SANTA ROSA ISLAND AUTHORITY
COMMITTEE MEETINGS
DECEMBER 11, 2019
5:05 P.M.

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, KAREN SINDEL, CHAIR, MS. LIZ CALLAHAN AND MR. BUBBA PETERS, MEMBERS

Item # 1 – Request to amend the existing SRIA Consideration Fee Policy. (Staff report by Paolo Ghio)

Item # 2 – Approval for the Sharp Point Re-nourishment Project. (Staff report by Paolo Ghio)

B. DEVELOPMENT & LEASING COMMITTEE, MS. BRIGETTE BROOKS, CHAIR, DR. THOMAS CAMPANELLA AND MR. BUBBA PETERS, MEMBERS

Item # 1 – Request by Robert Rinke – 400 Quietwater Beach Rd. – to renew the outdoor seating license agreements for the Boardwalk Café, Lucas’ Bistro and Wine Bar, and Papa’s Pizza. (Staff report by Robbie Schrock)

Item # 2 – Request by Russell Bartlett d/b/a Kona Ice of Gulf Breeze, LLC, for a 2 year renewal of the Mobile Vendor Service License Agreement. (Staff report by Robbie Schrock)

Item # 3 – Request by Anthony and Barbara Marullo – 106 Ariola Dr. – to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

Item # 4 – Request by Richard and Jaqueline Parrish – 108 Via de Luna Dr. - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

C. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, MEMBERS

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

Adjourn.

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.
Request to amend the existing SRIA Consideration Fee Policy. (Staff report by Paolo Ghio)

Background:

In 2006, the SRIA Board adopted a Board Policy establishing a consideration fee to be applied to commercial leaseholders seeking to increase hotel/motel development or multi-family residential development, if residential density becomes available. The consideration fee was set at $3,030 per room or dwelling unit permitted by the change. (See the attached, with proposed changes).

Recommendation:

Staff recommends amending the policy by increasing the consideration fee by 28%. This increase reflects the escalation of the Consumer Price Index since 2006. This will increase the amount by $848.00 for a total of $3,878.00 per room or dwelling unit permitted by the change.
Purpose:

To establish a consideration fee to be applied to commercial leaseholders in the event of increased hotel/motel development or multi-family residential development, if residential density becomes available.

Policy:

Each application of the Consideration Fee Policy must be approved by the Santa Rosa Island Authority (SRIA) board. Application will be restricted to the following instances:

- Land use change to a more intense use that will permit the construction of a greater number of hotel/motel rooms or residential dwelling units than permitted under previous designation.

- Lease use changes for new or increased hotel/motel room development; or new increased residential dwelling units, and

- Special exception for increased hotel density.

(hereinafter "Land Use Changes")

The policy is subject to change at the discretion of the SRIA board.

1. The consideration fee is set at $3,878.00 $3,030 per room or dwelling unit permitted by the change.

2. The consideration fee will be payable within thirty days after of the date of the final approval of the Land Use Changes by either the SRIA board or Escambia County Board of County Commissioners, as applicable.

3. Consideration fee revenue will be deposited into the Authority's general revenue account unless otherwise directed by the SRIA board.
Approval for the Sharp Point Re-Nourishment Project. (Staff report by Paolo Ghio)

Background:

Sharp point was re-nourished in 2017, and the permits from FDEP, and USACE allow for additional fill to be placed every 2-3 years as necessary. Staff is requesting approval to move forward with tasking BDI to engineer, prepare construction documents, to include bid, and contracts, to place approved white sand along the shoreline of Sharp Point due to erosion. Cost of BDI services is not to exceed $33,000.00.

**The budgeted cost for the contractor service is less than $50,000.00.**

Recommendation:

Staff recommends approval for the Sharp Point Re-Nourishment Project, as presented. The cost for the BDI services is not to exceed $33,000.00, funding will be provided by Development Services Contract Services.
# Santa Rosa Island Authority

## Task Order Memorandum

**To:** Baskerville-Donovan, Inc.  
449 West Main Street  
Pensacola, FL 32502  

**Date:** November 26, 2019  
**Contract:** Engineering  
**Prepared By:** J. Huggins  
**Prepared For:** Paolo Ghio  
**Task Order No.:** 243

### Task Title: Sharp Point Nourishment Project 2019

**Project Description**  
Approved sand fill was placed along shoreline of Sharp Point in 2017 as part of a permitted nourishment project for Sharp Point and Baby Beach. The permits from the FDEP and USACE allow for additional fill to be placed every 2-3 years as necessary. Due to erosion that has taken place since the 2017 nourishment, the SRIA wishes to re-nourish Sharp Point. The SRIA does not desire to nourish Baby Beach as part of this project.

The SRIA intends to utilize material stockpiled at the spoil cell site for the nourishment effort, and use Escambia County Public Works staff and trucks for delivery of the sand to the site. A contractor will be required to perform the following recommended works:

- Provide Temporary Maintenance of Traffic  
- Establish and Maintain Erosion Control  
- Remove and Dispose of Misc. Debris Prior to Nourishment  
- Construct and Remove Material Delivery Area at the Site  
- Screen, Sort and Load Sand at Spill Cell Site  
- Perform Earthwork and Grading of Sharp Point  
- Restore Site(s) to Pre-Construction Condition  
- Perform Necessary Monitoring, Testing and Reporting  
- Other Misc. Services

### Professional Services

BDI offers the following professional services for the nourishment of Sharp Point:

**Task 1** – Construction Documents shall be prepared for the project. Construction plans and specifications shall be prepared in accordance with permits and provide the direction necessary for project completion.

**Task 2** – Pre- and Post-Construction Hydrographic Surveys will be performed to collect data for the permit monitoring requirements. Twelve (12) Pre-Construction transects (K-23 to K-35) will be surveyed to a distance up to 200 feet (max.) from the Baseline location along the shore. A Post-Construction survey will be performed and included a survey along existing transects within the fill template. BDI surveyors will provide visual control points at the toe of fill, as well as grade stakes within the template.

**Task 3** – Contract and Bidding documents shall be prepared and include standard SRIA contract documents provided for contractor and owner execution. Bidding activities will include public advertising of the project, attendance of a pre-bid conference, answering of
questions during the bidding process, attendance of a bid opening, compilation of the received bids and recommendation of award.

Task 4 - Contract administration will include material sampling prior to bid, preparation of the project manual, review of shop drawings, pay requests, preparation of the record drawings based on Contractor provided markups, close-out documents and permit notifications and certifications.

Task 5 - Construction coordination, observation and meetings shall be provided on an hourly basis.

Schedule:  
Construction Plans / Bidding Services - 30 days from NTP

Products:  
Surveys, Plans, Specifications and Contract Documents

Fee Structure:  
Task 1 - Plans and Specs. $5,855  
Task 2 - Survey and Control $8,750  
Task 3 - Bidding Services $4,800  
Task 4 - Contract Admin. $3,700  
Task 5 - Construction Services Hourly

Lump Sum Fee $23,085  
Estimated Hourly Fee $10,000  
Not to Exceed Fee $33,000

The services offered herein are the tasks necessary to nourish Sharp Point in accordance with the current permit documents. We have attempted to include a comprehensive list of the required tasks to perform the requested design services. Items not specifically stated are not included in our fee proposal, but could be included as additional services on a lump sum or hourly fee basis, when requested.

The following list is a summary of known items excluded from our scope of work. This list is not an all-inclusive list and other items may be excluded, if not specifically included above:

- Coordination with lease holders for construction easement acquisition
- Full Time Construction Engineering and Inspection Services
- Testing Fees and Services
- Geotechnical Services
- Permitting (other than as described herein)
- Permitting and/or Impact Fees

BASKERVILLE-DONOVAN, INC.  

SANTA ROSA ISLAND AUTHORITY

Date: ___________________________  
Date: ___________________________

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Development & Leasing Committee
December 11, 2019
Item B-1

Request by Robert Rinke – 400 Quietwater Beach Rd. – to renew the outdoor seating license agreements for the Boardwalk Café, Lucas’ Bistro and Wine Bar, and Papa’s Pizza. (Staff report by Robbie Schrock)

Background:

These are yearly license agreements the SRIA works with the Boardwalk on to allow seating in the public areas. Each business has a pre-determined amount of space, “Exhibit A”, that they are required to adhere to. (See attached)

Recommendation:

Staff recommends approval of the request by Robert Rinke – 400 Quietwater Beach Rd. – to renew the outdoor seating license agreements for the Boardwalk Café, Lucas’ Bistro and Wine Bar, and Papa’s Pizza.
November 26, 2019

Robert Rinke  
Pensacola Beach Holdings, Inc.  
400 Quietwater Beach Road  
Pensacola Beach, FL 32561

Paolo Ghio  
Santa Rosa Island Authority  
1 Via De Luna Drive  
Pensacola Beach, FL 32561

Dear Paolo:

Please renew the outdoor seating licenses on the boardwalk for the businesses listed below:

Boardwalk Café  
Lucas’  
Papa’s Pizza

Please contact Kim Logar at 850-346-6525, if you need additional information.

Sincerely,

Robert Rinke
LICENSE AGREEMENT

This License Agreement ("License") is entered into between the Santa Rosa Island Authority and Pensacola Beach Holdings, Inc. (collectively the "Licensor") and Boardwalk Café ("Licensee"). The Santa Rosa Island Authority, Pensacola Beach Holdings, Inc. and the Licensee may hereafter be referred to individually as "Party" or collectively as "Parties".

WHEREAS, the Licensee agrees to assume all risks associated with the Licensor granting this License on the Portofino Boardwalk ("Boardwalk"); and,

WHEREAS, the Licensee is willing to release, indemnify, defend and hold-harmless the Licensor from any and all claims or causes of action, which may arise as a result of the Licensor granting this License; and,

NOW, THEREFORE, in exchange for the Licensor granting this License to the Licensee and other good and valuable consideration, the Licensee and Licensor agree to the following terms and conditions:

1. Location: The Licensor hereby grants to the Licensee a non-exclusive license for the location described and depicted in attached Exhibit A.

2. Use: The License is hereby granted to Licensee for the purpose of providing a limited number of tables and chairs in location per Section 1 herein for the Licensee to provide an inviting atmosphere on the Boardwalk for the Licensee patrons.

3. Term:

   a. The term of this License is effective from January 1, 2020 ("Effective Date") for a period of one year unless sooner terminated pursuant to the terms of this License ("Term"). The Licensee may request a renewal for an additional term of one (1) year with at least thirty (30) days advanced notice prior to end of the Term of this License and such request shall not unreasonably be denied by the Licensor ("Extension"). At the time for the request for any Extension, the Licensor shall evaluate and determine the number of tables and chairs that will be authorized in the location per Section 1 herein based on the Licensee’s compliance with the terms of this License during the Term or any Extension.

   b. This License may be suspended if the Use, or any part of the Use, as described in Section 2 herein poses a risk to public health or safety as determined by the Executive Director of the Santa Rosa Island Authority ("Executive Director"). The suspension shall be lifted immediately after the Executive Director determines the use as defined in Section 2 herein, or any part of the Use, no longer poses a risk to public health or safety.
c. This License may be suspended at this discretion of the Executive Director for certain events, such as the Blue Angels event, upon written notice to the Licensee.

d. This License may be terminated at any time, with or without cause, by any Party by providing thirty (30) days advance written notice to the other Parties of its desire to terminate this License.

4. **License Fees.** The Licensee agrees to pay the Licensor an annual payment of $500 (plus sales tax) to be paid no later than January 1 of each year, during the Term or any Extension of this License ("Annual Fee").

