



**SANTA ROSA
ISLAND AUTHORITY**

BOARD MEMBERS

Brigette Brooks
Chairwoman
Thomas Campanella
Vice Chairman
Jerry Watson
Secretary Treasurer
Liz Callahan
Acting Secretary Treasurer
Bubba Peters
Member
Karen Sindel
Member

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
MAY 13, 2020
5:00 P.M.**

1-3. A regularly scheduled virtual meeting of the Santa Rosa Island Authority was held on Wednesday May 13, 2020, beginning at 5:00 p.m. As this was a Zoom teleconference meeting, Ms. Brigette Brooks announced a roll call for all members in attendance that are typically seated at the dais for SRIA Meetings. Those present were: Chair – Ms. Brigette Brooks, Vice Chair – Dr. Thomas Campanella, Secretary Treasurer – Mr. Jerry Watson, Acting Secretary Treasurer – Ms. Liz Callahan, Board Member – Ms. Karen Sindel, Board Member – Bubba Peters, Attorney – Mr. Mike Stebbins, Director of Administration – Ms. Robbie Schrock, and Executive Director – Mr. Paolo Ghio. Ms. Brigette Brooks explained the Visitors Forum process, emailing Mr. A.J. Powell at aj_powell@sria-fla.com, with their name, telephone number, street address, and the topic that they wish to speak about. They will have three (3) minutes to speak. Ms. Brigette Brooks then led the Pledge of Allegiance, followed by a moment of meditation.

4. **APPROVAL OF MINUTES (Regular Board Meeting – 4/8/2020)**

Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (4/8/2020) as presented. (6-0)

5. **CHANGES OR ADDITIONS TO AGENDA**

6. **ADOPTION OF AGENDA**

Upon motion of Dr. Thomas Campanella seconded by Mr. Jerry Watson, the Board unanimously approved the agenda as presented. (6-0)

7. **CHAIR'S COMMENTS**

Ms. Brigette Brooks said things have changed considerably with the opening of the Beach. She stated it appeared the public has been practicing social distancing for the most part, and believes fresh air and sunshine are good for everyone. She said it is nice to see activity on the Island, as long as social distancing guidelines are

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being followed.

8. COMMISSIONER BENDER'S COMMENTS

The Commissioner was not present.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland gave her report for the VIC. She stated since the VIC has been closed for the month of April, there is no sign-in data or "How Did You Discover Pensacola Beach" data, but they had received many phone calls regarding the Beach, asking about the rules, regulations and if the Beach is open. They received 424 calls, which is double the average for this time of year, and mailed out 30 Visitor's Guides.

Ms. Brigitte Brooks thanked Ms. Alison Westmoreland for fielding the calls.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, DR. THOMAS CAMPANELLA, CHAIR, MS. KAREN SINDEL AND MS. BRIGETTE BROOKS, MEMBERS

Item # 1 – Request by Jeffrey A. Wolfe – 311 Panferio Dr. - Lot 20, Block 5, Villa Primera – to construct a 9' x 40' in-ground swimming pool with an encroachment of 10' into the 20' rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item #2 – Request by John G. and Gina P. Minor. – 700 Via de Luna, Lot 8, Block 14, Villa Segunda – to construct a 12' x 25' in-ground swimming pool and spa with an encroachment of 20' into the 25' corner side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 - Request by Curt R. and Tammy J. Keeler. – 110 Maldonado Dr., Lot 6, Block 13, Villa Primera – to construct a 10' x 16' in-ground swimming pool with an

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encroachment of 15' into the ~~30'~~ **20' rear yard setback**, and 10' into the 15' west side yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. LIZ CALLAHAN, CHAIR, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 – Request by Pier One Marina Gulf Breeze, LLC, (at Pensacola Beach Marina) to sublease to Scott Zepp, Island Culture Brands, LLC d/b/a Coastal Coffee House and Island Culture Event Space – 655 Pensacola Beach Blvd. – to operate a coffee house and event space from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Pier One Marina Gulf Breeze, LLC, (at Pensacola Beach Marina) to sublease to Andrea McClintic, Good Vibrations of Pensacola Beach d/b/a Pensacola Beach Charters & Rentals – 655 Pensacola Beach Blvd. – to operate a charter boat and boat rental service from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIR, MR. BUBBA PETERS AND MS. BRIGETTE BROOKS, MEMBERS

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

The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.

Upon motion of Ms. Karen Sindel seconded by Dr. Thomas Campanella, the Board unanimously approved the Consent Agenda. (6-0)

REGULAR AGENDA

10. REPORTS

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A. ATTORNEY'S REPORT

Mr. Mike Stebbins stated the Board had his report and he would be happy to answer any questions they had.

Ms. Brigitte Brooks asked about item "F" under Matters Pending, Section III. She said she understood mortgages were different, but asked if there was general advice Mr. Mike Stebbins could give.

Mr. Mike Stebbins explained that there was a refinance at a condominium, and the mortgagee wanted advice on as to what the leases state in regards to protection of the mortgagee in the case of condemnation. Mr. Mike Stebbins doesn't believe there is anything in the lease regarding this matter, but advised SRIA staff he wasn't comfortable offering legal advice, as this was between the lessee and the mortgagee. Mr. Mike Stebbins sent an email containing his response and the situation was resolved.

B. ENGINEER'S REPORT

Mr. Jeff Huggins stated the Board had his report and he would be happy to answer any questions.

Ms. Brigitte Brooks asked if a date had been set for solicitation of proposals (for Sharp Point Nourishment). She understood that the grainsize and color still had to be analyzed.

