

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Board Members:

Elwyn Guernsey
Chairman

Dave Pavlock
Vice-Chairman

Vernon Prather
Secretary/Treasurer

Thomas Campanella
Acting Secretary/Treasurer

Fred Gant
Tammy Bohannon

W. A. "Buck" Lee
Executive Director

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday August 10, 2011, beginning at 5:07 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, Mr. Fred Gant, Ms. Tammy Bohannon. Mr. Ed Guernsey, Chairman and Mr. Vernon Prather were absent. Mr. Pavlock, Acting - 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 – (7/13/2011))

Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Board unanimously approved the minutes of the Regular Board Meeting (7/13/2011). (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

Item's Old Business # 2 and # 3 were added to the agenda.

6. ADOPTION OF AGENDA

Upon motion of Dr. Thomas Campanella, seconded by Mr. Fred Gant, the Board unanimously recommended adoption of the Agenda as amended. (4-0)

7. CHAIRMANS COMMENTS

Mr. Pavlock, Acting – Chairman had no comments at this time.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Maureen Lamar submitted her report for review.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (7-27-2011) MR. VERNON PRATHER CHAIRMAN, MR. DAVE PAVLOCK AND MS. TAMMY BOHANNON,

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Item # 1 — Discussion regarding establishing suggested exterior color combinations for residential structures on Pensacola Beach. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 2— Horizon Beach Service, Inc. – 1140 Ft. Pickens Rd – Request to construct a wooden ramp and, approval of exterior painting and signage on leasehold property.(Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

Item # 3- Ms. Tammy Bohannon d/b/a Beach Laundry, LLC - 37 Via De Luna – Request to paint commercial building.(Staff report by Paolo Ghio) (Ms. Bohannon recused herself from voting and Mr. Gant served in her place.)

The Committee unanimously recommended approval to hold this item in Committee, at the request of Ms. Bohannon.

Item # 4- Santa Rosa Island Authority – 1 Via De Luna – Request to paint main office building. (Staff report by Paolo Ghio)

The Committee unanimously approves staff's recommendation.

B. ADMINISTRATIVE COMMITTEE,(7-27-2011) CHAIRMAN, DR. THOMAS CAMPANELLA AND MR. ED GUERNSEY AND MR. VERNON PRATHER, MEMBERS

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

The Committee unanimously recommends acceptance of the Financial Statements and Expenditures as presented.

Item # 2 – SRIA Advertising Services Contract. (Staff report by Jayne Bell)

The Committee unanimously recommended extending the contract for SRIA advertising services with E.W. Bullock and Associates for one (1) year, (September 30, 2012) and for staff to prepare an RFP to go out April of 2012.

Item # 3 – Discussion and recommended adoption of the resolution relating to Florida House Bill 45. (Staff report by Mike Stebbins)

The Committee unanimously recommends approval of the adoption of Florida HB 45.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Item # 4- Discussion of Resolution for Fee Simple Title to be sent to Representative Jeff Miller and Senator Bill Nelson. (Staff report by Mike Stebbins)

No Action taken.

C. OPERATIONS COMMITTEE, MR. FRED GANT, CHAIRMAN, MR. DAVE PAVLOCK AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Mr. Michael Williamson – Request for discussion regarding Pensacola Beach Gulf Pier annual fishing passes. (Staff report by Executive Director Buck Lee)

The Committee unanimously approved holding this item in Committee

Ms. Bohannon restated her recusal to vote on AEC item # 3.

Upon motion of Dr. Thomas Campanella seconded by Ms. Tammy Bohannon the Board unanimously recommended approval of the Consent Agenda as presented. (4-0)

REGULAR AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (7-27-2011) MR. VERNON PRATHER, CHAIRMAN, MR. DAVE PAVLOCK AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Proposed amendment to LDC Section 13.22.03 D. 9. Attached signage. (referred from the July 27, 2011 Committee meeting)(Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated that staff recommended approval of the proposed amendment as stated.

Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Board unanimously recommended approval of the proposed amendment to LDC Section 13.22.03 D 9; Attached Signage. (4-0)

B. DEVELOPMENT & LEASING COMMITTEE, (7-27-2011) MR. DAVE PAVLOCK, CHAIRMAN, MR. VERNON PRATHER AND MR. ED GUERNSEY, MEMBERS

Item # 1- Mr. Guy Olano - The Millenium Group I, LLC d/b/a Castaways Beachside Restaurant & Raw Bar – Request to sublease to Mr. Don Robarts, d/b/a Dockside

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Beach Service - to operate the previously approved beach rental service (chairs & umbrellas and non motorized watercraft only) on the vacant beach property directly behind Circle K, subject to paying all applicable percentages. (Referred from the July 27, 2011 Committee meeting)(Staff report by Jayne Bell)

Ms. Bell gave background on the item and stated that staff amended their recommendation to include a three year review.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously recommended approval of the request by Mr. Guy Olano - The Millenium Group I, LLC d/b/a Castaways Beachside Restaurant & Raw Bar –to sublease to Mr. Don Roberts, d/b/a Dockside Beach Service - to operate the previously approved beach rental service (chairs & umbrellas and non motorized watercraft only) on the vacant beach property directly behind Circle K, subject to paying all applicable percentages and additionally to have a three (3) year review. (4-0)

C. ADMINISTRATIVE COMMITTEE, (7-27-2011) CHAIRMAN, DR. THOMAS CAMPANELLA AND MR. ED GUERNSEY AND MR. VERNON PRATHER, MEMBERS

This item has been referred to the August 24, 2011 Committee meeting.

