

**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

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PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
MAY 6, 2009

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday, May 6, 2009, beginning at 5:04 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Fred Gant, Ms. Tammy Bohannon, Mr. Dave Pavlock, and Mr. Vernon Prather. Mr. Ed Guernsey joined the Board Meeting via teleconference at 6:55 p.m. Mr. Fred Gant, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

**Special Meeting/ Private Attorney: Client meeting regarding Lori Cruse vs. Santa Rosa Island Authority (in Circuit Court in and for Escambia County, Florida, case no.: 2008 CA 3292) prior to Regular Board Meeting**

A Shade Meeting to discuss negotiations and a settlement agreement for the Cruse case began at 5:05 p.m. Those in attendance were Mr. Fred Gant, Ms. Tammy Bohannon, Mr. Vernon Prather, Dr. Thomas Campanella, Mr. Dave Pavlock, Mr. Buck Lee and Mr. Mike Stebbins. The Shade Meeting was adjourned at 5:45 p.m.

**Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock the Board unanimously agreed to offer \$5,000 to settle the Cruse case. (5-0)**

4. APPROVAL OF MINUTES (REGULAR BOARD MEETING – 4/8/09)

**Upon motion of Mr. Dave Pavlock, seconded by Ms. Tammy Bohannon, the Board unanimously approved the minutes of the Regular Board Meeting (4/8/09). (5-0)**

5. CHANGES OR ADDITIONS TO AGENDA

Item # 10 GULF ISLANDS NATIONAL SEASHORE – 2008 TURTLE NEST MONITORING REPORT was removed from the agenda and will be placed on the agenda of the May 27, 2009 Committee Meeting.

Consent Agenda Item A-4 - Mr. Noel Faddis – Realty Marts International (a/k/a RMI) – Request for an extension of the lease with option to purchase the Circle K property – 1581 Via De Luna from the SRIA will be moved to the Regular Agenda Item A-4

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Consent Agenda Item B-5 - Discussion regarding the hiring of a Traffic Consultant for Pensacola Beach will be moved to the Regular Agenda Item C-1 at the request of Dr. Thomas Campanella.

Consent Agenda Item A-1 - Azure Development, LLC – Soundside Center – # 5 Via De Luna - portable water slide concession and H&S Development, LLC d/b/a Hampton Inn – Tiki Island Golf and Games – # 2 Via De Luna – Request to sublease to Mr. John Paul McDaniels – to operate an airbrush tattoo concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10 x 10 tent in the front property and Soundside Center - # 5 Via De Luna –in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees will be moved to the Regular Agenda Item A-5 at the request of Mr. Vernon Prather.

6. ADOPTION OF AGENDA

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. Dave Pavlock, the Board unanimously recommended adoption of the amended Agenda. (6-0)**

7. CHAIRMAN'S COMMENTS

The Chairman reminded speakers to limit their comments to three (3) minutes.

8. EXECUTIVE DIRECTOR'S EVALUATION

Mr. Gant submitted his evaluation of Executive Director, Buck Lee, for the review of the Board.

9. ED SCHROEDER - PENSACOLA VISITORS INFORMATION CENTER

Mr. Schroeder and Ms. Laura Lee gave a brief presentation regarding Marketing for Pensacola Beach.

10. GULF ISLANDS NATIONAL SEASHORE – 2008 TURTLE NEST MONITORING REPORT

This item was removed from the Agenda.

11. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Maureen LaMar submitted her monthly report for the review of the Board.

CONSENT AGENDA

12. COMMITTEE REPORTS

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A. DEVELOPMENT & LEASING COMMITTEE - Ms. Tammy Bohannon, Chairman

Item # 1 – Azure Development, LLC – Soundside Center – # 5 Via De Luna - portable water slide concession and H&S Development, LLC d/b/a Hampton Inn – Tiki Island Golf and Games – # 2 Via De Luna – Request to sublease to Mr. John Paul McDaniels – to operate an airbrush tattoo concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10 x 10 tent in the front property and Soundside Center - # 5 Via De Luna –in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

The Committee recommends approval of staff's recommendation with language added specifying "temporary" tattoos.

**This item was moved to the Regular Agenda Item A-5.**

Item # 2 - Azure Development, LLC – Soundside Center – Mr. Chic Demerau - Tiki Island Golf & Games (sublessee) – # 5 Via De Luna – Request to operate a hot dog concession on leasehold property in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

The Committee recommends approval of staff's recommendation subject to forfeiture of the previous approval for use of the cart at the Tiki Island Golf and Games site and allowing the concession a one (1) year term.

Item # 3 - Azure Development, LLC – Soundside Center – # 5 Via De Luna – Request to sublease to – Beach Wine and Liquors Incorporated – Mr. David Griffin (manager) to operate the existing package liquor store on leasehold property; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

The Committee recommends approval of staff's recommendation.