Mr. Jeff Huggins stated the solicitation would go out in the next two weeks, and that the grainsize had been confirmed to be useable for the project.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Paolo Ghio stated the Board had his report and he would be happy to answer any questions.

11. VISITOR'S FORUM

Ms. Brigitte Brooks asked Mr. AJ Powell if anyone had requested to speak.

Mr. AJ Powell stated that no one requested to speak.

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12. BOARD MEMBER'S FORUM

Dr. Thomas Campanella stated he renewed his bridge pass over the telephone. He said the staff was extremely cordial and helpful, and it was easier than trying to renew online.

Mr. Jerry Watson stated he appreciated the good work the SRIA staff was doing under these circumstances, and that the Board was here to support the staff. Mr. Jerry Watson said he had only heard positive responses from the community regarding the work staff is doing.

Ms. Brigette Brooks stated she concurred with Mr. Jerry Watson's statements.

Ms. Liz Callahan said she seconded the comments made by Mr. Jerry Watson, and had heard positive feedback regarding staff during this period, and is very proud of the staff.

Ms. Bubba Peters said he concurs with Mr. Jerry Watson's comments.

Ms. Brigette Brooks said the staff was doing a great job and exceptional work for the Island and all who enjoy the Island.

Dr. Thomas Campanella, as a resident of the Island, said it has been refreshing living on the Island, it reminded him of the 1960's and the 70's, when there were no visitors. He is glad the Beach is re-opened, however.

Ms. Karen Sindel asked if the May 27, 2020 Committee Meeting would be an actual in person meeting, or held virtually. Ms. Karen Sindel said many committees she is on are moving back to face-to-face meetings.

Ms. Brigette Brooks stated that was a great question, and that the Governor had said there could be a virtual quorum until July 7, 2020, in his Executive Order.

Ms. Karen Sindel asked if the Board's intent was to continue to meet virtually, and choose not to meet in person. Ms. Karen Sindel said she understood it was the Board's decision to make, based on the Executive Order by the Governor.

Ms. Brigette Brooks opened the topic for discussion, and said either way would work for her. She wants the Board to feel comfortable and asked if there was enough space on the dais to spread out.

Mr. Paolo Ghio said he wasn't certain, but was doubtful all could fit around the dais. Mr. Paolo Ghio stated there would have to be at least 4 people (that are normally on

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the dais), sitting in the audience, which would move everyone further back.

Ms. Karen Sindel pointed out the Board of County Commissioners spread everyone out like that.

Mr. Paolo Ghio agreed and said we would have to move people from the staff table into the audience area, which would further limit the public from being able to enter that room.

Mr. Jerry Watson suggested finishing this month virtually and said hopefully next month everyone would be more comfortable meeting at the SRIA building. Mr. Jerry Watson said he didn't understand how we could adequately seat Board Members and staff.

Ms. Liz Callahan said she agreed with Mr. Jerry Watson, that waiting another month would be wise, and wants to give staff time to figure out how to seat everyone.

Dr. Thomas Campanella said he would do whatever the Board was comfortable with, however he felt like the Boardroom is too small, and would rather err on the side of caution.

Ms. Karen Sindel said she appreciates virtual meetings being held in May, however the Board needs to consider the upcoming Blue Angels event in July, even though it's up in the air right now, and how it looks for the SRIA Board to continue to meet virtually. Ms. Karen Sindel believes the June 10th meeting should be planned as an in-person meeting. Ms. Karen Sindel asked for staff to come back with a game plan for seating. Ms. Karen Sindel thinks it sets a very negative precedence for leadership not to be willing to come in for a meeting, when we are still working and planning to have a Blue Angels event.

Ms. Brigitte Brooks recommended holding the May 27th meeting virtually, and to consider holding the June 10th meeting as an in person event.

Ms. Karen Sindel wants staff to bring back a plan for holding in-person meetings to the May 27th meeting, to come back to the June 10th meeting in-person.

Mr. Mike Stebbins suggested advertising a Special Board Meeting to be held for a vote on May 27th, as no vote can be taken at the Committee Meeting.

Ms. Brigitte Brooks asked Mr. Mike Stebbins if it was recommended a vote be taken to return to regular meetings, or was it just preferred.

Mr. Mike Stebbins stated he had heard various feelings regarding when to regular

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meetings, and said having a Special Board Meeting would be prudent, to hold a vote on it.

Dr. Thomas Campanella asked if the Special Board Meeting would be a virtual meeting.

Mr. Mike Stebbins stated it would be a virtual meeting.

Ms. Karen Sindel thinks it's a great idea to hold a Special Board Meeting about when to return to in-person meetings and asked if the meeting would be held before or after the Committee Meetings on May 27th.

Ms. Brigette Brooks stated it would be held after the meetings.

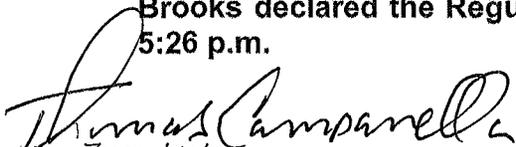
Dr. Thomas Campanella asked if a motion was needed to hold a Special Board Meeting.

Mr. Mike Stebbins said yes, a motion was needed.

Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board voted unanimously to hold a Special Board Meeting immediately following the Committee Meetings on May 27th in reference to hold returning to normal scheduled meetings at the SRIA building. The SRIA staff will bring back a seating plan at that time for the Board to consider for an in-person meeting on June 10th. (6-0)

13. ADJOURN

There being no further business to come before the Board, Chair Ms. Brigette Brooks declared the Regular Board Meeting of the SRIA Board adjourned at 5:26 p.m.


Jerry Watson
Jerry Watson (Jun 10, 2020 11:43 CDT)

SECRETARY


CHAIR

(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.)