5. **Notices.** Any written notice required or provided for herein shall be given in writing and shall be deemed validly given if delivered by personal delivery, overnight air carrier service, or certified or registered United States mail, postage prepaid, return receipt requested, addressed as follows:

   **For Licensor**

   a. Name of Contact: Paolo Ghio  
   b. Address: SRIA, P.O. Box 1208 Pensacola Beach, FL 32562  
   c. Primary Telephone Number: 850 932-2257  
   d. Secondary Telephone Number:  
   e. E-mail Address: Paolo_ghio@sria-fla.com

   a. Name of Contact: Kim Logar  
   b. Address: Pensacola Beach Holdings, Inc. - 21 La Caribe Drive, Pensacola Beach, FL 32561  
   c. Primary Telephone Number: 850 346-6525  
   d. Secondary Telephone Number:  
   e. E-mail Address: kimlogarPBH@gmail.com

   **For Licensee:**

   a. Name of Contact:  
   b. Address:  
   c. Primary Telephone Number:  
   d. Secondary Telephone Number:  
   e. E-mail Address:

Notice shall be deemed effective upon receipt. The person to whom and the place to which notices are to be delivered may be changed from time to time by either party by written notice given to the other party.
6. **Assumption of Risk and Release.** The Licensee assumes all risks associated with the Licensor granting this License; and the Licensee agrees to release the Licensor from any and all claims or causes of action, which may arise as a result the Licensor granting the License.

7. **Indemnification.** The Licensee agrees to indemnify, defend and hold-harmless the Licensor, its Board members and employees from any and all claims or causes of action, which may arise as a result of the Licensor granting this License including but not limited to the following:

   a. any liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge, arising out of or relating to, in whole or in part, directly or indirectly, to this License regardless of the location of the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge and regardless of whether the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge occurs before or after the Effective Date of the this License;

   b. any court filing fee, court cost, arbitration fee or cost, witness fee, and each other fee and cost of investigating and defending or asserting any claim for indemnification under this License, including, without limitation, in each case, attorneys' fees, other professionals' fees, and disbursements, both at trial and on appeal.

   d. Licensee agrees to pay for and provide a legal defense for the Licensor, its Board members and employees, which will be done only if and when requested by the Licensor to the Licensee in writing.

8. **Assignment.** This License shall not be assigned by any Party to this License without the written consent of the other Parties.

9. **Choice of Law.** The laws of the State of Florida govern all matters arising out of or relating to this License, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

10. **Designation of Forum.** Any Party bringing a legal action or proceeding against any other Party arising out of or relating to this License shall bring the legal action or proceeding exclusively in the state courts of Escambia County, Florida.

11. **Waiver of Jury Trial.** Each Party, to the extent permitted by law, knowingly, voluntarily and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this License and the transactions it contemplates. This
waiver applies to any action or legal proceeding, whether sounding in contract, tort or otherwise.

12. Amendments. The Parties may amend this License only by mutual written consent of the Parties.

13. Non-Waiver. No provision in this License may be waived, except pursuant to a writing executed by the Party against whom the waiver is sought to be enforced.

14. Severability; Counterparts. Any provision of this License held invalid, illegal or unenforceable shall not affect the remaining valid, legal or enforceable provisions of this License. This License may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

15. Litigation Expenses. If any legal action or other proceeding is brought under this License, in addition to any other relief to which the successful or prevailing Party or Parties ("Prevailing Party") is entitled, the Prevailing Party is entitled to recover, and the non-Prevailing Party shall pay, all

(a) reasonable attorneys’ fees of the Prevailing Party,

(b) court costs, and

(c) expenses, even if not recoverable by law as court costs (including, without limitation, all fees, taxes, costs and expenses incident to the action as well as appellate, bankruptcy and post-judgment proceedings), incurred in that action or proceeding and all appellate proceedings. For purposes of this sub-section, the term “attorneys’ fees” shall include, without limitation, paralegal fees, investigative fees, expert witness fees, administrative costs, disbursements, and all other charges billed by the attorney to the Prevailing Party.

16. Legal Counsel and Mutual Drafting. Each Party recognizes that the License is a binding agreement and acknowledges and agrees that they have had the opportunity to consult with legal counsel of their choice. Each Party has cooperated in the drafting, negotiation and preparation of this License. Hence, in any construction to be made of the License, the same shall not be construed against any Party on the basis of that party being the drafter of such language.

17. Entire License. This License contains the entire agreement between the Parties hereto and no verbal or oral agreements, promises or understandings shall be binding upon either Licensor or Licensees in any dispute, controversy or proceeding at law.

18. Headings. Paragraph headings of this License are inserted only for reference and in no way, define, limit, or describe the scope or intent of this License nor affect its terms or provisions.

19. Licenses and Permits. Licensees shall obtain and maintain all licenses and permits required by all governmental authorities having jurisdiction over the operations of the Licensee.
for the type of businesses operated by the Licensee, and shall maintain all required licenses and
permits during the Term and any Extension of this License. Notwithstanding the other terms of
this License, this License shall automatically terminate if the Licensees fail to obtain and maintain
all licenses and permits required by all governmental authorities having jurisdiction over the
Licensee and its operations.

20. **Taxes and Assessments.** Licensees shall pay and discharge all future taxes, sales
taxes use taxes, assessments, duties, impositions and burdens assessed, charged or imposed
whenever arising as a result of this License. In addition, upon notice from Licensor, Licensee
agrees to assume Licensor's defense and indemnify Licensor for any claim related to any all future
taxes, sales taxes use taxes, assessments, duties, impositions and burdens assessed, charged or
imposed upon the Licensee, whenever arising as a result of this License.

21. **Default and Remedies.** Except as otherwise provided herein, Licensee shall be
deemed in default of this License if the Licensee: (a) fails to perform Licensee’s obligations or
comply with any of the promises, undertakings, covenants, terms and conditions of this License,
for thirty (30) days after written demand for performance by the Licensor and/or (b) abandons the
License in whole or in part. A Party may pursue any remedy for a default herein conferred upon
or reserved or granted to a Party by law or in equity including but not limited to terminating this
License.

**ATTEST:**

SANTA ROSA ISLAND AUTHORITY

_________________________                         ___________________________
Secretary/Treasurer                                                Chair

WITNESSES AS TO SRIA

_________________________
Print Name:

_________________________
Print Name:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared ___________________ and
______________________, well known to me and known to me to be the Chair and
Secretary/Treasurer, respectively, of the Santa Rosa Island Authority, and acknowledged that he
executed the foregoing for and in the name of said Authority, as its Chair, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this _____ day of ____________, 20__.

______________________________
Notary Public
Name: _______________________

Witnesses For Licensee

______________________________
Print Name: ____________________

______________________________
Print Name: ____________________

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared ___________ ___________, well known to me and known to me to be _______________ on behalf of Boardwalk Café, and acknowledged that he executed the foregoing for and in the name of said business, as its representative, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this _____ day of ____________, 20__.

______________________________
Notary Public
Name: _______________________

______________________________
Boardwalk Café

______________________________
Signature of Licensee

______________________________
Mailing Address

______________________________
City, State, Zip Code
Witnesses For Master Lessee

Print Name: ____________________________
Signature of Master Lessee

Print Name: ____________________________
Mailing Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared ____________________________, well known to me and known to me to be Mr. Robert Rinke on behalf of Pensacola Beach Holdings, Inc. d/b/a Pensacola Beach Boardwalk, and acknowledged that he executed the foregoing for and in the name of said business, as its representative, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this _____ day of ________________, 20___.

Notary Public
Name: ____________________________
LICENSE AGREEMENT

This License Agreement ("License") is entered into between the Santa Rosa Island Authority and Pensacola Beach Holdings, Inc. (collectively the "Licensor") and The Wine Bar, LLC d/b/a Lucas' Bistro and Wine Bar ("Licensee"). The Santa Rosa Island Authority, Pensacola Beach Holdings, Inc. and the Licensee may hereafter be referred to individually as "Party" or collectively as "Parties".

WHEREAS, the Licensee agrees to assume all risks associated with the Licensor granting this License on the Portofino Boardwalk ("Boardwalk"); and,

WHEREAS, the Licensee is willing to release, indemnify, defend and hold-harmless the Licensor from any and all claims or causes of action, which may arise as a result of the Licensor granting this License; and,

NOW, THEREFORE, in exchange for the Licensor granting this License to the Licensee and other good and valuable consideration, the Licensee and Licensor agree to the following terms and conditions:

1. **Location:** The Licensor hereby grants to the Licensee a non-exclusive license for the location described and depicted in attached Exhibit A.

2. **Use:** The License is hereby granted to Licensee for the purpose of providing a limited number of tables and chairs in location per Section 1 herein for the Licensee to provide an inviting atmosphere on the Boardwalk for the Licensee patrons.

3. **Term:**
   a. The term of this License is effective from January 1, 2020 ("Effective Date") for a period of one year unless sooner terminated pursuant to the terms of this License ("Term"). The Licensee may request a renewal for an additional term of one (1) year with at least thirty (30) days advanced notice prior to end of the Term of this License and such request shall not unreasonably be denied by the Licensor ("Extension"). At the time for the request for any Extension, the Licensor shall evaluate and determine the number of tables and chairs that will be authorized in the location per Section 1 herein based on the Licensee’s compliance with the terms of this License during the Term or any Extension.
   b. This License may be suspended if the Use, or any part of the Use, as described in Section 2 herein poses a risk to public health or safety as determined by the Executive Director of the Santa Rosa Island Authority ("Executive Director"). The suspension shall be lifted immediately after the Executive Director determines the use as defined in Section 2 herein, or any part of the Use, no longer poses a risk to public health or safety.
c. This License may be suspended at this discretion of the Executive Director for certain events, such as the Blue Angels event, upon written notice to the Licensee.

d. This License may be terminated at any time, with or without cause, by any Party by providing thirty (30) days advance written notice to the other Parties of its desire to terminate this License.

4. **License Fees.** The Licensee agrees to pay the Licensor an annual payment of $500 (plus sales tax) to be paid no later than January 1 of each year, during the Term or any Extension of this License ("Annual Fee").

5. **Notices.** Any written notice required or provided for herein shall be given in writing and shall be deemed validly given if delivered by personal delivery, overnight air carrier service, or certified or registered United States mail, postage prepaid, return receipt requested, addressed as follows:

For Licensor

a. Name of Contact: Paolo Ghio
b. Address: SRIA, P.O. Box 1208 Pensacola Beach, FL 32562
c. Primary Telephone Number: 850 932-2257
d. Secondary Telephone Number:
e. E-mail Address: Paolo_ghio@sria-fla.com

a. Name of Contact: Kim Logar
b. Address: Pensacola Beach Holdings, Inc. - 21 La Caribe Drive, Pensacola Beach, FL 32561
c. Primary Telephone Number: 850 346-6525
d. Secondary Telephone Number:
e. E-mail Address: kimlogarPBH@gmail.com

For Licensee:

a. Name of Contact:
b. Address:
c. Primary Telephone Number:
d. Secondary Telephone Number:
e. E-mail Address:

Notice shall be deemed effective upon receipt. The person to whom and the place to which notices are to be delivered may be changed from time to time by either party by written notice given to the other party.
6. Assumption of Risk and Release. The Licensee assumes all risks associated with the Licensor granting this License; and the Licensee agrees to release the Licensor from any and all claims or causes of action, which may arise as a result the Licensor granting the License.

