

PENSACOLA BEACH
SANTA ROSA ISLAND AUTHORITY

Board Members:
Vernon L. Prather
Chairman
Thomas A. Campanella
Vice-Chairman
Kelly G. Robertson
Secretary/Treasurer
Tammy Bohannon
Fred Gant
John L. Peacock, Jr.
W. A. "Buck" Lee
General Manager

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PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
APRIL 11, 2007

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, April 11, 2007, beginning at 5:02 p.m. Members in attendance were: Mr. Vernon Prather, Dr. Thomas Campanella, Ms. Tammy Bohannon, Mr. Fred Gant, Mr. John L. Peacock, Jr., and Mr. Kelly Robertson. Mr. Prather, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES---REGULAR BOARD MEETING (3-14-07)
SPECIAL BOARD MEETING (3-28-07)

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved the minutes of the March 14, 2007 regular board meeting. (6-0)

Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously approved the minutes of the March 28, 2007 special board meeting. (6-0)

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the agenda was unanimously adopted with the following changes: Item #10(A)(9) regarding an extension to repair for Mr. Bourquin was moved from the consent agenda to the regular agenda for discussion. (6-0)

7. CHAIRMAN'S COMMENTS

Mr. Prather had no comments at this time.

8. MEMORIAL RESOLUTION – MR. ALLEN R. LEVIN

Dr. Campanella read the memorial resolution for Mr. Allen R. Levin (copy attached hereto and by reference made a part hereof). A brief discussion ensued during which the Manager said that the formal resolution would be presented to the family at the ribbon cutting, anticipated to be held in mid to late May 2007.

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Upon motion of Mr. Peacock, seconded by Dr. Campanella, the board unanimously adopted the resolution of recognition for Mr. Allen R. Levin. (6-0)

9. PENSACOLA BEACH CHAMBER OF COMMERCE REPORT

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC), stated that her report was published and reviewed some highlights, noting that the number of visitor's registering at the VIC increased over the same month last year. She said they were also receiving a large number of telephone inquiries, which was a good sign for a busy season. Ms. Johnston said the chamber was working with the SRIA and Escambia County on the beach clean-up and hoped to see everyone there. A brief discussion followed.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (3-28-07) – Mr. Fred Gant, Chairman

The following items were for information only:

Item #1 – Mr. Andrew Rothfeder and Mr. Robert Rinke – Update on proposed construction projects at Portofino

Item #10 – Planning for the Future of Pensacola Beach – Workshop with Wallace Roberts & Todd scheduled for Wednesday, April 11, 2007 at 3:00 p.m.

The committee unanimously recommends approval of the following items:

Item #2 – Mr. & Mrs. Roger Bevans, Awesome Action, LLC d/b/a Radical Rides, 444 Pensacola Beach Boulevard – Request for approval to sublease to Radical Rides, Inc., subject to payment of the appropriate percentage fees

Item #3 – Mr. Kirk Newkirk, Key Sailing, Inc. – Request to sublease to Mr. Jeffery Folds d/b/a Southern Offshore Adventures to offer diving charters (pick-up/drop-off only – no extended mooring), subject to payment of the appropriate percentage fees and compliance with the applicable rules and regulations

Item #6 – Ms. Carolyn Davis, 1213 Ariola Drive – Request for extension of time until June 30, 2007 to keep temporary living facility

Item #7 – Mr. and Mrs. Michael Kirk, 1624 Bulevar Menor – Request for an additional six

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months to make repairs to hurricane damaged structure, subject to no further extensions and resumption of the default process if the repair is not complete by the new deadline

Item #8 – Mr. Jim Cox on behalf of the Villa Sabine Homeowners Association – Request for approval to use the existing maintenance fund for Villa Sabine to pay for the cost to reconstruct the sign for the subdivision, subject to receipt of written approval of the proposal by the majority of leaseholders in Villa Sabine Subdivision

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (3-28-07) – Mr. Kelly Robertson, Chairman

The committee unanimously recommends approval of the following items:

Item #1 – Villa Sabine Homeowner's Association – 2 Sabine Drive – Lot 1, Block "A", Villa Sabine – Request to construct a new Villa Sabine Subdivision entrance sign, replacing from Hurricane Ivan, subject to removal of the sign at the association's expense should the SRIA have need of the property at any time in the future

Item #2 – Santa Rosa Dunes Condominiums – 900 Fort Pickens Road – Request for a 12 month extension (April 19, 2008) on the use of portable restrooms during the construction of a new clubhouse with restrooms, subject to renewal of the agreement between the Department of Health and the Santa Rosa Dunes Owners Association

