

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Fred Gant  
Chairman

Tammy Bohannon  
Vice-Chairman

Ed Guernsey  
Secretary/Treasurer

Vernon L. Prather  
Acting – Secretary/Treasurer

Thomas Campanella  
Dave Pavlock

W. A. "Buck" Lee  
Executive Director

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: January 29, 2009  
RE: Minutes of January 28, 2009 Operations Committee Meeting

**Special Meeting: Private Attorney/Client meeting regarding Outzen vs. Santa Rosa Island Authority (in Circuit Court in and for Escambia County, Florida, Case No.: 2008 CA 002798) prior to the Committee Meetings.**

Those present were Mr. Fred Gant, Ms. Tammy Bohannon, Mr. Ed Guernsey, Mr. Vernon Prather, Dr. Thomas Campanella, Mr. Dave Pavlock, Mr. Buck Lee and Mr. Mike Stebbins. The private attorney/client meeting began at 5:05 p.m. and was adjourned at 5:30 p.m.

**Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously recommended submitting for consideration the charges as listed from August 18, 2008 to November 27, 2008 at the previously stated hourly rate of \$100 and a release from liability. (6-0)**

A regularly scheduled meeting of the Operations Committee was held on Wednesday, January 28, 2009. Members present were Mr. Ed Guernsey, Mr. Dave Pavlock and Mr. Vernon Prather, Chairman. Also present were Board Members Mr. Fred Gant, Ms. Tammy Bohannon and Dr. Thomas Campanella. Mr. Vernon Prather, Chairman, called the meeting to order and presented the following items.

Item # 1 - Discussion regarding Portofino Beautification Financing. (Staff report by Executive Director Buck Lee) (Referred from the 12/17/2008 Committee Meeting)

SANTA ROSA ISLAND AUTHORITY  
OPERATIONS COMMITTEE  
JANUARY 28, 2009

Speaker:

Robert Rinke

**Upon motion of Mr. Dave Pavlock, seconded by Mr. Ed Guernsey, the Committee unanimously recommends moving forward with preparing an RFP for a master land planner and landscape architect funded by monies from the Portofino Beautification Fund. (3-0)**


Item # 2 – Discussion on the implementation of an Emergency Call System for Quietwater Boardwalk. (Staff report by Bob West)

**Upon motion of Mr. Dave Pavlock, seconded by Mr. Ed Guernsey, the Committee unanimously recommends dropping call boxes from the agenda with staff to continue exploring other options. (3-0)**

Item # 3 – Request for additional lifeguard position numbers. (Staff report by Bob West)

**Upon motion of Mr. Dave Pavlock, seconded by Mr. Ed Guernsey, the Committee unanimously recommends allowing the Executive Director to create lifeguard position numbers as needed. (3-0)**

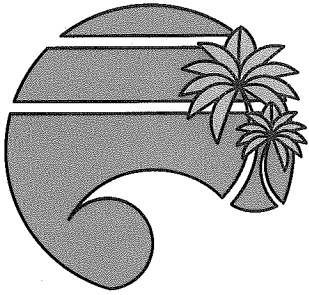
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:ked

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**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** January 29, 2009  
**RE:** Minutes of January 28, 2009 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, January 28, 2009. Members present were Mr. Ed Guernsey, Mr. Fred Gant and Ms. Tammy Bohannon, Chairman. Also present were Board members Dr. Thomas Campanella, Mr. Dave Pavlock and Mr. Vernon Prather. Ms. Tammy Bohannon, Chairman, called the meeting to order and presented the following items.

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 December 17, 2008 Committee meeting) (Report by Mike Stebbins)

**This item will be placed on hold in Committee until further progress is made on the Portofino Beautification Project.**

Item # 2 – Mr. Jerry Wright – Sabine Marina Associates, LLC – 751 Pensacola Beach Boulevard - Request to sublease to Kingdom Concessions for the operation of a portable food and beverage trailer. (Staff report by Executive Director Buck Lee)

**SPEAKER:**

Justin King

**Upon motion of Mr. Fred Gant, seconded by Mr. Ed Guernsey, the Committee recommends denial of the request to sublease to Kingdom Concessions for the operation of a portable food and beverage trailer. (2-1) Ms. Tammy Bohannon opposed this motion.**

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
JANUARY 28, 2009

Item # 3 – Mr. William McGuire Martin – Floyd Flounders, Inc. a Florida Corporation d/b/a Flounders Chowder and Ale House - 800 Quietwater Beach Road – Request for a commercial lease extension. (Staff report by Jayne Bell)

Item # 4 – Mr. William McGuire Martin – Boudreaux's Beachside Bar and Grill d/b/a Crabs Restaurant - # 6 Casino Beach Road- Request for a commercial lease extension. (Staff report by Jayne Bell)

Item # 5 – Mr. William McGuire Martin – Fred Flounders, Inc. a Florida Corporation - 800 B Quietwater Beach Road – Request for a commercial lease extension. (Staff report by Jayne Bell)

SPEAKER:

Karl Boyles

**Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant, the Committee unanimously recommends approval of staff's recommendation for items 3, 4 and 5. (3-0)**

Item # 6 – Azure Development, LLC – Soundside Center – Tiki Island Golf & Games (sublessee) - 5 Via De Luna – Request to place a portable/inflatable water slide on leasehold property behind Wings at 5 Via De Luna. (Staff report by Matt Mooneyham)

SPEAKER:

Charles Demerau

**Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant, the Committee unanimously recommends approval of the request to place a portable/inflatable water slide and other amenities on leasehold property behind Wings at 5 Via De Luna and bringing this item back to the full Board. (3-0)**