7. Indemnification. The Licensee agrees to indemnify, defend and hold-harmless the Licensor, its Board members and employees from any and all claims or causes of action, which may arise as a result of the Licensor granting this License including but not limited to the following:

a. any liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge, arising out of or relating to, in whole or in part, directly or indirectly, to this License regardless of the location of the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge and regardless of whether the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge occurs before or after the Effective Date of this License;

b. any court filing fee, court cost, arbitration fee or cost, witness fee, and each other fee and cost of investigating and defending or asserting any claim for indemnification under this License, including, without limitation, in each case, attorneys' fees, other professionals' fees, and disbursements, both at trial and on appeal.

d. Licensee agrees to pay for and provide a legal defense for the Licensor, its Board members and employees, which will be done only if and when requested by the Licensor to the Licensee in writing.

8. Assignment. This License shall not be assigned by any Party to this License without the written consent of the other Parties.

9. Choice of Law. The laws of the State of Florida govern all matters arising out of or relating to this License, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

10. Designation of Forum. Any Party bringing a legal action or proceeding against any other Party arising out of or relating to this License shall bring the legal action or proceeding exclusively in the state courts of Escambia County, Florida.

11. Waiver of Jury Trial. Each Party, to the extent permitted by law, knowingly, voluntarily and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this License and the transactions it contemplates. This
waiver applies to any action or legal proceeding, whether sounding in contract, tort or otherwise.

12. Amendments. The Parties may amend this License only by mutual written consent of the Parties.

13. Non-Waiver. No provision in this License may be waived, except pursuant to a writing executed by the Party against whom the waiver is sought to be enforced.

14. Severability; Counterparts. Any provision of this License held invalid, illegal or unenforceable shall not affect the remaining valid, legal or enforceable provisions of this License. This License may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

15. Litigation Expenses. If any legal action or other proceeding is brought under this License, in addition to any other relief to which the successful or prevailing Party or Parties ("Prevailing Party") is entitled, the Prevailing Party is entitled to recover, and the non-Prevailing Party shall pay, all

(a) reasonable attorneys' fees of the Prevailing Party,

(b) court costs, and

(c) expenses, even if not recoverable by law as court costs (including, without limitation, all fees, taxes, costs and expenses incident to the action as well as appellate, bankruptcy and post-judgment proceedings), incurred in that action or proceeding and all appellate proceedings. For purposes of this sub-section, the term "attorneys' fees" shall include, without limitation, paralegal fees, investigative fees, expert witness fees, administrative costs, disbursements, and all other charges billed by the attorney to the Prevailing Party.

16. Legal Counsel and Mutual Drafting. Each Party recognizes that the License is a binding agreement and acknowledges and agrees that they have had the opportunity to consult with legal counsel of their choice. Each Party has cooperated in the drafting, negotiation and preparation of this License. Hence, in any construction to be made of the License, the same shall not be construed against any Party on the basis of that party being the drafter of such language.

17. Entire License. This License contains the entire agreement between the Parties hereto and no verbal or oral agreements, promises or understandings shall be binding upon either Licensor or Licensees in any dispute, controversy or proceeding at law.

18. Headings. Paragraph headings of this License are inserted only for reference and in no way, define, limit, or describe the scope or intent of this License nor affect its terms or provisions.

19. Licenses and Permits. Licensees shall obtain and maintain all licenses and permits required by all governmental authorities having jurisdiction over the operations of the Licensee
for the type of businesses operated by the Licensee, and shall maintain all required licenses and permits during the Term and any Extension of this License. Notwithstanding the other terms of this License, this License shall automatically terminate if the Licensees fail to obtain and maintain all licenses and permits required by all governmental authorities having jurisdiction over the Licensee and its operations.

20. **Taxes and Assessments.** Licensees shall pay and discharge all future taxes, sales taxes use taxes, assessments, duties, impositions and burdens assessed, charged or imposed whenever arising as a result of this License. In addition, upon notice from Licensor, Licensee agrees to assume Licensor’s defense and indemnify Licensor for any claim related to any all future taxes, sales taxes use taxes, assessments, duties, impositions and burdens assessed, charged or imposed upon the Licensee, whenever arising as a result of this License.

21. **Default and Remedies.** Except as otherwise provided herein, Licensee shall be deemed in default of this License if the Licensee: (a) fails to perform Licensee’s obligations or comply with any of the promises, undertakings, covenants, terms and conditions of this License, for thirty (30) days after written demand for performance by the Licensor and/or (b) abandons the License in whole or in part. A Party may pursue any remedy for a default herein conferred upon or reserved or granted to a Party by law or in equity including but not limited to terminating this License.

ATTEST: SANTA ROSA ISLAND AUTHORITY

[Signatures]

Secretary/Treasurer Chair

WITNESSES AS TO SRIA

[Signatures]

Print Name:

Print Name:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared __________________ and __________________, well known to me and known to me to be the Chair and Secretary/Treasurer, respectively, of the Santa Rosa Island Authority, and acknowledged that he
executed the foregoing for and in the name of said Authority, as its Chair, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this ____ day of ____________, 20__. 

Notary Public
Name: ________________________________

Witnesses For Licensee
The Wine Bar, LLC d/b/a Lucas’ Bistro and Wine Bar

Print Name: ________________________________
Signature of Licensee

Print Name: ________________________________
Mailing Address

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared ____________________________ , well known to me and known to me to be ____________________________ on behalf of The Wine Bar, LLC d/b/a Lucas’ Bistro and Wine Bar, and acknowledged that he executed the foregoing for and in the name of said business, as its representative, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this ____ day of ____________, 20__. 

Notary Public
Name: ________________________________
<table>
<thead>
<tr>
<th>Witnesses For Master Lessee</th>
<th>Pensacola Beach Holdings, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Print Name:</td>
<td>Signature of Master Lessee</td>
</tr>
<tr>
<td>Print Name:</td>
<td>Mailing Address</td>
</tr>
<tr>
<td></td>
<td>City, State, Zip Code</td>
</tr>
</tbody>
</table>

**STATE OF FLORIDA**  
**COUNTY OF ESCAMBIA**

Before me, the undersigned Notary Public, personally appeared ____________, well known to me and known to me to be Mr. Robert Rinke on behalf of Pensacola Beach Holdings, Inc. d/b/a Pensacola Beach Boardwalk, and acknowledged that he executed the foregoing for and in the name of said business, as its representative, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this ____ day of _________________, 20__.  

Notary Public  
Name: ____________________________
LICENSE AGREEMENT

This License Agreement ("License") is entered into between the Santa Rosa Island Authority and Pensacola Beach Holdings, Inc. (collectively the "Licensor") and Papa's Pizza Place Inc. a/k/a Papa's Pizza ("Licensee"). The Santa Rosa Island Authority, Pensacola Beach Holdings, Inc. and the Licensee may hereafter be referred to individually as "Party" or collectively as "Parties".

WHEREAS, the Licensee agrees to assume all risks associated with the Licensor granting this License on the Portofino Boardwalk ("Boardwalk"); and,

WHEREAS, the Licensee is willing to release, indemnify, defend and hold-harmless the Licensor from any and all claims or causes of action, which may arise as a result of the Licensor granting this License; and,

NOW, THEREFORE, in exchange for the Licensor granting this License to the Licensee and other good and valuable consideration, the Licensee and Licensor agree to the following terms and conditions:

1. Location: The Licensor hereby grants to the Licensee a non-exclusive license for the location described and depicted in attached Exhibit A.

2. Use: The License is hereby granted to Licensee for the purpose of providing a limited number of tables and chairs in location per Section 1 herein for the Licensee to provide an inviting atmosphere on the Boardwalk for the Licensee patrons.

3. Term:
   a. The term of this License is effective from January 1, 2020 ("Effective Date") for a period of one year unless sooner terminated pursuant to the terms of this License ("Term"). The Licensee may request a renewal for an additional term of one (1) year with at least thirty (30) days advanced notice prior to end of the Term of this License and such request shall not unreasonably be denied by the Licensor ("Extension"). At the time for the request for any Extension, the Licensor shall evaluate and determine the number of tables and chairs that will be authorized in the location per Section 1 herein based on the Licensee’s compliance with the terms of this License during the Term or any Extension.
   b. This License may be suspended if the Use, or any part of the Use, as described in Section 2 herein poses a risk to public health or safety as determined by the Executive Director of the Santa Rosa Island Authority ("Executive Director"). The suspension shall be lifted immediately after the Executive Director determines the use as defined in Section 2 herein, or any part of the Use, no longer poses a risk to public health or safety.
c. This License may be suspended at this discretion of the Executive Director for certain events, such as the Blue Angels event, upon written notice to the Licensee.

d. This License may be terminated at any time, with or without cause, by any Party by providing thirty (30) days advance written notice to the other Parties of its desire to terminate this License.

4. License Fees. The Licensee agrees to pay the Licensor an annual payment of $500 (plus sales tax) to be paid no later than January 1 of each year, during the Term or any Extension of this License ("Annual Fee").

5. Notices. Any written notice required or provided for herein shall be given in writing and shall be deemed validly given if delivered by personal delivery, overnight air carrier service, or certified or registered United States mail, postage prepaid, return receipt requested, addressed as follows:

For Licensor

a. Name of Contact: Paolo Ghio  
b. Address: SRIA, P.O. Box 1208 Pensacola Beach, FL 32562  
c. Primary Telephone Number: 850 932-2257  
d. Secondary Telephone Number:  
e. E-mail Address: Paolo_ghio@sria-fla.com

For Licensee:

a. Name of Contact:  
b. Address:  
c. Primary Telephone Number:  
d. Secondary Telephone Number:  
e. E-mail Address: 

Notice shall be deemed effective upon receipt. The person to whom and the place to which notices are to be delivered may be changed from time to time by either party by written notice given to the other party.
6. **Assumption of Risk and Release.** The Licensee assumes all risks associated with the Licensor granting this License; and the Licensee agrees to release the Licensor from any and all claims or causes of action, which may arise as a result the Licensor granting the License.

7. **Indemnification.** The Licensee agrees to indemnify, defend and hold-harmless the Licensor, its Board members and employees from any and all claims or causes of action, which may arise as a result of the Licensor granting this License including but not limited to the following:

   a. any liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge, arising out of or relating to, in whole or in part, directly or indirectly, to this License regardless of the location of the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge and regardless of whether the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge occurs before or after the Effective Date of the this License;

   b. any court filing fee, court cost, arbitration fee or cost, witness fee, and each other fee and cost of investigating and defending or asserting any claim for indemnification under this License, including, without limitation, in each case, attorneys’ fees, other professionals’ fees, and disbursements, both at trial and on appeal.

   d. Licensee agrees to pay for and provide a legal defense for the Licensor, its Board members and employees, which will be done only if and when requested by the Licensor to the Licensee in writing.

8. **Assignment.** This License shall not be assigned by any Party to this License without the written consent of the other Parties.

9. **Choice of Law.** The laws of the State of Florida govern all matters arising out of or relating to this License, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

10. **Designation of Forum.** Any Party bringing a legal action or proceeding against any other Party arising out of or relating to this License shall bring the legal action or proceeding exclusively in the state courts of Escambia County, Florida.

11. **Waiver of Jury Trial.** Each Party, to the extent permitted by law, knowingly, voluntarily and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this License and the transactions it contemplates. This
waiver applies to any action or legal proceeding, whether sounding in contract, tort or otherwise.

12. **Amendments.** The Parties may amend this License only by mutual written consent of the Parties.

13. **Non-Waiver.** No provision in this License may be waived, except pursuant to a writing executed by the Party against whom the waiver is sought to be enforced.