Item # 1 – Duties and functions of the Steering Committee. (Referred from the July 27, 2011 Committee meeting)(Report by Chairman Ed Guernsey)

No action taken.

Item # 2 – Mr. Scott Mitchell – Five Flags Tourism Group – Update on the proposed De Luna Fest II concert event. (Referred from the July 27, 2011 Committee meeting)(Staff report by Jayne Bell)

Ms. Bell gave background on the item and asked Mr. Stebbins to review the details of the negotiations that had taken place over the last week between himself as the SRIA Attorney, Mr. Kramer Litvak, Attorney for Five Flags Tourism Group (FFTG) and Mr. Charlie Hoffman, Attorney for Innisfree Hotels. He stated that there was one area of concern remaining and asked for direction from the Board regarding Section #5 of the Public Facilities Use Agreement (proposed \$20,000.00) lease fees paid by the promoter to the Authority, all other items were agreeable.

Mr. Stebbins suggested that the certificates of insurance require dates certain.

Mr. West stated that the final safety plan and staffing schedules were pending and did not expect any discourse.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Mr. Gant questioned the days that were scheduled for set up and take down of the event.

Dr. Campanella questioned where the proposed \$20,000.00 amount for the lease fees had come from and was concerned about the restriction of the use of the beach to the public.

Mr. Pavlock stated that he felt the amount was adequate and asked about any overtime or extenuating costs such as lifeguards.

Mr. Lee stated that no overtime was anticipated and it had been agreed that FFTG would be responsible for all costs associated with lifeguards.

Ms. Bohannon asked if FFTG would incur any costs for infrastructure improvements.

Mr. Lee stated that the event itself was being held on private leasehold and the Casino beach area should not be impacted.

SPEAKERS:

Mr. Scott Mitchell
Mr. Mike Pinzone

Mr. Mitchell wished to thank the Authority staff and Board for working with him to get everything together for the event. He explained the set up and take down procedure and timing and also stated that there would still be public access but the parking at Casino Beach would be impacted by the event.

Dr. Campanella wished to have it put in the record that he feels we are giving away public areas of the beach and he was not comfortable with the \$20,000.00 figure. He said he would however support staff recommendation to move forward.

Mr. Pavlock stated that perhaps next year the fee could be increased dependent upon this year's revenues from the event.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously approved the 2011 Public Facilities Use Agreement for the De Luna Fest Event subject to final sign off by SRIA legal and Safety Director. (4-0)

11. OLD BUSINESS

Item # 1 – Update regarding Trolley Shelters. (Staff report by Paolo Ghio)

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Mr. Ghio gave an update on the trolley shelters and explained that the LOST funds have been secured per Commissioner Grover Robinson for the shelters. He said that 18 shelters will be provided because of the cost savings by using the thatch umbrella style. Also, the shelters have been postponed until the spring due to the close end of this season but the Request for Quotes will go out in February 2012 to have them in place for next season.

Additional discussion followed.

Ms. Bohannon stated that she thought the new style for the shelters was aesthetically pleasing and in keeping with the vision of the beach.

Upon motion of Ms. Tammy Bohannon seconded by Dr. Campanella, the Board unanimously approved the report given by Mr. Ghio relating to the trolley shelters and the postponement of the Request for Proposals to February 2012 to have them ready for next season. (4-0)

This item was added per Mr. Guernsey.

Item # 2 – Task Order # 31 – Quietwater Beach Restoration – Sub - Task B: (Environmental Permits Application Preparation and Submittal).(Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and stated that staff recommended approval of the request to move forward with Task Order # 31 Sub Task B as the next phase of the Quietwater Beach Restoration Project.

Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Board unanimously recommended approval of the request to move forward with Task Order # 31 – The Quietwater Beach Restoration – Sub – Task B;(Environmental Permits Application Preparation and Submittal) in the amount of \$25,000.00, with funding to come from Beach Nourishment Bonds. (4-0)

This item was added per Mr. Guernsey.

Item # 3 - Mr. Thomas M. Bizzell, Trustee, Holiday Holding Trust II and Gulfside Resorts, Inc., d/b/a Holiday Townhouses - 15 Via De Luna and Holiday Holding Trust II d/b/a Tiki House, Inc. 17 Via de Luna (Santa Rosa Sound) – Request approval for Recreational Vehicle Park Site plan, floor plan and elevation for the club house.(Staff report by Paolo Ghio)

Mr. Ghio gave background on the item and stated that staff had some concerns with the plans as presented but recommended conceptual approval of the request by Mr. Bizzell.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

SPEAKER:

Mr. George Williams, Bay Design.

