Skewers and delicious Panino Pinwheels donated by our favorite local spot, Trasca.

Dessert included cut out iced sugar cookies spelling Ella Rain along side cut out bunny, duck and heart cookies, Austrian Linzer Cookies, English Chocolate Crispies, Truffles, Petite Cupcakes and a Mini Candy Bar where guests were encouraged to fix a bag to take home!

A gorgeous balloon Arch was created and a Lovely Flower Backdrop set the mood.

Special thanks to our hosts Stacy Cote, Jennifer Fleischer, Christine Mack, Carla Resetar and Taryn Sison as well as our contributors Chrissy Bennett, Katie Leccese, Linda Ostoski, Elizabeth Sides, Tracy Sobiecki and Katie Wilson.

Us Sawgrass Stroll gals so appreciate all Amy has given to our community and it was a joy to celebrate her and Ella Rain!



THANK YOU SO MUCH, SAWGRASS

A special note from our Stroll Sawgrass publisher (And Ella Rain's Mom!)

How can I possibly quantify the gratitude I have for this community in such a small space? No words could ever truly express just how grateful my husband, Charlie, and I are at the outpouring of love and support from this community. Our little girl, Ella Rain, is already loved by so many!



When I launched *Stroll Sawgrass* in January 2024, I hoped it would be a special way to connect our TPC community. What I didn't anticipate was just how meaningful those connections would become to me personally.

To the Sawgrass women who have wrapped us in kindness during this exciting new chapter—thank you. Your generosity, your time, and your thoughtfulness have touched us deeply.

We are so grateful for the beautiful shower, the sweet gifts, and most of all, your warm hearts. From the bottom of mine—thank you.

We can't wait to Stroll Ella around Sawgrass come August!

Much Love,

Amy Martin

Publisher/Owner of *Stroll Sawgrass*

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The Pool Life You Want —No Hassle, Just Fun

*By José Martínez & Jesús Contreras, Founders
of Venezia Luxury Services*



Photo Taken at The Yards

At Venezia, we do more than maintain pools—we create inviting spaces where families can relax, connect, and make lasting memories. A pool should be a sanctuary, not a source of stress. That's why our mission is clear: to deliver pristine care, personalized service, and peace of mind, so you can focus on what matters—enjoying your pool.

Venezia Luxury Services was born from years of experience in the Orlando and Jacksonville markets. We saw how the industry often reduced pool care to a routine task, ignoring the deeper value it holds for homeowners. From our own experience, we knew people didn't just want a clean pool—they wanted a beautiful, ready-to-enjoy space that felt like a natural extension of their home.

That vision inspired us to take a different approach. Venezia is built on a customer-first philosophy. We manage every aspect of your pool's health and appearance—from expert cleaning and chemical balancing to preventative maintenance and prompt repairs. Our weekly and biweekly service plans are designed to keep your pool sparkling and hassle-free, whether for a quiet swim, a weekend gathering, or a sunset by the water.

What truly sets us apart is our hands-on commitment. As founders, we're not just behind the scenes—we're in the field, working alongside our team to ensure every client receives the highest standard of service. Our technicians are trained,



certified, insured, and dependable. More importantly, we treat every pool with the care and respect we'd give our own.

We believe a pool is more than water—it's the heart of your outdoor lifestyle. While many companies promise professionalism, few deliver the consistent quality and trust that homeowners deserve. We listen, we anticipate, and we act—so your pool is always a joy, never a burden.

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This is your neighborhood Real Estate Resource page. This information can be useful when trying to compare property values or for just keeping a pulse on the real estate market in our area. For questions regarding the properties listed, or about real estate in general, consult a real estate professional.

The information contained herein has been obtained through sources deemed reliable by The N2 Company, but cannot be guaranteed for its accuracy. Any information of special interest should be obtained through independent verification.

Address	Neighborhood	List Price	Sale Price	Sold Date	DOM	Beds	Baths	SqFt	Parking	Pool Private Yn
113 PUTTER'S Way	Sawgrass Players Club	\$1,162,000	\$1,100,000	02/06/25	26	4	3.5	2,700	2	Y
5137 OTTER CREEK Drive	Cypress Creek	\$1,150,000	\$1,000,000	02/07/25	285	4	3	3,003	2	N
121 NANDINA Circle	Water Oak	\$1,600,000	\$1,450,000	02/21/25	4	3	2.5	2,909	2	N
1213 SALT CREEK POINTE Way	Sawgrass Players Club	\$1,149,000	\$1,110,000	02/27/25	9	4	3	2,336	2	Y
24 LOGGERHEAD Lane	Turtleback Crossing	\$680,000	\$640,000	02/28/25	60	3	3	2,079	2	
3060 CYPRESS CREEK Drive N	Sawgrass Players Club	\$900,000	\$900,000	03/03/25	0	4	3.5	3,296	2	N
8196 SEVEN MILE Drive	Sawgrass Players Club	\$1,599,990	\$1,599,990	03/03/25	2	4	3.5	3,388	3	
4330 BLUE HERON Drive	Sawgrass Players Club	\$850,000	\$800,000	03/04/25	14	3	2	2,058	2	N
148 BERMUDA Court	Bermuda Court	\$398,000	\$375,000	03/20/25	81	2	2	1,169		
8010 WHISPER LAKE Lane E	Sawgrass Island	\$3,979,000	\$3,395,000	03/24/25	133	5	5.5	8,213	4	Y
6543 BURNHAM Circle	Hammock Cove	\$725,000	\$695,000	04/01/25	20	3	2	1,813	2	N
7017 CYPRESS BRIDGE Drive N	Sawgrass Players Club	\$1,450,000	\$1,356,000	04/04/25	36	4	3	3,216	2	
260 WATER'S EDGE Drive	Sawgrass Players Club	\$925,000	\$925,000	04/09/25	34	3	2	2,031	2	Y
1135 SALT CREEK Drive	Sawgrass Players Club	\$1,600,000	\$1,600,000	04/09/25	0	4	3	2,510	2	
6524 BURNHAM Circle	Hammock Cove	\$1,190,000	\$1,180,000	04/23/25	10	3	2	2,110	2	N

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²Plan 6160. Subject to credit approval. Loan term is 60 months at fixed rate of 0.00% APR. For example, assuming the full credit limit is used on loan approval date, for every \$1,000 financed at 0% APR, 60 monthly payments of \$16.67. This example is an estimate only. Actual payment amounts based on amount and timing of purchases. Call 855-996-0062 for financing costs and terms. Loans for the GreenSky® consumer loan program are provided by Synovus Bank, Member FDIC, NMLS #408043, without regard to age, race, color, religion, national origin, gender, disability, or familial status. GreenSky Servicing, LLC services the loans on behalf of your lender, NMLS #1416362, www.synovusbank.com. GreenSky® is a registered trademark of GreenSky, LLC and is licensed to banks and other financial institutions for their use in connection with that consumer loan program. GreenSky Servicing, LLC is a financial technology company that manages the GreenSky® consumer loan program by providing origination and servicing support to banks and other financial institutions that make or hold program loans. GreenSky, LLC and GreenSky Servicing, LLC are not lenders. All credit decisions and loan terms are determined by program lenders. Offer expires on 06/30/2025.



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Stroll Sawgrass 37



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