14. **Severability; Counterparts.** Any provision of this License held invalid, illegal or unenforceable shall not affect the remaining valid, legal or enforceable provisions of this License. This License may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

15. **Litigation Expenses.** If any legal action or other proceeding is brought under this License, in addition to any other relief to which the successful or prevailing Party or Parties ("Prevailing Party") is entitled, the Prevailing Party is entitled to recover, and the non-Prevailing Party shall pay, all

   (a) reasonable attorneys' fees of the Prevailing Party,

   (b) court costs, and

   (c) expenses, even if not recoverable by law as court costs (including, without limitation, all fees, taxes, costs and expenses incident to the action as well as appellate, bankruptcy and post-judgment proceedings), incurred in that action or proceeding and all appellate proceedings. For purposes of this sub-section, the term "attorneys’ fees" shall include, without limitation, paralegal fees, investigative fees, expert witness fees, administrative costs, disbursements, and all other charges billed by the attorney to the Prevailing Party.

16. **Legal Counsel and Mutual Drafting.** Each Party recognizes that the License is a binding agreement and acknowledges and agrees that they have had the opportunity to consult with legal counsel of their choice. Each Party has cooperated in the drafting, negotiation and preparation of this License. Hence, in any construction to be made of the License, the same shall not be construed against any Party on the basis of that party being the drafter of such language.

17. **Entire License.** This License contains the entire agreement between the Parties hereto and no verbal or oral agreements, promises or understandings shall be binding upon either Licensor or Licensees in any dispute, controversy or proceeding at law.

18. **Headings.** Paragraph headings of this License are inserted only for reference and in no way, define, limit, or describe the scope or intent of this License nor affect its terms or provisions.

19. **Licenses and Permits.** Licensees shall obtain and maintain all licenses and permits required by all governmental authorities having jurisdiction over the operations of the Licensee
for the type of businesses operated by the Licensee, and shall maintain all required licenses and permits during the Term and any Extension of this License. Notwithstanding the other terms of this License, this License shall automatically terminate if the Licensees fail to obtain and maintain all licenses and permits required by all governmental authorities having jurisdiction over the Licensee and its operations.

20. Taxes and Assessments. Licensees shall pay and discharge all future taxes, sales taxes use taxes, assessments, duties, impositions and burdens assessed, charged or imposed whenever arising as a result of this License. In addition, upon notice from Licensor, Licensee agrees to assume Licensor’s defense and indemnify Licensor for any claim related to any all future taxes, sales taxes use taxes, assessments, duties, impositions and burdens assessed, charged or imposed upon the Licensee, whenever arising as a result of this License.

21. Default and Remedies. Except as otherwise provided herein, Licensee shall be deemed in default of this License if the Licensee: (a) fails to perform Licensee’s obligations or comply with any of the promises, undertakings, covenants, terms and conditions of this License, for thirty (30) days after written demand for performance by the Licensor and/or (b) abandons the License in whole or in part. A Party may pursue any remedy for a default herein conferred upon or reserved or granted to a Party by law or in equity including but not limited to terminating this License.

ATTEST: SANTA ROSA ISLAND AUTHORITY

_________________________                  __________________________
Secretary/Treasurer                  Chair

WITNESSES AS TO SRIA

_________________________
Print Name:

_________________________
Print Name:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared _________________________ and _________________________, well known to me and known to me to be the Chair and Secretary/Treasurer, respectively, of the Santa Rosa Island Authority, and acknowledged that he
executed the foregoing for and in the name of said Authority, as its Chair, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this _____ day of ________________, 20__.

Notary Public
Name:______________________________

Witnesses For Licensee

Print Name: __________________________

Signature of Licensee

Print Name: __________________________

Mailing Address

______________________________

City, State, Zip Code

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared ____________________________, well known to me and known to me to be ____________________________, on behalf of Papa’s Pizza Place Inc., and acknowledged that he executed the foregoing for and in the name of said business, as its representative, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this _____ day of ________________, 20__.

Notary Public
Name:______________________________
Witnesses For Master Lessee

Print Name: ____________________________

Signature of Master Lessee

Print Name: ____________________________

Mailing Address

______________________________

City, State, Zip Code

STATE OF FLORIDA
COUNTY OF ESCAMBIA

Before me, the undersigned Notary Public, personally appeared ___________, well known to me and known to me to be Mr. Robert Rinke on behalf of Pensacola Beach Holdings, Inc. d/b/a Pensacola Beach Boardwalk, and acknowledged that he executed the foregoing for and in the name of said business, as its representative, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him to do so.

WITNESS my hand and official seal this _____ day of ________________, 20___.

Notary Public

Name: ____________________________
'PAPA'S PIZZA'
PENSACOLA BEACH BOARDWALK

OUTSIDE SEATING AREA:
509 S.F.

UNIT 1
943 S.F.

RETURN AIR GRILLE & FILTER
IN WALL ABOVE COOLER

LIGHT TIMER (FOR UNITS 1 & 2)

EP = ELECTRICAL PANEL
G = POWER OUTLET

GRAPHIC SCALE
SCALE: 1/8"=1'-0"

PENSACOLA BEACH HOLDINGS, INC. 2015
Request by Russell Bartlett d/b/a Kona Ice of Gulf Breeze, LLC, for a 2 year renewal of the Mobile Vendor Service License Agreement. (Staff report by Robbie Schrock)

Background:

This license agreement was entered into in 2017, and staff has been pleased with the relationship with Mr. Bartlett. He has requested a 2 year renewal, however staff would like to adhere to the one year renewal that is specified in Section 3-A. Staff is waiving the 60 day notice discrepancy, as the request wasn't made until November 8, 2019.

Recommendation:

Staff recommends approval of the request by Russell Bartlett d/b/a Kona Ice of Gulf Breeze, LLC, for a 1 year renewal of the Mobile Vendor Service License Agreement, paying all applicable percentages and fees, waiving the 60 day request notice discrepancy per the 2020 request.
LICENSE AGREEMENT

This License Agreement ("License") is entered into between the Santa Rosa Island Authority ("Licensor") and Kona Ice of Gulf Breeze, LLC ("Licensee"). The Licensor and the Licensee or Licensees may hereafter be referred to individually as "Party" or collectively as "Parties".

WHEREAS, the Licensee is the successful bidder for a Mobile Service Vendor's license awarded by the Licensor on December 13, 2017; and,

WHEREAS, the Licensee agrees to assume all risks associated with the Licensor granting this License; and,

WHEREAS, the Licensee is willing to release, indemnify, defend and hold-harmless the Licensor from any and all claims or causes of action, which may arise as a result of the Licensor granting this License; and,

NOW, THEREFORE, in exchange for the Licensor granting this License to the Licensee and other good and valuable consideration, the Licensee and Licensor agree to the following terms and conditions:

1. Location: The Licensor hereby grants to the Licensees a non-exclusive license for the locations described and depicted in attached Exhibit A.

2. Use: The Licensee shall provide Mobile Vendor Service at the locations indicated in Section 1 herein as provided in the Licensor's Mobile Vendor Service Policy as amended, which is incorporated herein by reference. Additionally, operations of the Licensee under this License shall occur follows:

<table>
<thead>
<tr>
<th>Month</th>
<th>Days</th>
<th>Hours</th>
</tr>
</thead>
<tbody>
<tr>
<td>March (When Temps &gt; 80 Fahrenheit)</td>
<td>Saturday &amp; Sunday</td>
<td>11 am – 5 pm</td>
</tr>
<tr>
<td>April</td>
<td>Saturday &amp; Sunday</td>
<td>11 am – 5 pm</td>
</tr>
<tr>
<td>May</td>
<td>Saturday &amp; Sunday</td>
<td>11 am – 5 pm</td>
</tr>
<tr>
<td>Memorial Day Weekend</td>
<td>Thursday</td>
<td>2 pm – 7 pm (Park East Only)</td>
</tr>
<tr>
<td></td>
<td>Friday</td>
<td>10 am – 6 pm (Park East Only)</td>
</tr>
<tr>
<td></td>
<td>Saturday – Monday</td>
<td>10 am – 6 pm</td>
</tr>
<tr>
<td>June</td>
<td>Monday – Friday</td>
<td>10 am – 6:30 pm</td>
</tr>
<tr>
<td></td>
<td>Saturday – Sunday</td>
<td>9 am – 6:30 pm</td>
</tr>
<tr>
<td>July</td>
<td>Monday – Friday</td>
<td>10 am – 6:30 pm</td>
</tr>
<tr>
<td></td>
<td>Saturday – Sunday</td>
<td>9 am – 6:30 pm</td>
</tr>
<tr>
<td>July 4</td>
<td>Wednesday</td>
<td>9 am – 8 pm</td>
</tr>
<tr>
<td>July 14-15 (Blue Angels)</td>
<td>Saturday &amp; Sunday</td>
<td>8 am – 8 pm</td>
</tr>
<tr>
<td>August</td>
<td>Saturday &amp; Sunday</td>
<td>9 am – 6:30 pm</td>
</tr>
<tr>
<td>September</td>
<td>Saturday &amp; Sunday</td>
<td>9 am – 6:30 pm</td>
</tr>
<tr>
<td>October (Warm Days only)</td>
<td>Saturday &amp; Sunday</td>
<td>10 am – 5:30 pm</td>
</tr>
</tbody>
</table>
Licensee shall not permit sales or services by other persons, businesses or entities: (a) not under the employ of the Licensee, including but not limited to independent contractors or subcontractors; and, (b) not with scope of this Section 2 use provision.

3. **Term:**
   
a. The term of this License is effective from January 1, 2020 ("Effective Date") through December 31, 2020 ("Term") unless sooner terminated pursuant to the terms of this License. The Licensee may request a renewal for an additional term of one (1) year(s) with at least sixty (60) days advanced notice prior to end of the Term of this License and such request shall not unreasonably be denied by the Licensor ("Extension").

b. This License may be suspended if the use as defined in Section 2 herein ("Use"), or any part of the Use herein poses a risk to public health or safety as determined by the Executive Director. The suspension shall be lifted immediately after the Executive Director determines the Use, or any part of the Use, no longer poses a risk to public health or safety.

c. This License may be suspended at this discretion of the SRIA for certain events, such as the Blue Angels event, upon written notice to the Licensee.

4. **License Fees.** The Licensee agrees to pay the Licensor an annual payment of $600.00 (plus sales tax) to be paid no later than January 1 of each during the Term or any Extension of this License ("Annual Fee"). Additionally, the Licensee shall pay the Licensor 7.5 % percent of "gross receipts" earned by Licensee under this License ("Percentage Fees"). The term "gross receipts" shall mean the consideration received by the Licensee for any food, beverages and merchandise sold as well as services performed by the Licensee under this License. The Percentage Fees shall be computed for each calendar month during the Term and any Extension of the License and reported in writing to the Licensor, on a form provided by the Licensor, within twenty (20) days of the end of the month being reported on. Licensee shall report Percentage Fees monthly. Percentage Fees shall be due and paid within twenty (20) days of the end of the month in which the Percentage Fees owed accrue. If Licensee passes onto its customers the Percentage Fees it pays to the Licensor, amounts collected as a result of the charge to the customer shall be included in “gross receipts” reported to the Licensor and shall be used to calculate the Percentage Fees.

