

**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

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: June 25, 2007

RE: Minutes of May 23, 2007 Development & Leasing Committee Meeting

A regularly scheduled meeting of the Development & Leasing Committee was held on Wednesday, May 23, 2007. Members present were Dr. Thomas Campanella, Mr. Vernon Prather, and Mr. Kelly Robertson serving in the absence of Mr. Fred Gant. Also present were board members Mr. John Peacock, and Ms. Tammy Bohannon. Dr. Campanella, acting chairman, called the meeting to order and presented the following items.

Item #1 – Mr. William H. Mitchem on behalf of Beach Marina, Inc., 655 Pensacola Beach Boulevard – Request for approval to assign lease for Beach Marina to Pensacola Beach Marina, LLC

Staff recommended approval of the request, as presented, per the terms of the existing lease, as amended.

**Upon motion of Mr. Prather, seconded by Mr. Robertson, the committee unanimously recommended approval of the request by Mr. William H. Mitchem on behalf of Beach Marina, Inc., 655 Pensacola Beach Boulevard for approval to assign lease for Beach Marina to Pensacola Beach Marina, LLC. (3-0)**

Item #2 – Mr. Fred Simmons d/b/a W.A.S., Inc., 69 Via de Luna (formerly Geronimo's and the Veterinary Office) – Request for approval to sublease to Angelika Simmons, Venus Industries, LLC d/b/a Paradise Outpost – a retail bazaar

Staff recommended approval subject to payment of the appropriate percentage fees.

**Upon motion of Mr. Prather, seconded by Mr. Robertson, the committee unanimously recommended approval of the request by Mr. Fred Simmons d/b/a W.A.S., Inc., 69 Via de Luna, for approval to sublease to Angelika Simmons, Venus Industries, LLC d/b/a Paradise Outpost operating as a retail bazaar, subject to payment of the appropriate percentage fees. (3-0)**

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
May 23, 2007

Item #3 – Mr. Phil Napier d/b/a Prom Queen II (f/k/a Coconuts by the Sea), 400 Pensacola Beach Boulevard –Request for extension to reconstruction deadlines

Staff recommended approval of the request to extend the previously established reconstruction deadlines for six months, as outlined in the request from the master leaseholder. A discussion followed during which the committee heard comments by Mr. Phil Napier.

**Upon motion of Mr. Prather, seconded by Mr. Robertson, the committee unanimously recommended approval of a six month extension to the reconstruction deadlines for Mr. Phil Napier d/b/a Prom Queen II, 400 Pensacola Beach Boulevard. (3-0)**

Item #4 – Proposed Lease for Causeway Property

**Upon motion of Mr. Robertson, seconded by Dr. Campanella, the committee unanimously voted to refer this item to the July 11, 2007 full board meeting. (3-0)**

Item #5 - Mr. Raymond F. Newman, Jr. on behalf of Santa Rosa Dunes Condominiums, 900 Ft. Pickens Road – Request for inclusion of an option to renew in the master lease

Staff recommended inclusion of the following option to renew in the lease for Santa Rosa Dunes Condominium:

In the event Lessee shall fully perform all the terms, provision, and conditions on his part to be performed for the full term of this Lease, Lessee shall have the right and privilege to renew this Lease for a further term of years, terms and conditions to be negotiated, by giving the Authority written notice of such election to renew no later than six (6) months prior to the expiration of the original term.

**Upon motion of Mr. Prather, seconded by Mr. Robertson, the committee unanimously recommended approval of the request by Mr. Raymond F. Newman, Jr. on behalf of Santa Rosa Dunes Condominiums, 900 Ft. Pickens Road, for inclusion of an option to renew in the master lease, as recommended by staff. (3-0)**

Item #6 and #7 – Parking Garage/Visioning Project

Ms. Mary Bolman asked that this item be referred to the June 13, 2007 full board meeting at which time staff should have information back from Dr. Rick Harper at the

Minutes  
Santa Rosa Island Authority  
Development & Leasing Committee  
May 23, 2007

University of West Florida's Haas Center regarding their ability to assist with the project. A brief discussion followed. Later on the agenda, the committee heard comments on this subject by Mr. Tom Chavis.

Item #8 –Issue of assessing lost lease fees for prolonged commercial closures and additional extension requests

This item was held in committee.

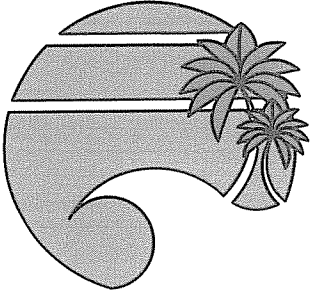
There being no further business before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

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General Manager

MEMORANDUM

TO: Authority Members

FROM: General Manager

DATE: June 25, 2007

RE: Minutes of the May 23, 2007 Architectural Environmental Committee Meeting

A regularly scheduled meeting of the Architectural Environmental Committee was held on Wednesday, May 23, 2007. Members present were Mr. Kelly Robertson, Ms. Tammy Bohannon, and Mr. Vernon Prather. Also present were board members Dr. Thomas Campanella and Mr. John Peacock. Board member absent was Mr. Fred Gant. Mr. Robertson, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Mr. Charles "Chic" Demerau, Funntasia & Tiki Island – 2 Via de Luna - sublease to H & S Development - Request to erect two portable structures (a hot dog cart & cooler and a water basketball game) and construct a water balloon game structure, all on leasehold property