Item # 4 – Mr. Noel Faddis – Realty Marts International (a/k/a RMI) – Request for an extension of the lease with option to purchase the Circle K property – 1581 Via De Luna from the SRIA. (Staff report by Jayne Bell)

**This item was moved to the Regular Agenda Item A-4.**

B. ADMINISTRATIVE COMMITTEE – Mr. Elwyn Guernsey, Chairman

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

The Committee recommends acceptance of this report.

Item # 2 - Request for approval of the SRIA Budget Workshop schedule FY 2009/2010 and Special Board Meeting dates for the adoption of SRIA budget FY 2009/2010. (Staff report by Dottie Ford)

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The Committee recommends approval of staff's recommendation.

Item # 3 - Request for approval of the SRIA issued Cellular Telephone Policy and Procedure (Staff report by Jayne Bell)

The Committee recommends approval of staff's recommendation.

Item # 4 – Mr. and Mrs. Medhi Mikhchi – 21 East Galvez Court - Lot 11, Block "D, Deluna Point and 5 West Galvez Court – Lot 3, Block "A", Deluna Point – Request to waive late charges and interest associated with the annual lease payment defaults for both of the above mentioned properties. (Staff report by Jayne Bell)

The Committee recommends approval of staff's recommendation for denial of this request.

Item # 5 – Discussion regarding the hiring of a Traffic Consultant for Pensacola Beach. (Staff report by Executive Director Buck Lee)

The Committee recommends approval of staff's recommendation.

**This item was moved to the Regular Agenda Item C-1.**

**Upon motion of Mr. Dave Pavlock, seconded by Ms. Tammy Bohannon, the Board unanimously approved the Consent Agenda. (5-0)**

REGULAR AGENDA

13. COMMITTEE REPORTS

A. DEVELOPMENT AND LEASING COMMITTEE - Ms. Tammy Bohannon, Chairman

Item # 1 – Mr. Mike Pinzone – Pensacola Beach Gulf Pier – 41 Fort Pickens Road – Request to sublease to Mr. Doug McAllister – Fun Coast Promotions, LLC – to host an alcohol free, adult supervised "teen dance" every Friday night at the pier; subject to paying all applicable percentage fees. (Referred from the April 22, 2009 Committee Meeting) (Staff report by Jayne Bell)

Speakers:

Nan Harper  
Doug McAllister

**Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously recommends approval of the request to sublease to Mr. Doug McAllister – Fun Coast Promotions, LLC – to host an alcohol free, adult supervised "teen dance" every Friday night at the pier for up to one (1) year; subject to suspension of the dances at Mr. Lee's discretion based upon the good faith belief that the "teen dances"**

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pose a public health risk or public safety risk to the leasehold and/or Pensacola Beach, a minimum of two (2) deputies and additional deputies as Escambia County Sheriff's Office deems appropriate and paid for by the sublessee, changing admittance age to between 13 and 17, paying all applicable percentage fees (10%) and adherence to the posted building capacity. (5-0)

Item # 2 – Azure Development, LLC – Soundside Center – # 5 Via De Luna - portable water slide concession and H&S Development, LLC d/b/a Hampton Inn – Tiki Island Golf and Games – # 2 Via De Luna – Request to sublease to Mr. Albert DeLancy – to operate an airbrush t-shirt and photography concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10x10 tent in the front property and Soundside Center - # 5 Via De Luna – in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. \*\*\* **Tiki Golf and Games has requested the removal of this item.** (Referred from the April 22, 2009 Committee Meeting) (Staff report by Jayne Bell)

**Tiki Golf and Games has requested the removal of this item.**

Item # 3 – Discussion regarding a concession service (portable water slide) on private property subject to paying all applicable percentage fees. (Referred from the April 22, 2009 Committee Meeting) (Staff report by Matt Mooneyham)

Speakers:

Lila Cox  
Chic Demereau  
Rob Babcock  
Terri McKamey  
Doug McAllister

**Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously recommends moving this item to the May 27, 2009 Special Board Meeting Agenda. (5-0)**

Item # 4 – Mr. Noel Faddis – Realty Marts International (a/k/a RMI) – Request for an extension of the lease with option to purchase the Circle K property – 1581 Via De Luna from the SRIA. (Staff report by Jayne Bell)

**This item was moved from the Consent Agenda.**

**Upon motion of Dr. Thomas Campanella, seconded by Mr. Vernon Prather, the Board unanimously recommends approval of the request to discontinue the option to purchase the Circle K property from the SRIA thereby relinquishing his rights to the property at 1581 Via de Luna and the surrounding “horseshoe” shaped property effective immediately. (5-0)**

**Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously agreed to allow Mr. Ed Guernsey to participate in the Board Meeting via**

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**teleconference. (5-0)**

Item # 5 – Azure Development, LLC – Soundside Center – # 5 Via De Luna - portable water slide concession and H&S Development, LLC d/b/a Hampton Inn – Tiki Island Golf and Games – # 2 Via De Luna – Request to sublease to Mr. John Paul McDaniels – to operate an airbrush tattoo concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10 x 10 tent in the front property and Soundside Center - # 5 Via De Luna –in conjunction with the portable slide behind Wings; subject to paying all applicable percentage fees. (Staff report by Jayne Bell)

**Upon motion of Mr. Vernon Prather, seconded by Mr. Dave Pavlock, the Board unanimously approved the request to sublease to Mr. John Paul McDaniels – operate an airbrush temporary tattoo concession on both leasehold properties; Tiki Golf and Games - # 2 Via De Luna - with a 10 x 10 tent in the front property and Soundside Center - # 5 Via De Luna – in conjunction with the portable slide behind Wings for up to one (1) year; subject to paying all applicable percentage fees. (6-0)**

**B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE - Dave Pavlock, Chairman**

Item # 1 – Jubilee’s – 400 Quietwater Beach Road – Request to construct exit stairs from the existing wood deck to the Quietwater Beach. (Referred from the April 22, 2009 Committee Meeting). (Staff report by Matt Mooneyham)

**Upon motion of Mr. Dave Pavlock, seconded by Ms. Tammy Bohannon, the Board unanimously recommends approval of the request to construct exit stairs from the existing wood deck to the Quietwater Beach to meet fire safety code for assembly occupancy. (6-0)**

**C. ADMINISTRATIVE COMMITTEE – Mr. Elwyn Guernsey, Chairman**

Item # 1 – Discussion regarding the hiring of a Traffic Consultant for Pensacola Beach. (Staff report by Executive Director Buck Lee)

**This item was moved from the Consent Agenda.**

**Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Board recommends moving this item to the May 27, 2009 Special Board Meeting Agenda. (5-1) Dr. Thomas Campanella opposed this item.**

**14. REPORTS**

**A. EXECUTIVE DIRECTOR’S REPORT**

Mr. Lee submitted his monthly report for the review of the Board. Mr. Paul Harvey of the Maintenance Department made a welcome sign for the East entrance of the Beach. He saved the SRIA approximately \$6,850 by making the sign in-house. Mr. Lee has asked Mr. Harvey to make another sign for the Casino Beach area.

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I.P. wireless cameras will be installed on the Boardwalk within the month. The Sheriff's Department will be able to monitor the cameras from any computer with Internet access. SRIA's Maintenance Department and current IT company will do the wiring saving a substantial amount of money.

**Upon motion of Dr. Thomas Campanella, seconded by Ms. Tammy Bohannon, the Board unanimously approved a Purchase Request in the amount of \$15, 909 for the purchase of the cameras and other required equipment. (6-0)**

**Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Board approved a mediation settlement to resolve the issue before the Merit System Protection Board. (5-1) Mr. Pavlock opposed this motion.**

The Maintenance Department repaired the fence around the holding pond at the Sheriff's Sub-station. Mr. Lee will sign an agreement with EPIC for set prices for construction materials in the event of a natural disaster. The Elgin sweeper that did not receive a satisfactory bid will be placed on the website [www.pensacolacommunityauction.com](http://www.pensacolacommunityauction.com). The National Park Service has asked if they can extend the SRIA bike path by twenty-five (25) feet on the South and forty (40) feet on the North sides of Via de Luna with the understanding that if the bike path needs repair in the future it will be the responsibility of the SRIA.

#### B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report for the review of the Board. A suit will be filed against the Palace by the end of the week.

#### C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. Baskerville Donovan has received a draft permit from the DEP for Little Sabine Dredging and expects to have a permit within the next two (2) weeks.

#### 15. VISITORS FORUM

No one wished to address the Board at this time.

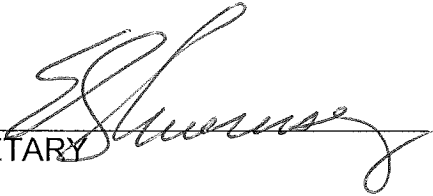
#### 16. BOARD MEMBERS FORUM

The Board had no comments at this time.

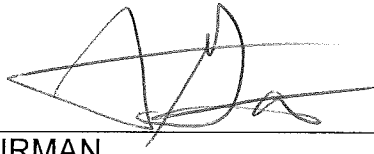
#### Adjournment:

There being no further business to come before the Board, Chairman Gant declared the Regular Board Meeting of the SRIA Board adjourned at 7:30 p.m.

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SECRETARY



CHAIRMAN

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