5. **Notices.** Any written notice required or provided for herein shall be given in writing and shall be deemed validly given if delivered by personal delivery, overnight air carrier service, or certified or registered United States mail, postage prepaid, return receipt requested, addressed as follows:

For Licensor
a. Name of Contact: Paolo Ghio
b. Address: 1 Via de Luna Dr. Pensacola Beach, FL 32561
c. Primary Telephone Number: (850) 932-2257
d. Secondary Telephone Number: NA
e. E-mail Address: Paolo_ghio@sria-fla.com
For Licensee:

a. Name of Contact: Russell Bartlett  
b. Address: 1856 Cowen Rd. Gulf Breeze, FL 32563  
c. Primary Telephone Number: (850) 902-2440  
d. Secondary Telephone Number: NA  
e. E-mail Address: happiness@kona-ice.com

Notice shall be deemed effective upon receipt. The person to whom and the place to which notices are to be delivered may be changed from time to time by either party by written notice given to the other party.

6. Assumption of Risk and Release. The Licensee assumes all risks associated with the Licensor granting this License; and the Licensee agrees to release the Licensor from any and all claims or causes of action, which may arise as a result the Licensor granting the License.

7. Indemnification. The Licensee agrees to indemnify, defend and hold-harmless the Licensor, its Board members and employees from any and all claims or causes of action, which may arise as a result of the Licensor granting this License including but not limited to:

a. any liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge, arising out of or relating to, in whole or in part, directly or indirectly, to this License regardless of the location of the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge and regardless of whether the act or omission giving rise to the liability, loss, damage (including punitive damages), claim, settlement payment, cost and expense, interest, award, judgment, diminution in value, fine, fee, and penalty, or other charge occurs before or after the Effective Date of the this License;

b. any court filing fee, court cost, arbitration fee or cost, witness fee, and each other fee and cost of investigating and defending or asserting any claim for indemnification under this License, including, without limitation, in each case, attorneys’ fees, other professionals’ fees, and disbursements, both at trial and on appeal.

d. Licensee agrees to pay for and provide a legal defense for the Licensor, its Board members and employees, which will be done only if and when requested by the Licensor to the Licensee in writing.
8. **Assignment.** This License shall not be assigned by any Party to this License without the written consent of the other Parties.

9. **Choice of Law.** The laws of the State of Florida govern all matters arising out of or relating to this License, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

10. **Designation of Forum.** Any Party bringing a legal action or proceeding against any other Party arising out of or relating to this License shall bring the legal action or proceeding exclusively in the state courts of Escambia County, Florida.

11. **Waiver of Jury Trial.** Each Party, to the extent permitted by law, knowingly, voluntarily and intentionally waives its right to a trial by jury in any action or other legal proceeding arising out of or relating to this License and the transactions it contemplates. This waiver applies to any action or legal proceeding, whether sounding in contract, tort or otherwise. Each Party acknowledges that it has received the advice of competent counsel or has had an adequate opportunity to consult with competent counsel.

12. **Amendments.** The Parties may amend this License only by mutual written consent of the Parties.

13. **Non-Waiver.** No provision in this License may be waived, except pursuant to a writing executed by the Party against whom the waiver is sought to be enforced.

14. **Severability; Counterparts.** Any provision of this License held invalid, illegal or unenforceable shall not affect the remaining valid, legal or enforceable provisions of this License. This License may be executed in any number of counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

15. **Litigation Expenses.** If any legal action or other proceeding is brought under this License, in addition to any other relief to which the successful or prevailing party or parties ("Prevailing Party") is entitled, the Prevailing Party is entitled to recover, and the non-Prevailing Party shall pay, all

(a) reasonable attorneys' fees of the Prevailing Party,

(b) court costs, and

(c) expenses, even if not recoverable by law as court costs (including, without limitation, all fees, taxes, costs and expenses incident to the action as well as appellate, bankruptcy and post-judgment proceedings), incurred in that action or proceeding and all appellate proceedings. For purposes of this sub-section, the term "attorneys' fees" shall include, without limitation, paralegal fees, investigative fees, expert witness fees, administrative costs, disbursements, and all other charges billed by the attorney to the Prevailing Party.
16. **Legal Counsel and Mutual Drafting.** Each Party recognizes that the License is a binding agreement and acknowledges and agrees that they have had the opportunity to consult with legal counsel of their choice. Each Party has cooperated in the drafting, negotiation and preparation of this License. Hence, in any construction to be made of the License, the same shall not be construed against either Party on the basis of that party being the drafter of such language.

17. **Entire License.** This License contains the entire agreement between the Parties hereto and no verbal or oral agreements, promises or understandings shall be binding upon either Licensor or Licensees in any dispute, controversy or proceeding at law. The Licensor's Single Food Service Provider at Park East and Park West Policy as amended ("Policy") shall prevail over any inconsistencies between the Policy and this License.

18. **Headings.** Paragraph headings of this License are inserted only for reference and in no way define, limit, or describe the scope or intent of this License nor affect its terms or provisions.

19. **Licenses and Permits.** Licensees shall obtain and maintain all licenses and permits required by all governmental authorities having jurisdiction over the operations of the Licensee for the type of businesses operated by the Licensee, and shall maintain all required licenses and permits during the Term and any Extension of this License. Notwithstanding the other terms of this License, this License shall automatically terminate if the Licensees fail to obtain and maintain all licenses and permits required by all governmental authorities having jurisdiction over the Licensee and its operations.

20. **Taxes and Assessments.** Licensees shall pay and discharge all future taxes, sales taxes use taxes, assessments, duties, impositions and burdens assessed, charged or imposed whenever arising as a result of this License. In addition, upon notice from Licensor, Licensee agrees to assume Licensor's defense and indemnify Licensor for any claim related to any all future taxes, sales taxes use taxes, assessments, duties, impositions and burdens assessed, charged or imposed upon the Licensee, whenever arising as a result of this License.

21. **Default and Remedies.** Except as otherwise provided herein, Licensee shall be deemed in default of this License if the Licensee: (a) fails to perform Licensee's obligations or comply with any of the promises, undertakings, covenants, terms and conditions of this License, for thirty (30) days after written demand for performance by the Licensor and/or (b) abandons the License in whole or in part. A Party may pursue any remedy for a default herein conferred upon or reserved or granted to a Party by law or in equity including but not limited to terminating this License.
Santa Rosa Island Authority

By: 
Its: Chair

Attest:

By: 
Its: Secretary/Treasurer

Kona Ice of Gulf Breeze, LLC

By: Russell Bartlett
Its:
8 November 2019

Santa Rosa Island Authority
1 Via de Luna Dr
Pensacola Beach, FL 32561

RE: Kona Ice Contract Renewal

Mr. Ghio,

I am writing to inform you that Kona Ice of Gulf Breeze, LLC would like to hereby renew our Mobile Vendor Service License Agreement with the SRIA which is set to expire on 31 December, 2019.

We request a 24 month license to operate as Santa Rosa Island’s only mobile vendor. The term would run from 1 January 2020 through 31 December 2021.

Thank you for the privilege and opportunity to serve residents and tourists on Pensacola Beach.

Russ Bartlett, Owner
Kona Ice of Gulf Breeze, LLC
Request by Anthony and Barbara Marullo – 106 Ariola Dr. – to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

Background:

The lease for 106 Ariola Dr. expires on February 24, 2051. They are exercising their right to renew the lease with “like covenants, provisions and conditions as are in this lease contained, including an option for further renewals”.

Recommendation:

Staff recommends approval of the request by Anthony and Barbara Marullo – 106 Ariola Dr. – to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals.
AMENDMENT TO RESIDENTIAL LEASE

THIS AMENDMENT TO RESIDENTIAL LEASE is entered into by and between SANTA ROSA ISLAND AUTHORITY (hereinafter “Authority”) and Anthony P. Marullo, Jr. and Barbara P. Marullo, as husband and wife (hereinafter “Lessee”).

RECITAL

WHEREAS, Authority and Edward H. McAdam and Jean W. McAdam, original lessee, entered into that certain Residential Lease on February 25, 1952 (the “Lease,” which term shall include and refer to all subsequent amendments and assignments), which Lease was recorded in Official Records Book 556 at page 226 of the public records of Escambia County, Florida, for the following-described premises:

Lot 4, Block 14, in Residential Subdivision “Villa Primera”, on Santa Rosa Island in Escambia County, Florida according to Plat recorded in Plat Book 2 at Page 78 of Said County, State of Florida.

WHEREAS, the Lease was ultimately assigned to and assumed by Lessee under that certain Assignment of Leasehold Interest dated May 18, 2015 and recorded in Official Records Book 7346 at page 1477, of the public records of Escambia County, Florida; and

WHEREAS, the initial term of the Lease is for a period of ninety-nine (99) years dating from February 25, 1952 (the “Initial Lease Term”); and,

WHEREAS, the Lessee, pursuant to paragraph fourteen (14) of the Lease, has provided the Authority with written notice of its election to renew the term of the Lease and the Lease will renew for an additional ninety-nine (99) year term, on the like covenants, provisions and conditions as are in the Lease including an option for further renewals, upon the expiration of the Initial Lease Term; and,

WHEREAS, on January 8, 2020, the Authority renewed the Lease for another ninety-nine (99) year term, under like covenants, provisions and conditions, as are in the Lease, including an option for further renewals.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which is herein acknowledged, the parties do hereby agree and acknowledge as follows:
1. The recitals contained in the Recital of this Amendment to Residential Lease are declared to be true and correct and are incorporated into this Amendment to Residential Lease.

2. The Lease is hereby amended as follows:

   The Lease will renew for an additional ninety nine (99) year term upon the expiration of the Initial Lease Term beginning February 25, 2051, or as sooner terminated as provided in the Lease.

3. In all other respects, the Lease as amended shall remain unmodified or amended, including an option for further renewals, except as set forth herein.

4. This Amendment to Residential Lease shall be effective as of the date the last party hereto executes.

**AUTHORITY:**

SANTA ROSA ISLAND AUTHORITY

By: ______________________

Chairperson

**ATTEST:**

________________________________________

Secretary/Treasurer

Dated this the ____ day of ________________, 20____.

**WITNESSES AS TO SANTA ROSA ISLAND AUTHORITY:**

Print Name:

________________________________________

Print Name:
STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this ____ day of ____________,
20____, by __________________ and __________________, personally known to me to be the Chairperson and Secretary/Treasurer, respectively, of the Santa Rosa Island Authority, an agency of Escambia County, Florida, for and on behalf of said Authority.

Notary Public, State of Florida

LESSEE:

__________________________   ______________________
Name:                        Name:

Dated this day the ___ day of ____________, 20____.

WITNESSES AS TO LESSEE:

__________________________
Print Name:

__________________________
Print Name:

STATE OF __________________________
COUNTY OF _________________________

The foregoing instrument was acknowledged before me this the ____ day of ____________,
20____, by Anthony P. Marullo, Jr. and Barbara P. Marullo ( ) who are personally known to me or ( ) who produced a driver’s license as identification.

Notary Public, State of ____________
THIS LEASE AGREEMENT entered into by and between Santa Rosa Island Authority, herein called Authority, as an agency of Escambia County, Florida, and Edward E. Nadan and Jean W. Nadan (husband and wife)

address: 1025 E. Gadsden Street, Pensacola, Florida

herein called lessee, whether singular or plural,

WITNESSETH:

(1) The Authority does hereby grant, demise and lease to the lessee, in consideration of the rents and covenants herein reserved and contained, certain property on Santa Rosa Island, in Escambia County, Florida, described as follows:

Lot 6, Block 14, in Residential Subdivision
"Villa Primera" on Santa Rosa Island in Escambia County, according to Plat recorded in Plat Book 2 at Page 78, of said County, State of Florida.
This lease supersedes a lease between the parties of the same property dated February 25, 1952.

To have and to hold the said premises unto the lessee for and during the full term and period of 99 years from the day of February 1952, or until sooner terminated as herein provided.

$200.00, Leases covenants and agrees to pay, and the Authority hereby reserves, an annual rental of $200.00, payable annually in advance, receipt of the first year's rental being hereby acknowledged.

