

# PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

Board Members:

Thomas A. Campanella  
Chairman

John L. Peacock, Jr.  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
Vernon L. Prather  
Elwyn D. Guernsey

W. A. "Buck" Lee  
Executive Director

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- 1-3. A regularly scheduled meeting of the Authority was held on Wednesday, October 15, 2008, beginning at 5:04 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Vernon Prather, Ms. Tammy Bohannon and Mr. John Peacock. Mr. Ed Guernsey arrived at 5:06 p.m. Mr. Fred Gant arrived at 5:16 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 (SPECIAL BOARD MEETING – 9/24/08)  
(REGULAR BOARD MEETING – 9/10/08)

**Upon motion of John Peacock, seconded by Mr. Vernon Prather, the Board unanimously approved the minutes of the Regular Board Meeting (9/10/08) and the Special Board Meeting (9/24/08). (4-0)**

5. CHANGES OR ADDITIONS TO AGENDA

**Upon motion of Mr. John Peacock, seconded by Ms. Tammy Bohannon, the following changes were made to the agenda: Additions: New Business Item #4 – Disposition of Property, New Business Item #5 – A & C H Properties, LLC – Request for a 90 day extension to the performance deadlines under the fifth amendment to the lease, New Business Item #6 – Approval of revisions to the Inter-local Agreement between the Santa Rosa Island Authority and Escambia County BCC and Item B-2 on the Consent Agenda was moved to the Regular Agenda. (5-0)**

6. ADOPTION OF AGENDA

**Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the adoption of the amended Agenda was unanimous. (5-0)**

7. CHAIRMAN'S COMMENTS

The Chairman had no comments at this time.

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8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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

CONSENT AGENDA

9. COMMITTEE REPORTS

A. OPERATIONS COMMITTEE, Mr. Vernon Prather, Chairman

The Committee unanimously recommends approval of the following item:

Item # 1 – Report on possible revenue generated by the development of the commercial core on Pensacola Beach, consisting of parking garage, sound side building and casino building (Gulf side). (Staff report by Executive Director Buck Lee)

The Committee unanimously recommends referring this item to the October 22, 2008 Committee Meeting for more discussion

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE, Mr. John Peacock, Chairman

The Committee unanimously recommends approval of the following items:

Item #1 – Mr. Frank Adams – 250 Le Starboard Drive, Lot 1, Lafitte Cove – Report on drainage problem at 250 Le Starboard Drive. (Report by Dave Hemphill)

Item #2 – Mr. Randy Clendenon – 260 Le Starboard Drive, Lot 2, Lafitte Cove II – Report on drainage problem at 260 Le Starboard Drive. (Report by Dave Hemphill)

A report on these items will be brought back to the Board upon completion of staff's recommendations.

**This item was moved to the Regular Agenda for more discussion.**

C. ADMINISTRATIVE COMMITTEE – Mr. Elwyn Guernsey, Chairman

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The Committee recommends approval of the following items:

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

The Committee Unanimously recommends acceptance of this report.

Item # 2 – SRIA Employee Salary and Benefit Study. (Staff report by Jayne Bell)

The Committee unanimously recommends holding this item in Committee for the 2009/2010 budget for review and consideration at that time.

Item #3 – Report on alternative methods for legal services. (Report by Executive Director Buck Lee)

The Committee unanimously recommends referring this item to the October 22, 2008 Committee Meeting for more discussion.

**Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon the Board unanimously accepted the Consent Agenda. (5-0)**

REGULAR AGENDA

10. COMMITTEE REPORTS

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

Item #1 – Sunrise Hospitality of Pensacola Beach, LLC – 14 Via de Luna – Gulf side – Contract for Sunrise Hospitality of Pensacola Beach, LLC a/k/a Beachside Resorts to transfer the sixteen (16) units of the Windjammer parcel to the H&S Development, LLC a/k/a Hampton Inn parcel at the request of Sunrise Hospitality of Pensacola Beach, LLC a/k/a Beachside Resorts. (Staff report by Matt Mooneyham)

Speaker:

Robert Emmanuel

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. John Peacock, the Board unanimously recommends tasking Mr. Stebbins and the Attorney for**

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**H&S Development with reworking the lease language to allow for the transfer of the sixteen (16) units from the Windjammer property to the Hampton Inn property and if the need should arise the SRIA will file a joint request with H&S Development for the rezoning of the parcel. (6-0)**

Item #2 – Mr. William R. Losquadro – Subway Sandwiches – 39 Via de Luna – Request for commercial lease extension. (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. John Peacock, seconded by Ms. Tammy Bohannon, the Board unanimously recommends approval of the request for a lease extension of sixteen (16) years (December 31, 2023 – December 31, 2039) subject to paying all applicable percentage fees. (6-0)**

B. ADMINISTRATIVE COMMITTEE, Mr. Ed Guernsey, Chairman

Item # 1 – Staff requests approval for a change to the holiday calendar for Christmas 2008 and New Years 2009. (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. Vernon Prather, seconded by Mr. John Peacock, the Board unanimously recommends approval for the changes to the holiday calendar for Christmas 2008 and New Years 2009. (6-0)**