Mr. Williams stated that his firm was doing the design and would work with Mr. Ghio to make sure the plans were acceptable.

Upon motion of Dr. Thomas Campanella seconded by Mr. Fred Gant, the Board unanimously recommended conceptual approval of the request by Mr. Thomas M. Bizzell, Trustee, Holiday Holding Trust II and Gulfside Resorts, Inc., d/b/a Holiday Townhouses - 15 Via De Luna and Holiday Holding Trust II d/b/a Tiki House, Inc. 17 Via de Luna (Santa Rosa Sound) for the Recreational Vehicle Park Site plan, floor plan and elevation for the club house subject to final plans with color rendering to be brought back to the SRIA Board for final approval.

12. NEW BUSINESS

Item # 1 – Blue Angels Association – Request for sponsorship of 65th Anniversary of the Blue Angels and reunion event. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on this item and stated staff recommended approval of the request. He said that the Authority has had a very close relationship with the Blue Angels Association for many years and because there was not a Sunday Blue Angels Show this year there was enough money remaining in the Air Show budget to pay for this \$10,000.00 sponsorship request.

Upon motion of Mr. Fred Gant seconded by Ms. Tammy Bohannon, the Board unanimously recommended approval of the request by the Blue Angels Association for the sponsorship of 65th Anniversary of the Blue Angels and reunion event, in the amount of \$10,000.00, to be taken from the remaining 2011 Blue Angels Air Show budget. (4-0)

Item # 2 – Approval of a NRDA (National Resource Damage Assessment) Early Restoration Project Resolution. (Staff report by Executive Director Buck Lee)

Mr. Lee stated that staff recommended approval of the NRDA Resolution as presented and explained the purpose was to give support to Escambia County in their efforts to submit their NRDA early restoration projects..

Upon motion of Mr. Fred Gant seconded by Dr. Thomas Campanella, the Board unanimously recommended approval of the NRDA (National Resource Damage Assessment) Early Restoration Project Resolution as presented. (4-0)

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Item # 3 – Report on Severe Repetitive Loss Mitigation.(Staff report by Paolo Ghio)

Mr. Ghio explained that if a dwelling has been hit 4 or more times in a ten year span, it is considered a severe repetitive loss and there are 92 households presently on Pensacola Beach that qualify. There is approximately 80 million dollars in Federal Grants to help mitigate this situation and assist homeowners to bring their non conforming structure up to current codes and regulations. He said there are two (2) options, either elevate or demolish the current existing structure and rebuild.

Mr. Ghio stated that he would like to hold a public workshop specifically for the 92 homeowners that would benefit from the available grants and also requested he be allowed to employ a grant writer by the name of Jeffery S. Ward, who is deemed an expert in the field by FEMA. The Authority does not have the staff or the specialized skill that Mr. Ward would bring to this project; he understands the process and would be a great asset.

Upon motion of Ms. Tammy Bohannon seconded by Mr. Fred Gant, the Board unanimously recommended approval to employ Mr. Jeffery S. Ward as a grant writer for the severe repetitive loss mitigation project and to hold a workshop for the 92 homeowners that would benefit from the available grants and Mr. Ward's expertise in the field. (4-0)

13. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee presented his report for the review of the board.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report for the review of the Board. He wished to express what a good job Dottie, Vickie and their staff is doing to help get the number of defaults down.

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board and explained the August 24, 2011 SRIA Special Board meeting for the Master Plan Presentation will be an analysis of the preliminary designs only; there will be no recommendations or question and answers at this time.

14. VISITOR'S FORUM

No one wished to speak at this time.

15. BOARD MEMBERS FORUM – Dave Pavlock - Fee Simple Title handout.

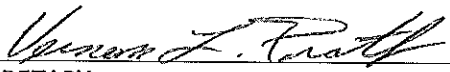
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 10, 2011

Mr. Pavlock handed out a brief rundown of a few common questions with basic answers regarding fee simple title. The hand out was reviewed by Escambia County Attorney and the SRIA Attorney and is an effort to assist leaseholders to understand the issue.


16. ADJOURN

There being no further business to come before the Board, Acting - Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 6:48 p.m. and began the Budget Workshop at 6:49 p.m.

****BUDGET WORKSHOP FY 2011/2012 ****



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.)

ELWYN GUERNSEY, CHAIRMAN
DAVE PAVLOCK, VICE-CHAIRMAN
VERNON PRATHER, SECRETARY TREASURER
THOMAS CAMPANELLA, ACTING SECRETARY /TREASURER
FRED GANT, MEMBER
TAMMY BOHANNON, MEMBER
W.A. "BUCK" LEE, EXECUTIVE DIRECTOR