(3) The above described property is leased to lessee as residential property for the purpose of constructing and maintaining a beach home or seasonal or permanent residence thereon. Lessee covenants and agrees at his own cost and expense to erect and complete a dwelling house on said property, according to and in conformity with plans to be approved by the Authority. Visible commencement of construction shall begin not later than 18 months from date, and said building shall be completed not later than 24 months from date, unless the times so fixed are extended for good cause by the Authority.

(4) Title to any building or other improvements of a permanent character that shall be erected or placed upon the demised premises by the lessee shall forthwith vest in said Escambia County, subject, however, to the term of years and option to renew granted to lessee by the terms of this lease. In event lessee shall not commence or complete the building or buildings herein required to be constructed within the times provided, and if the Authority shall give lessee written notice to forthwith commence or complete the same by a date specified in such notice, which shall be at least sixty (60) days from the date of the giving of such notice, and if the lessee shall fail to commence or complete said building or buildings on or prior to the date so specified, then and thereupon the terms of this lease shall cease on the date specified in said notice, in the same manner and with the same effect as if that were the expiration of the original term of this lease without option or right to renew the same.

(5) In event of damage to or destruction of any building herein required to be constructed on the demised premises by fire, windstorm, water or any other cause whatsoever, lessee shall at his own cost within a reasonable time repair or rebuild such building so as to place the same in as good and tenantable condition as it was before the event causing such damage or destruction, and failure to do so shall constitute a breach of this lease.

(6) This lease and the demised premises are expressly subject to and bound by the covenants and restrictions applicable to property on the said Island dated February 10, 1949, and recorded in Deed Book 294, at Page 303, of the records of said county, and the said covenants and restrictions are all made a part hereof as if fully set forth herein.
(7) The lessee, if required by the Authority, shall exclusively use, at such reasonable rates or charges as may be fixed or approved by the Authority from time to time, such public utilities and public services relating to health and sanitation as shall be made available from time to time by the Authority or by others under agreement with or license or permit from the Authority, including without limitation the following: Electricity, gas, water, telephone and telegraph, sewerage and garbage collection or disposal. The reasonableness of rates fixed by the Authority shall always be subject to judicial review.

(8) Lessee further covenants and agrees as follows:

(a) Not to use or occupy the demised premises for any purpose or business other than herein specified, nor permit the same or any part thereof to be used or occupied for any purpose or business other than herein specified, without the prior written consent of the Authority.

(b) Not to knowingly permit or suffer any nuisances or illegal operations or course of conduct on any land on the demised premises.

(9) The Authority further covenants and agrees that if the lessee shall pay the rent as herein provided and shall keep, observe and perform all of the other covenants of this lease to be kept, observed and performed by the lessee, the lessee shall peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

(10) In case any portion of the rental remains unpaid for the space of thirty (30) days after the time of payment herein fixed, or in case the lessee shall default in the performance of or breach any of the other covenants, conditions, terms and provisions of this lease and shall continue in such non-payment, default or breach after thirty (30) days' notice in writing from the Authority, then the Authority, in any such event, may declare this lease terminated and may take possession of the demised premises and all the improvements thereon, and this lease shall be at an end in the same manner and with the same effect as if the original term of the lease had expired without any option or right to renew the same.

(11) Upon the expiration or sooner termination of this lease lessee shall be allowed a period of fifteen (15) days in which to remove all of his personal property, including such furnishings and fixtures installed by the lessee as may be removed without injury to the land and improvements; and lessee shall surrender possession of the land and improvements in as good state and condition as reasonable use and wear will permit.

(12) No failure, or successive failures, on the part of the Authority to enforce any covenant or agreement, or no waiver, or successive waivers, on its part of any condition, agreement, covenant or provision herein shall operate as a discharge thereof or render the same invalid, or impair the right of the Authority to enforce the same in the event of any subsequent breach or breaches. The acceptance of rent by the Authority shall not be deemed a waiver by it of any earlier breach by the lessee, except as to such covenants and conditions as may relate to the rent so accepted.

(13) This lease may be assigned, mortgaged, pledged or transferred. Each and all of the provisions, agreements, covenants and conditions of this lease shall extend to, and shall bind and be obligatory upon, or inure to the benefit of, the successors, personal representatives, heirs and assigns of the parties. So long as a mortgagee keeps on file with the Authority a proper address, notice of any default by the lessee will be sent to the mortgagee at said address at the same time notice of default is sent to the lessee. The mortgagee shall have the privilege of making good the default at any time within sixty (60) days after notice of such default.

(14) In event lessee shall fully perform all the terms, provisions and conditions on his part to be performed for the full term of this lease, lessee shall have the right and privilege at his election to renew this lease for a further term of 99 years, by giving the Authority written notice of such election to renew not later than six (6) months prior to the expiration of the original term. Such renewal shall be on the like covenants, provisions and conditions as are in this lease contained, including an option for further renewals.

IN WITNESS WHEREOF, the said Santa Rosa Island Authority has caused this instrument to be signed by its Chairman, attested by its Secretary, and the seal of the Authority to be affixed hereto; and the said lessee has hereunto set his hand and seal, in duplicate, this 25th day of February, 19__

ATTEST:

[SIGNATURE]
Secretary

[SIGNATURE]
Chairman

[SEAL]

WITNESSES (as to Lessee):

[SIGNATURE]

[SIGNATURE]

[SEAL]

[SEAL]
STATE OF FLORIDA  

ESCAMBIA COUNTY  

Before me, the undersigned Notary Public, personally appeared ________, well known to me and known to me to be the Chairman of Santa Rosa Island Authority, and acknowledged that he executed the foregoing instrument for and in the name of said Authority, as its chairman, and caused its seal to be thereto affixed, pursuant to due and legal action of said Authority authorizing him so to do.

WITNESS my hand and official seal this ________ day of May, 1952.

Notary Public

My commission expires: December 5, 1955.

Notary Public, State of Florida at large
Bounded by American Survey Co. at N. Y.
James we would like to renew our lease @ 106 Ariola Dr Pensacola Beach. TKS A. P. Marullo

Sent from my iPhone

On Dec 2, 2019, at 4:28 PM, Jamee thompson <jamee_thompson@sria-fla.com> wrote:

Mr. Marullo,
Could you please confirm for me that you wish to renew your lease for 106 Ariola Dr? Thank you.

Ms. Jamee Thompson
Santa Rosa Island Authority
Assistant Manager Administration & Leasing
P.O. Box 1208 Pensacola Beach, FL 32562
(850) 932-2257
(850) 932-1866 fax

SRIA Mission: To promote tourism, manage growth and provide entertainment in a safe, clean, eco-friendly environment.

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.
Request by Richard and Jaqueline Parrish – 108 Via de Luna Dr. - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

Background:

The lease for 108 Via de Luna Dr. expires on June 3, 2053. They are exercising their right to renew the lease with "like covenants, provisions and conditions as are in this lease contained, including an option for further renewals". The amendment wasn’t available at posting time.

Recommendation:

Staff recommends approval of the request by Richard and Jaqueline Parrish – 108 Via de Luna Dr. - to renew their lease for another 99 year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals, pending legal signoff.
THIS LEASE AGREEMENT entered into by and between Santa Rosa Island Authority, herein called Authority, as an agency of Escambia County, Florida, and Carlton Ebinger, address: 6771 N. Olmsted Avenue, Chicago, Illinois, herein called lessee, whether singular or plural.

WITNESSETH:

(1) The Authority does hereby grant, demise and lease to the lessee, in consideration of the rents and covenants herein reserved and contained, certain property on Santa Rosa Island, in Escambia County, Florida, described as follows:

Lot 5 in Block 8 in Residential Subdivision "Villa Primera" on Santa Rosa Island in Escambia County, according to plat recorded in Plat Book 2 at Page 78, of Said County, State of Florida.

To have and to hold the said premises unto the lessee, for and during the full term and period of 99 years from the 4th day of June, 1988, or until sooner terminated as herein provided.

(2) Lessee covenants and agrees to pay, and the Authority hereby reserves, an annual rental of $160.00, payable annually in advance, receipt of the first year's rental being hereby acknowledged.

(3) The above described property is leased to lessee as residential property for the purpose of constructing and maintaining a beach home or seasonal or permanent residence thereon. Lessee covenants and agrees at his own cost and expense to erect and complete a dwelling house on said property, according to and in conformity with plans to be approved by the Authority. Visible commencement of construction shall begin not later than 18 months from date, and said building shall be completed not later than 24 months from date, unless the times so fixed are extended for good cause by the Authority.

(4) Title to any building or other improvements of a permanent character that shall be erected or placed upon the demised premises by the lessee shall forthwith vest in said Escambia County, subject, however, to the term of years and option to renew granted to lessee by the terms of this lease. In event lessee shall not commence or complete the building or buildings herein required to be constructed within the times provided, and if the Authority shall give lessee written notice to forthwith commence or complete the same by a date specified in such notice, which shall be at least sixty (60) days from the date of the giving of such notice, and if the lessee shall fail to commence or complete said building or buildings on or prior to the date so specified, then and thereupon the terms of this lease shall cease on the date specified in said notice, in the same manner and with the same effect as if that were the expiration of the original term of this lease without option or right to renew the same.

(5) In event of damage to or destruction of any building herein required to be constructed on the demised premises by fire, windstorm, water or any other cause whatsoever, lessee shall at his own cost within a reasonable time repair or rebuild such building so as to place the same in as good and tenantable condition as it was before the event causing such damage or destruction, and failure to do so shall constitute a breach of this lease.

(6) This lease and the demised premises are expressly subject to and bound by the covenants and restrictions applicable to property on the said Island dated February 10, 1949, and recorded in Deed Book 294, at Page 530, of the records of said county, and the said covenants and restrictions are all made a part hereof as if fully set forth herein.
(7) The lease, if required by the Authority, shall exclusively use, at such reasonable rates or charges as may be fixed or approved by the Authority from time to time, such public utilities and public services relating to health and sanitation as shall be made available from time to time by the Authority or by others under agreement with or license or permit from the Authority, including without limitation the following: Electricity, gas, water, telephone and telegraph, sewerage and garbage collection or disposal. The reasonableness of rates fixed by the Authority shall always be subject to judicial review.

(8) Lessee further covenants and agrees as follows:

(a) Not to use or occupy the demised premises for any purpose or business other than hereinafter specified, nor permit the same or any part thereof to be used or occupied for any purpose or business other than hereinafter specified, without the prior written consent of the Authority.

(b) Not to knowingly permit or suffer any nuisance or illegal operations or course of conduct of any kind on the demised premises.

(9) The Authority further covenants and agrees that if the lessee shall pay the rent as herein provided and shall keep, observe and perform all of the other covenants of this lease to be kept, observed and performed by the lessee, the lessee shall peaceably and quietly have, hold and enjoy the said premises for the term aforesaid.

(10) In case any portion of the rent remains unpaid for the space of thirty (30) days after the time of payment herein fixed, or in case the lessee shall default in the performance of or breach any of the other covenants, conditions, terms and provisions of this lease and shall continue in such non-payment, default or breach after thirty (30) days' notice in writing from the Authority, then the Authority, in any such event, may declare this lease terminated and may take possession of the demised premises and all the improvements thereon, and this lease shall be at an end in the same manner and with the same effect as if the original term of the lease had expired without any option or right to renew the same.

(11) Upon the expiration or sooner termination of this lease lessee shall be allowed a period of fifteen (15) days in which to remove all of his personal property, including such furnishings and fixtures installed by the lessee as may be removed without injury to the land and improvements; and lessee shall surrender possession of the land and improvements in as good state and condition as reasonable use and wear will permit.