Item #2 – Request to change the threshold for recording property from \$750.00 to \$1,000.00 in accordance with the State of Florida. (Staff report by Dottie Ford)

**Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Board unanimously recommends approval of the request to change the threshold for recording property from \$750.00 to \$1,000.00 in accordance with the State of Florida. (6-0)**

Item #3 – Proposed revisions to section 9.6 of the SRIA Personnel Policy Manual reflecting the appeal process to the Merit System Protection Board (MSPB). Staff report by Jayne Bell)

**Upon motion of Mr. John Peacock, seconded by Mr. Ed Guernsey, the Board unanimously recommends approval of the proposed revisions to Section 9.6 of the SRIA Personnel Policy Manual reflecting the appeal process to the Merit System Protection Board (MSPB). (6-0)**

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Item #4 – Request to move \$100,000 from the Contingency Fund to the litigation fund to pay for the Cox litigation fees. (Staff report by Dottie Ford)

**Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Board unanimously recommends approval of the request to move \$100,000 from the Contingency Fund to the Litigation Fund to pay for Cox litigation fees. (6-0)**

C. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, Mr. John Peacock, Chairman

Item #1 – Mr. Randy Clendenon – 260 Le Starboard Drive, Lot 2, Lafitte Cove II – Report on drainage problem at 260 Le Starboard Drive. (Report by Dave Hemphill)

**This item was moved from the Consent Agenda for more discussion. No action was taken.**

11. NEW BUSINESS

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. (Report by Mike Stebbins)

Speaker:

Robert Rinke

**This item was moved to the November 5, 2008 Regular Board Meeting for more discussion**

Item #2 – Discussion of reimbursement of Commercial leaseholders for ad valorem taxes with SRIA lease fees. (Staff report by Executive Director Buck Lee)

Speaker:

Jeff Townsend

**Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Board unanimously recommends tasking staff with finding a vehicle to**

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**redistribute lease fees to commercial leaseholders and bring those findings back to the November 5, 2008 Regular Board Meeting. (6-0)**

**Upon motion of Mr. Fred Gant, seconded by Mr. John Peacock, the Board unanimously recommends asking Chairman Campanella to work with the County for a permanent solution for reimbursement of commercial lease fees. (6-0)**

Item #3 – Report on Mr. Halford Harris' first season for the concession service operation (food and refreshments) at Park East and Ft. Pickens Gate. (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. John Peacock, seconded by Mr. Ed Guernsey, the Board unanimously recommends changing Mr. Harris' License Agreement from a duration of one (1) year to a length of three (3) years to expire December 2011. (6-0)**

Item #4 – Disposition of property (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. John Peacock, seconded by Mr. Vernon Prather, the Board unanimously recommends disposing of the property and donating the items to a charitable organization. (6-0)**

Item #5 – A & C H Properties, LLC – 701 Pensacola Beach Boulevard – Request for a 90 day extension to the performance deadlines under the fifth amendment to the lease. (Staff report by Matt Mooneyham)

**Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Board unanimously recommends a thirty (30) day extension to the performance deadlines under the Fifth Amendment to the lease subject to A & C H Properties submitting their conditional use application request to the Escambia County Board of Adjustments for the December 17, 2008 meeting. (6-0)**

Item #6 – Approval of revisions to the Inter-local Agreement between the Santa Rosa Island Authority and Escambia County BCC for the use of the MSPB. (Report by Mike Stebbins)

**Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Board unanimously recommends approval of the revisions to the inter-local**

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**Agreement between the SRIA and Escambia County BCC for the use of the MSPB. (6-0)**

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report to the Board.

**Upon Motion of Mr. Prather, seconded by Mr. Gant, the Board unanimously recommended establishing a policy that would provide a transponder to all permanent, full-time, non-contract employees outside of the probationary period. (6-0)**

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report to the Board.

C. ENGINEER'S REPORT

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

13. VISITOR'S FORUM

Speaker:

Grace McCaffery  
Jim Cox

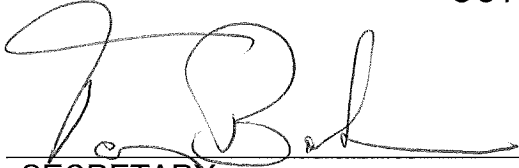
14. BOARD MEMBER'S FORUM

There was a brief discussion regarding the organization "All for One". Mr. Peacock mentioned a letter received about the Double Bridge Run and a donation from the SRIA. Staff will bring back a recommendation to the October 22, 2008 Committee Meeting.

Adjournment:

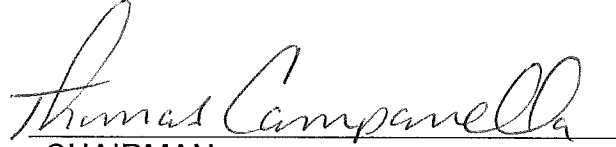
There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 7:14 p.m.

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SECRETARY



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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.)