Staff recommended approval of the request for the two portable structures, subject to provision of a \$3,000 bond assuring removal of the portable structures in the event of a storm. Staff further recommended that the water balloon game structure be referred to the June full board meeting pending receipt of additional information. A discussion followed during which the committee heard comments by Mr. Chic Demerau.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. Charles "Chic" Demerau, Funntasia & Tiki Island, 2 Via de Luna, to erect two portable structures (a hot dog cart & cooler and a water basketball game) on leasehold property, subject to provision of a \$3,000 bond and referred the water balloon game structure to the June 13 full board meeting. (3-0)**

Item #2 – Ms. Beverly Boswell – Sandshaker Lounge & Package Store, LLC, sublease to Little Sabine Investments – 731 Pensacola Beach Boulevard – Request for an additional one year extension of time (June 14, 2008) to operate an existing mobile food unit on the south side of the Sandshaker building

Minutes  
Santa Rosa Island Authority  
Architectural and Environmental Committee  
May 23, 2007

Staff recommended approval of a one-year extension of time to operate the existing mobile food unit on the south side of the Sandshaker Lounge. A discussion followed.

**Upon motion of Mr. Prather, seconded by Mr. Robertson, the committee unanimously recommended approval of the request by Ms. Beverly Boswell, Sandshaker Lounge & Package Store, LLC, sublease to Little Sabine Investments, for an extension to operate an existing mobile food unit, subject to the applicant submitting plans for a permanent structure. (2-1 with Ms. Bohannon voting against the motion)**

Item #3 – Sun Ray Village Owners Association, Inc., f/k/a. The Clarion – 20 Via de Luna – Request for conceptual approval to construct a 216 unit, 19 story fractional hotel, with an average room size of 1,289 square feet, and 5,000 square feet of conference room space, replacing structures destroyed by Hurricane Ivan (referred from April 11, 2007 board meeting)

A lengthy discussion ensued during which the committee heard comments by Mr. Lucian Dancaescu, Ms. Olga Dancaescu and Mr. Laurel Dick.

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee voted to forward this item to the June 13 board meeting at which time a vote would be taken. (2-1 with Mr. Robertson voting in the negative)**

Item #4 – Mr. Larry W. Entrekin, 1593 and 1597 Bulevar Menor, Santa Rosa Villas Subdivision (Sound Side) – Request for approval to construct four-foot (4') high side fences and four-foot (4') high front fences on both leaseholds

**Upon motion of Mr. Prather, seconded by Ms. Bohannon, the committee unanimously recommended approval of the request by Mr. Larry W. Entrekin, 1593 and 1597 Bulevar Menor, Santa Rosa Villas Subdivision for approval to construct four-foot (4') high side fences and four-foot (4') high front fences on both leaseholds. (3-0)**

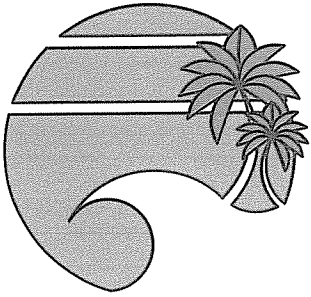
There being no further business to come before the committee, the meeting was adjourned.



W. A. "Buck" Lee  
General Manager

WAL:mks

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W. A. "Buck" Lee  
General Manager

MEMORANDUM

TO: Authority Members  
FROM: General Manager  
DATE: June 25, 2007  
RE: Minutes of May 23, 2007 Operations Committee Meeting

A regularly scheduled meeting of the Operations Committee was held on Wednesday, May 23, 2007. Members present were Dr. Thomas Campanella, Mr. John Peacock and Mr. Fred Gant. Also present were board members Kelly Robertson, Mr. John Peacock, and Ms. Tammy Bohannon. Dr. Campanella, chairman of the committee, called the meeting to order and presented the following item:

Item #1 – Proposed Criteria for Speed Bumps

Staff recommended development of criteria by which to process leaseholder requests for speed bumps on Pensacola Beach, and a discussion followed.

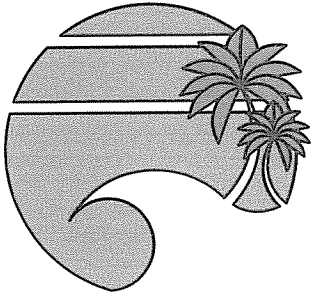
**Upon motion of Mr. Peacock, seconded by Mr. Gant, the committee unanimously recommended development of criteria by which to process requests for speed bumps. (3-0)**

There being no further business before the committee, the meeting was adjourned.

W. A. "Buck" Lee  
General Manager

WAL:mks

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General Manager

MEMORANDUM

TO: Authority Members  
FROM: General Manager  
DATE: June 25, 2007  
RE: Minutes of May 23, 2007 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, May 23, 2007. Members present were Mr. Tammy Bohannon, Dr. Thomas Campanella, and Mr. Fred Gant (arrived after discussion on Item #1). Also present were board members Mr. Vernon Prather, Mr. John Peacock and Mr. Kelly Robertson. Ms. Bohannon, chairman of the committee, called the meeting to order and presented the following items:

Item #1 – Discussion on Contracts for Professional Services (referred from May 9, 2007 board meeting)

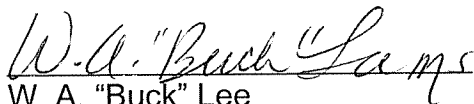
A discussion ensued regarding the various contracts held by the SRIA and their renewal methods.

**Upon motion of Ms. Bohannon, seconded by Dr. Campanella, the committee unanimously recommended that staff draft a Request for Proposals for Advertising Services and present it to the board on June 13, 2007. (3-0)**

Item #2 – Report on Financial Statements and Expenditures

**With no objection, the committee unanimously recommended acceptance of the report on financial statements and expenditures. (3-0)**

There being no further business before the committee, the meeting was adjourned.

  
W. A. "Buck" Lee  
General Manager

WAL:mks

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