(12) No failure, or successive failures, on the part of the Authority to enforce any covenant or agreement, or no waiver, or successive waivers, on its part of any condition, agreement, covenant or provision herein shall operate as a discharge thereof or render the same invalid, or impair the right of the Authority to enforce the same in event of any subsequent breach or breaches. The acceptance of rent by the Authority shall not be deemed a waiver by it of any earlier breach by the lessee, except as to such covenants and conditions as may relate to the rent so accepted.

(13) This lease may be assigned, mortgaged, pledged or transferred. Each and all of the provisions, agreements, covenants and conditions of this lease shall extend to, and shall bind and be obligatory upon, or inure to the benefit of, the successors, personal representatives, heirs and assigns of the parties. So long as a mortgagee keeps on file with the Authority a proper address, notice of any default by the lessee will be sent to the mortgagee at said address at the same time notice of default is sent to the lessee. The mortgagee shall have the privilege of making good the default at any time within sixty (60) days after notice of such default.

(14) In event lessee shall fully perform all the terms, provisions and conditions on his part to be performed for the full term of this lease, lessee shall have the right and privilege at his election to renew this lease for a further term of ninety-nine (99) years, by giving the Authority written notice of such election to renew not later than six (6) months prior to the expiration of the original term. Such renewal shall be on the same covenants, provisions and conditions as are in this lease contained, including an option for further renewals.

IN WITNESS WHEREOF, the said Santa Rosa Island Authority has caused this instrument to be signed by its Chairman, attested by its Secretary, and the seal of the Authority to be affixed hereto; and the said lessee has hereunto set his hand and seal, in duplicate, this ______________ day of ___________ 19__.

SANTA ROSA ISLAND AUTHORITY

[Signature]

Chairman

[Signature]

Secretary

[Signature]

Lessee

[Signature]

Lessee

WITNESSES

[Signature]

[Signature]

[Signature]
STATE OF FLORIDA

ESCAMBA COUNTY

Before me, the undersigned Notary Public, personally appeared

well known to me and known to me to be the Chairman of Santa Rosa Island Authority, and acknowledged that
he executed the foregoing instrument for and in the name of said Authority, as its chairman, and caused its seal
to be thereto affixed, pursuant to due and legal action of said Authority authorizing him so to do.

WITNESS my hand and official seal this 16th day of June, 1959.


Notary Public

My commission expires:______________________________
Notary Public, State of Florida in-fact
My commission expires Dec. 5, 1959
Bonded by American Surety Co. of N. Y.
It is our intention to renew the lease on our house/property 108 Via de Luna dr.

Thanks

Rick and Jackie Parrish

On Fri, Nov 29, 2019 at 8:35 AM <dianejames@ipa.net> wrote:

Who Sells Homes?
Diane James
Realtor
850-516-4308
dianejames@ipa.net
www.FloridaHomesAndLandForSale.com
World Impact Real Estate

To officially go on the agenda we must receive a request from the master leaseholder. Please get that to us ASAP. I hope everyone has a very Happy Thanksgiving!

Robbie

Sent from my iPhone

On Nov 27, 2019, at 3:07 PM, CHRISTINA LEAVENWORTH <christinaleavenworthrealtor@gmail.com> wrote:

Awesome! Thank you!

Sent from my iPhone

On Nov 27, 2019, at 3:05 PM, Robbie Schrock <robbie_schrock@sria-fla.com> wrote:

Received. Our attorney will review and we will send back any changes he may have for your approval. You will be on the December 11th agenda with the meeting beginning at 5pm.
Happy Thanksgiving!

Mrs. Robbie Schrock
Santa Rosa Island Authority
Director of Administration
P.O. Box 1208
Pensacola Beach, FL 32562-1208
Phone 850-932-2257 Cell 850-485-7589
Fax 850-932-1866

Mission: To preserve our natural resources, manage growth & promote eco-friendly tourism in a clean, safe community environment.

Florida has a very broad public records law. Under Florida law, both the content of emails and email addresses are public records. If you do not want the content of your email or your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in person.

From: CHRISTINA LEAVENWORTH [mailto:christinaleavenworthrealtor@gmail.com]
Sent: Wednesday, November 27, 2019 3:02 PM
To: Robbie Schrock <robbie_schrock@sria-fla.com>; Jamee thompson <jamee_thompson@sria-fla.com>; Dianejames@ipa.net; nadine_a_david@navyfederal.org
Subject: Fwd: Lease amendment

Hi all,
Please confirm receipt if you can so we can get this on the agenda for the next meeting. A pending sale is held up due to the lease and now we are going on a 4 month close. I know today was the deadline to get this in. It’s attached.

Christina Leavenworth/Realtor
The Leavenworth Team at Levin Rinke
850-723-9158

Begin forwarded message:

From: CHRISTINA LEAVENWORTH <christinaleavenworthrealtor@gmail.com>
Subject: Lease amendment
Date: November 27, 2019 at 7:02:11 AM CST
To: Jamee thompson <jamee_thompson@sria-fla.com>, "Dianejames@ipa.net" <Dianejames@ipa.net>

Jamee

How does this look to get it on the agenda for December? Sellers agent is copied on here. I believe it’s all filled out correctly.

Christina Leavenworth/Realtor
The Leavenworth Team at Levin Rinke
850-723-9158
Administrative Committee
December 11, 2019
Item C-1

Report on Financial Statements and Expenditures. (Staff report by Vickie Johnson)

Background:

The documentation of financial statements and expenditures is enclosed for your review.

Recommendation:

Staff recommends acceptance of the reports on financial statements and expenditures as presented.
### STATEMENT OF INCOME REVENUES AND EXPENSES

For the One Month Ending October 31, 2019

<table>
<thead>
<tr>
<th>Income Revenues</th>
<th>Current Period</th>
<th>Year-To-Date</th>
<th>% Var</th>
<th>Current Period</th>
<th>Year-To-Date</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td>Variance</td>
<td>% Var</td>
<td>Actual</td>
<td>Budget</td>
</tr>
<tr>
<td><strong>INCOME REVENUES</strong></td>
<td>$317,705.62</td>
<td>$257,434.00</td>
<td>$60,271.62</td>
<td>23.4%</td>
<td>$317,705.62</td>
<td>$257,434.00</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Expense Category</th>
<th>Current Period</th>
<th>Year-To-Date</th>
<th>% Var</th>
<th>Current Period</th>
<th>Year-To-Date</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EXPENSES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative</td>
<td>$50,714.04</td>
<td>$51,017.00</td>
<td>($302.96)</td>
<td>-0.6%</td>
<td>$50,714.04</td>
<td>$51,017.00</td>
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<tr>
<td>Finance</td>
<td>$16,565.36</td>
<td>$17,206.00</td>
<td>($1,640.62)</td>
<td>-9.5%</td>
<td>$16,665.36</td>
<td>$17,206.00</td>
</tr>
<tr>
<td>Environmental &amp; Developmental Svc.</td>
<td>$28,248.26</td>
<td>$34,733.00</td>
<td>$6,484.74</td>
<td>18.7%</td>
<td>$36,248.26</td>
<td>$34,733.00</td>
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<tr>
<td>Human Resources and Marketing</td>
<td>$28,037.51</td>
<td>$31,079.00</td>
<td>($3,041.50)</td>
<td>-9.6%</td>
<td>$28,037.51</td>
<td>$31,079.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$133,165.19</td>
<td>$134,037.00</td>
<td>($871.81)</td>
<td>-0.7%</td>
<td>$133,165.19</td>
<td>$134,037.00</td>
</tr>
</tbody>
</table>

**other expenses**
## STATEMENT OF INCOME REVENUES AND EXPENSES
For the One Month Ending October 31, 2019

<table>
<thead>
<tr>
<th></th>
<th>Actual</th>
<th>Prior Year</th>
<th>Variance</th>
<th>% Var</th>
<th>Current Period</th>
<th>Prior Year</th>
<th>Variance</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INCOME REVENUES</strong></td>
<td>$317,705.62</td>
<td>$297,362.89</td>
<td>$20,342.73</td>
<td>6.8%</td>
<td>$317,705.62</td>
<td>$297,362.89</td>
<td>$20,342.73</td>
<td>6.8%</td>
</tr>
<tr>
<td><strong>EXPENSES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Administrative</td>
<td>$50,714.04</td>
<td>$17,165.80</td>
<td>$33,548.24</td>
<td>195.4%</td>
<td>$50,714.04</td>
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<td>$17,020.66</td>
<td>($1,367.28)</td>
<td>-8.6%</td>
<td>$15,653.38</td>
<td>$17,020.66</td>
<td>($1,367.28)</td>
<td>-8.6%</td>
</tr>
<tr>
<td>Environmental &amp; Developmental Svc.</td>
<td>$28,249.29</td>
<td>$31,372.38</td>
<td>($3,123.09)</td>
<td>-10.3%</td>
<td>$28,249.29</td>
<td>$31,372.38</td>
<td>($3,123.09)</td>
<td>-10.3%</td>
</tr>
<tr>
<td>Human Resources and Marketing</td>
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<td>$59,331.46</td>
<td>($30,693.95)</td>
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<td>$28,637.51</td>
<td>$59,331.46</td>
<td>($30,693.95)</td>
<td>-51.7%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$133,165.19</td>
<td>$124,890.10</td>
<td>$8,275.09</td>
<td>6.6%</td>
<td>$133,165.19</td>
<td>$124,890.10</td>
<td>$8,275.09</td>
<td>6.6%</td>
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</table>
### Santa Rosa Island Authority

**SUMMARY OF ALL UNITS**

For the One Month Ending October 31, 2019

<table>
<thead>
<tr>
<th>INCOME REVENUES:</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Lease Fees</td>
<td>$72,340.77</td>
<td>$71,500.00</td>
<td>$840.77</td>
<td>1.2%</td>
<td>$72,340.77</td>
<td>$71,500.00</td>
<td>$840.77</td>
<td>1.2%</td>
</tr>
<tr>
<td>Room Rental</td>
<td>$80,373.04</td>
<td>$79,000.00</td>
<td>$1,373.04</td>
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<td>$80,373.04</td>
<td>$79,000.00</td>
<td>$1,373.04</td>
<td>20.0%</td>
</tr>
<tr>
<td>Retail</td>
<td>$53,721.82</td>
<td>$43,500.00</td>
<td>$10,221.82</td>
<td>23.1%</td>
<td>$53,721.82</td>
<td>$43,500.00</td>
<td>$10,221.82</td>
<td>23.1%</td>
</tr>
<tr>
<td>Food</td>
<td>$50,353.52</td>
<td>$40,000.00</td>
<td>$10,353.52</td>
<td>25.8%</td>
<td>$50,353.52</td>
<td>$40,000.00</td>
<td>$10,353.52</td>
<td>25.8%</td>
</tr>
<tr>
<td>Alcohol, Beer and Wine</td>
<td>$30,051.02</td>
<td>$20,000.00</td>
<td>$10,051.02</td>
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<td>$30,051.02</td>
<td>$20,000.00</td>
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<tr>
<td>Convenience Stores</td>
<td>$4,653.69</td>
<td>$3,000.00</td>
<td>$1,653.69</td>
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<td>$4,653.69</td>
<td>$3,000.00</td>
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<tr>
<td>Services</td>
<td>$9,653.69</td>
<td>$3,600.00</td>
<td>$6,053.69</td>
<td>173.6%</td>
<td>$9,653.69</td>
<td>$3,600.00</td>
<td>$6,053.69</td>
<td>173.6%</td>
</tr>
<tr>
<td>Real Estate</td>
<td>$1,911.16</td>
<td>$1,000.00</td>
<td>$911.16</td>
<td>91.1%</td>
<td>$1,911.16</td>
<td>$1,000.00</td>
<td>$911.16</td>
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<tr>
<td>Miscellaneous Fees</td>
<td>$9,553.69</td>
<td>$3,600.00</td>
<td>$6,053.69</td>
<td>173.6%</td>
<td>$9,553.69</td>
<td>$3,600.00</td>
<td>$6,053.69</td>
<td>173.6%</td>
</tr>
<tr>
<td>Interest</td>
<td>$3,928.47</td>
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<td>$3,928.47</td>
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<td>$3,928.47</td>
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<td>$3,928.47</td>
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**TOTAL INCOME REVENUES**

