

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 3, 2008

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, December 3, 2008, beginning at 5:02 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Vernon Prather, Mr. Fred Gant, Ms. Tammy Bohannon and Mr. Dave Pavlock. Mr. Ed Guernsey arrived at 5:08 p.m. Dr. Campanella, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (REGULAR BOARD MEETING – 11/5/08)

Upon motion of Ms. Tammy Bohannon, seconded by Mr. Fred Gant, the Board unanimously approved the minutes of the Regular Board Meeting (11/5/08). (5-0)

5. CHANGES OR ADDITIONS TO AGENDA

There were no changes or additions to the agenda.

6. ADOPTION OF AGENDA

Upon motion of Mr. Dave Pavlock, seconded by Mr. Fred Gant, the Board unanimously recommended adoption of the agenda as presented. (5-0)

7. CHAIRMAN'S COMMENTS

The Chairman reminded those in attendance that toll bridge renewals were now being accepted at the SRIA office and that there will be no January grace period for renewals.

8. BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston submitted her monthly report for the review of the Board.

9. CARR, RIGGS & INGRAM, LLC AUDIT REPORT

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Mr. Alan Jowers of Carr, Riggs & Ingram submitted his report for the review of the Board.

Upon motion of Mr. Ed Guernsey, seconded by Mr. Dave Pavlock, the Board unanimously accepted the Audit Report as presented subject to the date change on page 1 and the dollar amount for medical insurance expenditures for presentation to the Board of County Commissioners. (6-0)

CONSENT AGENDA

10. COMMITTEE REPORTS

A. OPERATIONS COMMITTEE – (11-19-2008) Mr. Vernon Prather, Chairman

Item # 1 – Discussion of Portofino Beautification financing. (Staff report by Executive Director Buck Lee) (Referred from the 10/22/08 Committee Meeting)

The Committee unanimously recommends referring this item to the December 17, 2008 Committee Meeting.

B. DEVELOPMENT & LEASING COMMITTEE, (11-19-2008) Ms. Tammy Bohannon, Chairman

Item # 1 - Discussion on the change of lease for Gary Work as Trustee of the Pensacola Land Trust a/k/a Portofino – 10 Portofino Drive. (Referred from the 11/19/08 Committee Meeting) (Report by Mike Stebbins)

The Committee unanimously recommends referring this item to the December 17, 2008 Committee Meeting.

Item # 2 – Azure Development, LLC d/b/a Soundside Center – 5 Via de Luna Unit G - 8 – Request to sublease to Ms. Susan Carleton – Pointe South Real Estate – to operate a real estate business; to include rentals, sales and property management; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

The Committee unanimously recommends approval of staff's recommendation.

Item # 3 – Mr. & Mrs. Scott Neal – Lot 5 – Santa Rosa Villa Estates – 17 Calle Marbella – Request for waiver of late fees for annual lease payments. (Staff report by Jayne Bell)

The Committee unanimously recommends approval of staff's recommendation.

C. ADMINISTRATIVE COMMITTEE (11-19-2008) – Mr. Elwyn Guernsey, Chairman

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Item # 1 – Report on Financial Statements and Expenditures (Staff report by Dottie Ford)

The Committee recommends acceptance of this report.

Item # 2 – Request for additional funds for the PSA (Pensacola Sports Association) for the Double Bridge Run Event. (Staff report by Executive Director Buck Lee)

The Committee recommends approval of staff's recommendation to deny the request.

Upon motion of Mr. Dave Pavlock, seconded by Mr. Vernon Prather, the adoption of the Agenda was unanimous. (6-0)

REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT AND LEASING COMMITTEE, (11-19-2008) Ms. Tammy Bohannon, Chairman

Item # 1 – Discussion of reimbursement to Commercial leaseholders for ad valorem taxes with SRIA lease fees. (Referred from October 22, 2008 Committee Meeting) (Discussion by Mike Stebbins)

Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously recommends approval of a four (4) year trial period for this policy; renewable each year with Board approval and a deadline date of June 1, 2009 to provide proof satisfactory that ad valorem taxes were actually paid. (6-0)

Item # 2 – Quietwater Entertainment, Incorporated – 400 Quietwater Beach Rd. – Request for twenty (20) day extension to cure lease default. (Staff report by Executive Director Buck Lee)

Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously recommends approval of the request by Quietwater Entertainment, Inc. for a twenty (20) day extension (December 29, 2008) to cure Attorney fees, as well as late charges, penalties and interest on lease defaults. (6-0)

B. OPERATIONS COMMITTEE (11-19-2008) – Mr. Vernon Prather, Chairman

Item # 1 – Review of the presentation for the Escambia Board of County Commissioners at the December 18th Committee of the Whole meeting for the BCC for the possibility of raising the toll as a funding source for the development of the

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Commercial Core on Pensacola Beach. (Staff report by Executive Director Buck Lee)

This item was for review only.

C. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE (11-19-2008), Mr. Dave Pavlock, Acting-Chairman

Item # 1 – Report on Le Starboard Drive drainage from 10/15/2008 Board meeting, and request for payment of seawall repair at 216 Le Starboard Drive. (Staff report by Matt Mooneyham)

Speakers:

Mary May
Randy Clendenon

Dr. Thomas Campanella passed the Chair to Mr. Fred Gant for voting purposes for this item.

Upon motion of Mr. Vernon Prather, seconded by Dr. Thomas Campanella, the Board recommends a reimbursement of 50% for the repair of the seawall at 216 Le Starboard Drive not to exceed \$2000. (2-4) This motion failed. Mr. Fred Gant, Ms. Tammy Bohannon, Mr. Ed Guernsey and Mr. Dave Pavlock opposed this motion.