C. ADMINISTRATIVE COMMITTEE (3-28-07) – Ms. Tammy Bohannon, Chairman

The committee unanimously recommends acceptance of the following item:

Item #1 – Report on Financial Statements and Expenditures

D. OPERATIONS COMMITTEE (3-28-07) – Dr. Thomas Campanella, Chairman

The following item was for information only:

Item #1 – Discussion on Speed Bumps

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously adopted the consent agenda, as revised. (6-0)

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REGULAR AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (3-28-07) – Mr. Fred Gant,

Item #4 – Board direction regarding prolonged commercial leasehold closures and associated repair/reconstruction deadlines

Mr. Prather recommended that this item be held in committee until after the issue of the definition of a hotel/motel is resolved. A brief discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Peacock, the board unanimously approved holding this item in committee until after resolution of the hotel/motel definition. (6-0)

Item #5 – Mr. Allan Toepfer on behalf of the Sun Ray Village Owners Association, Inc. formerly d/b/a The Clarion – Reconstruction Deadlines

(This item was addressed following Item 10(B)(3) regarding conceptual approval.)

Mr. Prather reviewed the request, noting the current reconstruction timetable. A brief discussion followed.

Upon motion of Mr. Gant, seconded by Mr. Peacock, the board unanimously approved extending the reconstruction deadlines for the Clarion by four months, readdressing the issue at the August 8, 2007 board meeting. (6-0)

Item #9 – Mr. Stephen Bourquin, 1206 Panferio Drive – Four additional months to make repairs to hurricane damaged structure, subject to receipt of plans by April 11, no further extensions and resumption of the default process if repairs to the exterior, at a minimum, are not complete by July 20, 2007

Ms. Bolman called the board's attention to a letter Mr. Bourquin provided to address his need for an extension, as he lived out of town and was unable to attend the meeting. A brief discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Gant, the board approved delaying further action on the pending default for 1206 Panferio Drive until July 20, 2007, by which time Mr. Bourquin should have the structure repaired or demolished. (6-0)

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (3-28-07) – Mr.

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Kelly Robertson, Chairman

Item #3 – Adache Groups Architects on behalf of Sunray Village Owners Association, Inc. f/k/a The Clarion – 20 Via de Luna – Request for conceptual approval to construct a 20 story hotel, replacing structures from Hurricane Ivan (Referred by committee.)

Mr. Prather presented the item, and Ms. Sue Smith provided the background on the request, noting that the applicant submitted a new package of information with reduced square footage of 1,200+ per unit and conference room space. The board then heard a presentation by Mr. George Fletcher of Adache Architects, the architects for the proposed project. Ms. Olga Dancaescu then made a presentation on fractional hotel ownership. A discussion followed during which the board heard comments by Mr. Joe Endry, Mr. Lucian Dancaescu and Mr. Julian MacQueen. The board then discussed whether to postpone further action until after resolution of the definition of a hotel/motel room.

Upon motion of Mr. Gant, seconded by Dr. Campanella, the board unanimously approved moving this item forward to the next full board meeting for consideration. (6-0)

Item #4 – Bullock Tice Associates on behalf of Villas on the Gulf – Building “N” – 1650 Via de Luna – (Gulf side) – Request for an after-the-fact approval of an additional 5.29 foot encroachment seaward of the 1975 coastal construction line (Unanimously recommended for approval by the committee; placed on the regular agenda to address the variance criteria.)

Ms. Smith presented the request and reviewed the variance criteria worksheet. She said staff recommended approval of the request, subject to approval by the Escambia County Board of Adjustments; receipt of a permit from the Florida Department of Environmental Protection for building “N” only. Ms. Smith further recommended that this variance not apply to any future instances of reconstruction should the structure be destroyed in the future.

Upon motion of Dr. Campanella, seconded by Mr. Robertson, the board unanimously approved the request by Bullock Tice Associates on behalf of Villas on the Gulf for Building “N,” 1650 Via de Luna for an after-the-fact variance of an additional 5.29 feet seaward of the 1975 coastal construction line, subject to the variance limited to this instance of reconstruction and not applicable to future instances of reconstruction; approval by the Escambia County Board of Adjustments; and receipt of a permit from the Florida Department of Environmental Protection for building “N” only. (5-0 with Mr. Gant momentarily absent from the meeting)

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C. ADMINISTRATIVE COMMITTEE (3-28-07) – Ms. Tammy Bohannon,
Chairman

Item #2 – General Manager’s Goals and Objectives

This item was held for the May 9, 2007 board meeting.