Item # 7 – Pensacola Beach Holdings – Mr. Gary Powell – 400 Quietwater Beach Road – Request to expand the current sublease for Lee Tracy's retail business located in Suite # 8 to include Unit's # 10 – A & # 10 - B, subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

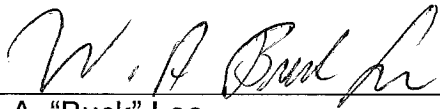
**Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant, the Committee unanimously recommends approval of the request to expand the current sublease for Lee Tracy's retail business located in Suite # 8 to include Unit's # 10 – A & # 10 - B, subject to paying all applicable percentage fees. (3-0)**

SANTA ROSA ISLAND AUTHORITY  
DEVELOPMENT & LEASING COMMITTEE  
JANUARY 28, 2009

Item # 8 - Pensacola Beach Holdings – Mr. Gary Powell – 400 Quietwater Beach Road – Request to sublease to Mr. Will Eberling – Bullfeathers Beach Bar & Grill – to operate a family style restaurant in Unit # 5, subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

**Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant, the Committee unanimously recommends approval of the request to sublease to Mr. Will Eberling – Bullfeathers Beach Bar & Grill – to operate a family style restaurant in Unit # 5, subject to paying all applicable percentage fees. (3-0)**

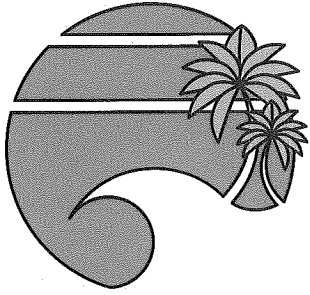
There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:ked

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**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** January 29, 2009  
**RE:** Minutes of January 28, 2009 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday, January 28, 2009. Members present were Dr. Thomas Campanella, Mr. Vernon Prather and Mr. Dave Pavlock, Chairman. Also present were Board members Ms. Tammy Bohannon, Mr. Ed Guernsey and Mr. Fred Gant. Mr. Dave Pavlock, Chairman, called the meeting to order and presented the following items.

Item # 1 - Sandshaker Lounge & Package Store, LLC – 731 Pensacola Beach Boulevard – Request to eliminate obstruction of pedestrian easement to and from Little Sabine Bay. (Staff report by Matt Mooneyham)

**Upon motion of Mr. Vernon Prather, seconded by Dr. Thomas Campanella, the Committee unanimously recommends moving this item to the February 25, 2009 Committee Meeting. (3-0)**

Item # 2 - Pensacola Beach Transportation Plan 2008 - Escambia County Interim Status Report (Staff report by Matt Mooneyham)

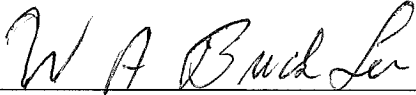
**This item was for informational purposes only.**

Item # 3 – Santa Rosa Dunes Homeowner's Association – 900 Fort Pickens Road – Request to install a rock revetment along MHW line to prevent further erosion of beach adjacent to Santa Rosa Sound. (Staff report by Matt Mooneyham)

SANTA ROSA ISLAND AUTHORITY  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
JANUARY 28, 2009

**Upon motion of Mr. Vernon Prather, seconded by Dr. Thomas Campanella, the Committee unanimously recommends holding this item for further discussion and a current survey is received. (3-0)**

There being no further business before the Committee, the meeting was adjourned.

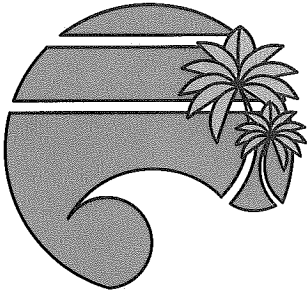


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Executive Director

WAL:ked

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Executive Director

MEMORANDUM

TO: Authority Members  
FROM: Executive Director  
DATE: January 28, 2009  
RE: Minutes of January 28, 2009 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, January 28, 2009. Members present were Ms. Tammy Bohannon, Mr. Dave Pavlock and Mr. Elwyn Guernsey, Chairman. Also present were Board members Mr. Fred Gant, Dr. Thomas Campanella and Mr. Vernon Prather. Mr. Elwyn Guernsey, Chairman, called the meeting to order and presented the following items.

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

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. Dave Pavlock, the Committee unanimously accepted the Report on Financial Statements and Expenditures. (3-0)**

Item # 2 –Mr. and Mrs. Rob Kimbrough – 21 Calle Marbella – Request for consideration of payment schedule and waiver of late charges associated with the annual lease payment default. (Staff report by Jayne Bell)

SPEAKER:

Tonya Kimbrough

**Upon motion of Mr. Dave Pavlock, seconded by Ms. Tammy Bohannon, the Committee unanimously recommends payment of the \$2503.71 prior to the February 11, 2009 Board Meeting, meeting with Mr. Lee to discuss a payment plan for late charges and a waiver of the interest and attorney's fees . (3-0)**

Item # 3 – Request to amend the Residential Lease Building Time Provision Policy. (Staff report by Jayne Bell)

SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
JANUARY 28, 2009

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. Dave Pavlock, the Committee unanimously recommended approval to amend the Residential Lease Building Time Provision Policy extending the deadline two (2) years requiring construction commencement to begin May 4, 2012 without penalty. (3-0)**

Item # 4 – Request to move the previously scheduled May 13, 2009 Regular Board Meeting to May 6, 2009. (Staff report by Jayne Bell)

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. Dave Pavlock, the Committee unanimously recommended approval of the request to move the previously scheduled May 13, 2009 Regular Board Meeting to May 6, 2009. (3-0)**

There being no further business before the Committee, the meeting was adjourned.



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W. A. "Buck" Lee  
Executive Director

WAL:ked

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