D. ADMINISTRATIVE COMMITTEE (11-19-2008) – Mr. Elwyn Guernsey, Chairman

Item # 1 – Request for approval of the proposed RFP (Request for Proposals) for legal services. (Referred from the 11/18/2008 Committee Meeting) (Staff report by Executive Director Buck Lee)

Upon motion of Ms. Tammy Bohannon, seconded by Mr. Vernon Prather, the Board recommends negotiating with Mr. Stebbins and tabling this item until January. (3-3) This motion failed. Dr. Thomas Campanella voted in favor of this item. Mr. Ed Guernsey, Mr. Fred Gant and Mr. Dave Pavlock opposed this motion.

Upon motion of Mr. Dave Pavlock, seconded by Mr. Ed Guernsey, the Board recommends approval of the RFP (Request for Proposals) for legal services subject to changing the acceptance date to the end of January. (3-3) This motion failed. Mr. Fred Gant voted in favor of this item. Ms. Tammy Bohannon, Mr. Vernon Prather and Dr. Thomas Campanella opposed this motion.

Upon motion of Mr. Ed Guernsey, seconded by Mr. Dave Pavlock, the Board

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unanimously recommends that Mr. Ed Guernsey and Mr. Buck Lee work with Mr. Mike Stebbins to renegotiate the contract for Legal Services. (6-0)

Item# 2 – Request to amend the Commercial Lease Extension Policy to reflect a forty (40) year lease term limit in place of the current thirty (30) year lease term limit. (Referred from the 11/18/2008 Committee Meeting) (Staff report by Jayne Bell)

Upon motion of Mr. Dave Pavlock, seconded by Mr. Ed Guernsey, the Board recommends approval of the amendment to the Commercial Lease Extension Policy increasing the lease term limit from the current thirty (30) year lease term to forty (40) years. (4-2) Mr. Fred Gant and Mr. Vernon Prather opposed this motion.

Item # 3 – Request for approval of the proposed 2009 SRIA Board Meeting Schedule. (Staff report by Jayne Bell)

Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant, the Board unanimously recommends approval of the proposed 2009 SRIA Board Meeting Schedule. (6-0)

Item # 4 – Request for approval of the proposed 2009 SRIA Holiday Calendar. (Staff report by Jayne Bell)

Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously recommends approval of the proposed 2009 SRIA Holiday Calendar. (6-0)

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report to the Board. Mr. Lee received a letter from Mr. John Asmar, attorney for the Sandshaker Lounge, regarding a fence on the South Harbour property. The fence was approved by the SRIA in 2006 with the condition that the gates remain unlocked at all times.

Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Board requests that this item be placed on the agenda of the December 17, 2008 Architectural and Environmental Committee. (6-0)

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report to the Board. Mr. Stebbins presented a Consent to Assignment Agreement to the Board for the Grand Marlin Property.

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Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Board unanimously accepted the Consent to Assignment Agreement with Mr. Stebbins' proposed changes. (6-0)

C. ENGINEER'S REPORT

Mr. Mike Langston submitted Baskerville Donovan's monthly report to the Board.

13. VISITORS FORUM

Speakers:

Jim Cox
Scott Holland

Mr. Cox and Mr. Holland gave a presentation to the Board introducing the Pensacola Beach Advocates (PBA), Inc. The PBA is a group of residents and leaseholders who are interested in the protection of public lands, development of the community and other matters affecting Pensacola Beach and its' citizens.

14. BOARD MEMBERS FORUM

Mr. Matt Mooneyham informed the Board that Escambia County denied the variance that the SRIA Board approved for fifteen (15) parking spaces for the Pensacola Beach Community Church. The Board of Adjustments could reverse that decision in favor of Pensacola Beach Community Church.

15. ELECTION OF OFFICERS.

Mr. Dave Pavlock presented the following slate:

Chairman – Fred Gant
Vice-Chair – Ed Guernsey
Secretary/Treasurer – Tammy Bohannon
Acting - Secretary/Treasurer – Thomas Campanella

Those in favor of this slate: Mr. Ed Guernsey, Mr. Dave Pavlock and Mr. Fred Gant. This slate failed.

Mr. Vernon Prather presented the following slate:

Chairman – Tammy Bohannon
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Secretary/Treasurer – Ed Guernsey
Acting – Secretary/Treasurer – Thomas Campanella

Those in favor of this slate: Mr. Vernon Prather and Ms. Tammy Bohannon. This slate failed.

Dr. Thomas Campanella presented the following slate:

Chairman – Tammy Bohannon
Vice-Chair – Ed Guernsey
Secretary/Treasurer – Fred Gant
Acting – Secretary/Treasurer – Vernon Prather

Those in favor of this slate: Dr. Thomas Campanella and Mr. Vernon Prather. This slate failed.


Ms. Tammy Bohannon presented the following slate:

Chairman – Fred Gant
Vice-Chair – Tammy Bohannon
Secretary/Treasurer – Ed Guernsey
Acting – Secretary/Treasurer – Vernon Prather

Those in favor of this slate: Mr. Vernon Prather, Mr. Fred Gant, Ms. Tammy Bohannon, Mr. Ed Guernsey and Mr. Dave Pavlock. This slate passes with five (5) votes.

Adjournment:

There being no further business to come before the Board, Chairman Gant declared the Regular Board Meeting of the SRIA Board adjourned at 7:22 p.m.



SECRETARY



CHAIRMAN

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are tape-recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)