<table>
<thead>
<tr>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td>$317,705.62</td>
<td>$257,434.00</td>
<td>$60,271.62</td>
<td>23.4%</td>
</tr>
</tbody>
</table>

**SUMMARY OF INCOME REVENUES:**

<table>
<thead>
<tr>
<th>INCOME REVENUE SUMMARY</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td>$317,705.62</td>
<td>$257,434.00</td>
<td>$60,271.62</td>
<td>23.4%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Current Period</td>
<td>Year-To-Date</td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------------</td>
<td>---------------</td>
<td>--------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Actual</td>
<td>Budget</td>
<td>Variance</td>
<td>% Var</td>
</tr>
<tr>
<td><strong>PERSONNEL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regular Salaries</td>
<td>$8,521.92</td>
<td>$5,285.00</td>
<td>$3,236.92</td>
<td>3.8%</td>
</tr>
<tr>
<td>Social Security</td>
<td>379.00</td>
<td>550.00</td>
<td>(171.00)</td>
<td>-31.1%</td>
</tr>
<tr>
<td>Retirement</td>
<td>571.95</td>
<td>598.00</td>
<td>(26.05)</td>
<td>-4.4%</td>
</tr>
<tr>
<td>Insurance Contribution</td>
<td>4,241.04</td>
<td>4,199.00</td>
<td>42.04</td>
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</tr>
<tr>
<td>Workers Compensation</td>
<td>53.71</td>
<td>69.00</td>
<td>(15.29)</td>
<td>-22.5%</td>
</tr>
<tr>
<td>Medicare</td>
<td>58.65</td>
<td>62.00</td>
<td>(3.35)</td>
<td>-5.3%</td>
</tr>
<tr>
<td>Misc. Personnel Benefits</td>
<td>5.00</td>
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<td>5.00</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>$11,660.46</td>
<td>$12,120.00</td>
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<tr>
<td><strong>OPERATIONS AND MAINTENANCE</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Contract Service</td>
<td>815.60</td>
<td>820.00</td>
<td>(4.40)</td>
<td>-0.5%</td>
</tr>
<tr>
<td>Board Members Expense</td>
<td>3,403.00</td>
<td>3,400.00</td>
<td>3.00</td>
<td>0.1%</td>
</tr>
<tr>
<td>Attorney Retainer</td>
<td>800.00</td>
<td>800.00</td>
<td>0.00</td>
<td>0.0%</td>
</tr>
<tr>
<td>Legal &amp; Other Professional Fees</td>
<td>8,803.10</td>
<td>8,000.00</td>
<td>(803.10)</td>
<td>-10.0%</td>
</tr>
<tr>
<td>Legal Support Expenses</td>
<td>131.85</td>
<td>131.85</td>
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<td>Engineer Retainer</td>
<td>400.00</td>
<td>(400.00)</td>
<td>-100.0%</td>
<td>-100.0%</td>
</tr>
<tr>
<td>Architect Retainer</td>
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</tr>
<tr>
<td>Telephone</td>
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</tr>
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<td>Water/Wastewater &amp; Solid Waste</td>
<td>803.10</td>
<td>600.00</td>
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<td>22,730.66</td>
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<tr>
<td>Membership Fees</td>
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<td>200.00</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>$28,853.65</td>
<td>$28,897.00</td>
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<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>$50,714.04</td>
<td>$51,017.00</td>
<td>($303.96)</td>
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## Finance

**Schedule of Expenses YTD**

*For the One Month Ending October 31, 2019*

<table>
<thead>
<tr>
<th>Category</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
<th>Actual</th>
<th>Budget</th>
<th>Variance</th>
<th>% Var</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>PERSONNEL</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regular Salaries</td>
<td>$9,397.70</td>
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<td>($2.30)</td>
<td>0.0%</td>
<td>$9,397.70</td>
<td>$9,400.00</td>
<td>($2.30)</td>
<td>0.0%</td>
</tr>
<tr>
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<td>555.69</td>
<td>614.00</td>
<td>(183.31)</td>
<td>11.9%</td>
<td>655.69</td>
<td>654.00</td>
<td>(10.69)</td>
<td>1.6%</td>
</tr>
<tr>
<td>Retirement</td>
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<td>826.00</td>
<td>(38.48)</td>
<td>4.7%</td>
<td>727.52</td>
<td>826.00</td>
<td>(98.48)</td>
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<td>Insurance Contribution</td>
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<td>(1,279.98)</td>
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<td>1,620.02</td>
<td>4,100.00</td>
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<td>84.05</td>
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<td>120.05</td>
<td>171.00</td>
<td>(51.95)</td>
<td>-30.3%</td>
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<td>Misc. Personnel Benefits</td>
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<td>0.55</td>
<td>0.0%</td>
<td>0.55</td>
<td></td>
<td>0.55</td>
<td>0.0%</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>$13,571.08</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td><strong>OPERATIONS AND MAINTENANCE</strong></td>
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</tr>
<tr>
<td>Contract Services</td>
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<td>758.47</td>
<td>760.00</td>
<td>(1.53)</td>
<td>-0.2%</td>
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<td>638.25</td>
<td>400.00</td>
<td>238.25</td>
<td>59.5%</td>
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<td>Fats &amp; Lubricants</td>
<td>-</td>
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<td>(40.00)</td>
<td>-100.0%</td>
<td>-</td>
<td>40.00</td>
<td>(40.00)</td>
<td>-100.0%</td>
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<tr>
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<td>687.57</td>
<td>700.00</td>
<td>(2.43)</td>
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<tr>
<td><strong>TOTAL</strong></td>
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<td>$94.30</td>
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<td>$1,994.30</td>
<td>$1,900.00</td>
<td>$94.30</td>
<td>5.0%</td>
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</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>$15,565.38</td>
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<td>($1,640.62)</td>
<td>-9.5%</td>
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<td></td>
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</tbody>
</table>

Page 5 of 12
<table>
<thead>
<tr>
<th>Category</th>
<th>Current Period</th>
<th>Variance</th>
<th>% Var</th>
<th>Year-To-Date</th>
<th>Variance</th>
<th>% Var</th>
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<tbody>
<tr>
<td><strong>PERSONNEL</strong></td>
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</tr>
<tr>
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<td>$8,085.74</td>
<td>$7,725.00</td>
<td>4.7%</td>
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<td>2,000.00</td>
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<td>41.19</td>
<td>41.00</td>
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<tr>
<td>Medicare</td>
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<td>110.00</td>
<td>5.4%</td>
<td>116.11</td>
<td>110.00</td>
<td>5.0%</td>
</tr>
<tr>
<td>Misc. Personnel Benefits</td>
<td>2.50</td>
<td>2.50</td>
<td>0.0%</td>
<td>2.50</td>
<td>2.50</td>
<td>0.0%</td>
</tr>
<tr>
<td><strong>TOTAL PERSONNEL</strong></td>
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<td>$11,611.88</td>
<td>$11,651.00</td>
<td>($39.12)</td>
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<tr>
<td><strong>OPERATIONS AND MAINTENANCE</strong></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Contract Service</td>
<td>1,729.06</td>
<td>1,700.00</td>
<td>1.7%</td>
<td>1,729.06</td>
<td>1,700.00</td>
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<tr>
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<tr>
<td>Escambia Fire Rescue</td>
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<td>17,166.53</td>
<td>17,167.00</td>
<td>(0.04%)</td>
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<tr>
<td>Telephone</td>
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<td>273.14</td>
<td>300.00</td>
<td>-9.0%</td>
</tr>
<tr>
<td>Office Supplies</td>
<td>116.35</td>
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<td>-0.5%</td>
<td>116.35</td>
<td>117.00</td>
<td>-0.5%</td>
</tr>
<tr>
<td>Membership Fees</td>
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<td>100.0%</td>
<td>6,000.00</td>
<td>3,000.00</td>
<td>100.0%</td>
</tr>
<tr>
<td><strong>TOTAL OPERATIONS MAINTENANCE</strong></td>
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<td>$3,552.38</td>
<td>$26,636.38</td>
<td>$23,084.00</td>
<td>$3,552.38</td>
</tr>
<tr>
<td><strong>GRAND TOTAL</strong></td>
<td>$38,248.26</td>
<td>$34,735.00</td>
<td>$3,513.26</td>
<td>$38,248.26</td>
<td>$34,735.00</td>
<td>$3,513.26</td>
</tr>
<tr>
<td></td>
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<td>Budget</td>
<td>% Var</td>
<td>Actual</td>
<td>Budget</td>
<td>% Var</td>
</tr>
<tr>
<td>----------------------</td>
<td>------------</td>
<td>------------</td>
<td>-------</td>
<td>------------</td>
<td>------------</td>
<td>-------</td>
</tr>
<tr>
<td><strong>PERSONNEL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regular Salaries</td>
<td>$1,663.07</td>
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<td>-14.3%</td>
<td>$1,663.07</td>
<td>$1,940.00</td>
<td>-14.3%</td>
</tr>
<tr>
<td>Social Security</td>
<td>103.11</td>
<td>200.00</td>
<td>-46.4%</td>
<td>103.11</td>
<td>200.00</td>
<td>-46.4%</td>
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#### Activity From: 10/1/2019 to 10/31/2019

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### Capital Outlay

**Administration, Leasing**
- Administration, Leasing: $1,000
- Computer - Admin: $2,500
- Office Equipment: $1,500
  - Total Admin., Leasing Capital Outlay: $5,000

**Finance**
- Accounting Software: $5,000
- Computer Equip: $2,000
- Office Equipment: $2,000
  - Total Finance Capital Outlay: $9,000

**Environmental & Developmental Services**
- Office Furniture: $1,000
- Camera: $- $-
- Computer Equipment: $3,000
  - Total Environmental & Devel. Serv. Capital Outlay: $4,000

**Human Resources**
- Office Equip: $500
- Computer Equipment: $2,500
  - Total Human Resources: $3,000

**Promotions & Events**
- Computer (Promotions): $- $-
- Office Equipment: $- $-
  - Total Promotions & Events: $- $-

**Infrastructure Projects**
- Avenida 19-23 Cut through, Bahama Rock: $300,000
- Stabilize Ariola for Parking: $200,000
- Quietwater Beach Nourishment (Permits): $20,000
- Beach Nourishment Gulf Permits: $50,000
- Water Tower Maintenance: $- $-
- Lafitte Cove Dredging: $65,000
- Vision & Planning: $10,000
  - Total Infrastructure Projects: $645,000

**Grant, Bond & Miscellaneous Funded Projects**
- Beach Restoration (Projected): $- $-
  - Total Grant & Bond Funded Projects: $- $-

**Summary:**
- Total Capital & Infrastructure: $665,500
- Total Grant & Bond Funded Projects: $- $-
  - Grand Totals: $665,500