12. OLD BUSINESS

Item #1 – Discussion and Action Regarding the Definition of a Hotel/Motel

Mr. Prather reviewed a summary of past discussion points regarding defining a hotel/motel unit. A discussion followed during which Mr. Prather recommended that the workshops be continued to address the various points that had been raised and Mr. Jim Cox presented the board with petitions addressing the issue of a hotel/motel unit (copy attached hereto and by reference made a part hereof).

Upon motion of Mr. Robertson, seconded by Mr. Gant, the board unanimously approved continuing the workshops to discuss the definition of a hotel/motel unit. (6-0)

The next workshop was scheduled for Tuesday, April 24, 2007 from 11:30 a.m. until 1:00 p.m. at the Santa Rosa Island Authority administrative offices, 1 Via de Luna.

13. NEW BUSINESS

Item #1 – 2007 Refunding Bonds

Staff recommended approval of and authorization for the chairman to sign the proposed Resolution and First Amendment to Interlocal Agreement for the 2007 Refunding Bonds. The board heard comments by Ms. Pat Lott, bond counsel for Escambia County Board of County Commissioners. A discussion followed.

Upon motion of Dr. Campanella, seconded by Mr. Gant, the board unanimously approved and authorized the chairman to sign the proposed Resolution and First Amendment to Interlocal Agreement for the 2007 Refunding Bonds. (6-0)

Item #2 – Mr. Doug McAllister d/b/a Fun Coast Promotions – Kaboom 4th of July
Fireworks Event at Pensacola Beach

The board heard comments by Mr. Doug McAllister regarding the Fourth of July Fireworks event he was proposing. A discussion followed regarding the event during which the Manager noted that the Escambia County Board of County Commissioners

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had authorized funding for the event in the amount of \$20,000, and had a pending action through which the funds would be transferred directly to the Pensacola Beach Chamber of Commerce for disbursement.

Item #3 – Appointment to Fill Vacant Environmental & Developmental Services Manager Position

The Manager reviewed the selection process for the vacancy, noting that he sent an email to board members to announce his candidate for selection. He then introduced Mr. Matt Mooneyham as the candidate to fill the vacant position of Environmental & Developmental Services Manager for the Santa Rosa Island Authority, recommending that the board approve his selection.

Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously approved the appointment of Mr. Matt Mooneyham to the position of Environmental & Developmental Services Manager for the Santa Rosa Island Authority. (6-0)

15. REPORTS

A. MANAGER'S REPORT

The Manager said that his report was published for the information of the board and that he and Mr. Prather had been asked to appear before the Board of County Commissioners to give an update on ongoing projects as well as the visioning process on Pensacola Beach.

B. ATTORNEY'S REPORT

Mr. Mike Stebbins, SRIA co-counsel, said that the Attorney's Report was included for the information of the board. Upon inquiry by Dr. Campanella, the Manager said he understood that resolution of the default for The Dock had been delayed due to difficulty locating a benchmark.

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, stated that his report was also published for the board's information. He noted that \$30 million worth of construction was in the process of completion with a goal of July 1 to have the majority of the projects complete with the remainder complete by May 1. He then presented the following change orders for approval:

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1. A change order in the amount of \$10,045.50 for sidewalks; white sand for replacement; thermo-striping and dumpster pad removal associated with improvements to Quietwater Boardwalk parking lot. A brief discussion followed.

Upon motion of Mr. Gant, seconded by Mr. Robertson, the board unanimously approved a change order for sidewalks; white sand for replacement; thermo-striping and dumpster pad removal in the amount of \$10,045.50 to the contract with Roads, Inc. for improvements to the Quietwater Boardwalk parking lot and lighting in the amount of \$10,045.50. (6-0)

2. Change orders in the amount of approximately \$16,000 to the contracts for dune walkovers with Coastal Marine Services and Sunrise Construction, respectively, to cover permit fees and penalty fees that were not previously required for walkovers, seeking reimbursement of the fees from the Federal Emergency Management Agency (FEMA). A discussion followed.

Upon motion of Mr. Gant, seconded by Mr. Robertson, the board unanimously approved change orders in the amount of approximately \$16,000 to the contracts for dune walkovers with Coastal Marine Services and Sunrise Construction, respectively, to cover permit fees and penalty fees that were not previously required for walkovers, seeking reimbursement of the fees from FEMA. (6-0)

3. A change order in the amount of \$2,119 in the contract with Gulf Power to remove one additional overhead line on Via de Luna with funding to come from the road improvement budget.

Upon motion of Dr. Campanella, seconded by Mr. Gant, the board unanimously approved a \$2,119 change in the contract with Webb Electric as a subcontractor for Gulf Power for utility work associated with the road improvement program, with the funding to come from the road improvement budget. (6-0)

4. A change order in the amount of \$17,365.69 in the contract with Webb Electric as a subcontractor for Gulf Power for utility work associated with the road improvement program.

Upon motion of Mr. Robertson, seconded by Dr. Campanella, the board unanimously approved a \$17,365.69 change order in the contract with Webb Electric as a subcontractor for Gulf Power for utility work associated with the road improvement

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program with the funding to come from the road budget. (6-0)

5. A change order to cover the sewer tap fees for the Public Safety Building. Mr. Hemphill said he was in the process of negotiating the tap fees with the Emerald Coast Utility Authority. He said tap fees were not initially anticipated, as sewer was connected to the previous restrooms; however, the additional usage that will be incurred with the building resulted in additional tap fees in an amount to be negotiated.

Upon motion of Dr. Campanella, seconded by Ms. Bohannon, the board unanimously approved a change order for payment of sewer tap fees for the Public Safety Building/Public Restrooms in an amount to be negotiated by the SRIA's engineering representative. (6-0)

6. A change order in the amount of \$57,676.49 to the contract with Morette Company, Inc. for changes regarding wall tile, locks, elevator hoist beam, removal of concrete footer, additional fascia metal, membrane roofing and epoxy flooring during the construction of the Public Safety Building.

The Manager said the change order was being presented in the interest of facilitating the opening of the new structure, and a discussion followed.

Upon motion of Mr. Gant, seconded by Dr. Campanella, the board approved a \$57,676.49 change in the contract with Morette Company for the Public Safety Building. (5-1 with Ms. Bohannon voting against the motion)

Mr. Hemphill noted that Escambia County had been funding sand removal and cleaning on Pensacola Beach and had moved about 3,000 cubic yards of sand to date, followed by screening and cleaning the sand.

16. VISITORS FORUM

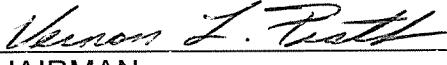
The board heard comments by Ms. June Guerra who encouraged additional parking facilities. A discussion about parking ensued during which the Manager said that he would present designs for a parking garage at the April 25, 2007 committee meetings with proposed funding to come from the Local Option Sales Tax.

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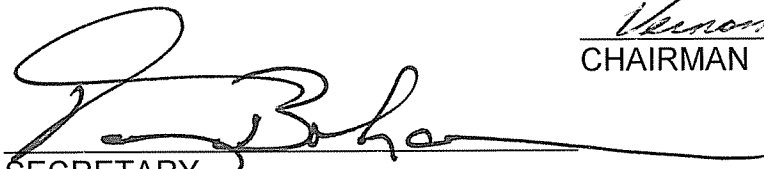
17. BOARD MEMBERS FORUM

Mr. Peacock noted that the budget process would begin in a few months and asked that staff distribute all contracts with the budget materials.

There being no further business before the board, the meeting adjourned at 8:50 p.m.



CHAIRMAN



SECRETARY

(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.)

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ALLEN R. LEVIN MEMORIAL RESOLUTION

WHEREAS, Allen R. Levin left his indelible footprints on Pensacola Beach with the creation of many beautiful, sensitively designed developments including Tristan Towers, Tristan Villas, La Caribe, Deluna Point, Emerald Isle and San de Luna, among other, and

WHEREAS, when Mr. Levin had to take his leave of us, he was in the process of creating one of the foremost condominium developments on the emerald coast at Portofino on Pensacola Beach, combining unique style and luxury with eco-friendly construction, and

WHEREAS, as a result of Mr. Levin's dedication to his profession, both residents and visitors are able to enjoy visiting and living on Pensacola Beach, its emerald waters and crystal beaches, in the many beautiful developments he initiated, and

WHEREAS, Mr. Levin truly cared about the future of Pensacola Beach and evidenced that concern by diligently planning and coordinating his developments in a way that was environmentally friendly, sharing those plans with all who inquired;

NOW THEREFORE BE IT RESOLVED that the Santa Rosa Island Authority Board of Directors honors and remembers Mr. Levin by renaming a portion of County Road 399 between the eastern boundary of Calle Hermosa and the eastern boundary of the Portofino leasehold as Allen R. Levin Way , and

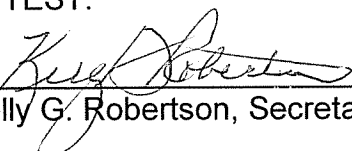
BE IT FURTHER RESOLVED that this resolution be made part of the official records of the Santa Rosa Island Authority and that a copy be presented to the family of Allen R. Levin and to the media.

Adopted this 11th day of April 2007.

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By: 
Vernon L. Prather, Chairman

ATTEST:


Kelly G. Robertson, Secretary-Treasurer