

**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Vernon L. Prather  
Chairman

Thomas A. Campanella  
Vice-Chairman

Tammy Bohannon  
Secretary/Treasurer

Fred Gant  
John L. Peacock, Jr.  
Elwyn D. Guernsey

W. A. "Buck" Lee  
General Manager

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, August 8, 2007, beginning at 5:00 p.m. Members in attendance were: Mr. Vernon Prather, Dr. Thomas Campanella, Ms. Tammy Bohannon, Mr. John L. Peacock, Jr., Mr. Elwyn D. Guernsey, and Mr. Fred Gant (arrived at 5:20 p.m.). 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 (7-11-07)  
SPECIAL BOARD MEETING (7-25-07)

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the board unanimously approved the minutes of the July 11, 2007 Regular Board Meeting, (5-0).**

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the board unanimously approved the minutes of the July 25, 2007 Special Board Meeting, (5-0).**

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

**Upon motion of Mr. Guernsey, seconded by Mr. Peacock, the agenda was unanimously adopted as published, (5-0).**

7. CHAIRMAN'S COMMENTS

Mr. Prather complimented and thanked the Manager and staff on keeping the Bob Sikes Bridge and roadways clean coming onto Pensacola Beach.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC) distributed her published report to the board members, noting that the number of visitors for July 2007 was 5,611, as compared to 4,791 in the same month last year. She called the board's attention to the top ten original locations both within the United States and internationally, as well as the reasons for their visits.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

9. RESOLUTION OF RECOGNITION FOR CAT COUNTRY 98.7.

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the board unanimously adopted the resolution of recognition for Cat Country 98.7, (6-0)**

Mr. Prather read and presented the resolution of recognition to Cat Country for their constant support and promotion of community events at Pensacola Beach, to included "Bands on the Beach", Sunday's on the Sound, and the Annual Pensacola Beach Air Show. He also thanked them for their continued partnership with the Santa Rosa Island Authority for the past three years. The board heard comments by owner, Ms. Mary Hoxeng.

10. PRESENTATION BY ED SCHROEDER – PENSACOLA BAY AREA CONVENTION & VISITOR'S BUREAU

Mr. Ed Schroeder of Pensacola Bay Area Convention & Visitor's Bureau gave a short presentation showing how Pensacola and Pensacola Beach compete with other counties in the region in lodging revenues as well as taxes post-Ivan, he also stated the numbers for July should be high; however, August numbers are usually low once school begins.

Mr. Schroeder proposed to the board to return in November in order to present to the board the percentages for the summer, provide copies of advertisements published, and have his staff brief the board. The board then heard from Ashley Chisholm, Public Relations, E.W. Bullock Advertising. Ms. Chisholm spoke about several publications featuring Pensacola and Pensacola Beach such as the *Baton Rouge Advocate* and upcoming articles of Pensacola Beach in *Atlanta Magazine*, and *Southern Living Magazine*.

The Manager read a briefing statement from Senator Bill Nelson's office supporting the repair of Fort Pickens Road with a projected completion date Summer/Fall of 2008 & J. Earl Bowden Way – Spring/Summer 08.

**Mr. Prather invited Mr. Ed Schroeder to return to the November 14, 2007 Regular Board Meeting, to brief the board of updated revenue and percentage information after the summer and Labor Day holiday.**

CONSENT AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (7-25-07) – Mr. Fred Gant,

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

Chairman

The following item was removed from the committee agenda:

Item #1 – Discussion on fuel distribution on Pensacola Beach

The committee unanimously recommends approval of the following item:

Item #2 - Pensacola Beach Community Church, 920 Panferio Drive – Conditional use for place of worship – Lots 19, 20 & 21, Block 23, Villa Segunda

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (7-25-07) – Mr. Elwyn Guernsey, Chairman

The committee unanimously recommends approval of the following item:

Item #2a – Ms. Linda McDade – Spanish Landing Townhouse – 308 Ft. Pickens Road – adjacent to Little Sabine Bay – After-the-fact Hurricane Ivan repair on existing dock; wavier of after-the-fact fee.

The following item was held in committee:

Item #2b - Ms. Linda McDade – Spanish Landing Townhouse – 308 Ft. Pickens Road – adjacent to Little Sabine Bay execution of a pier amendment and certificate of insurance (pending August 16, 2007 meeting of Homeowners Association)

C. ADMINISTRATIVE COMMITTEE (7-25-07) – Ms. Tammy Bohannon, Chairman

The following item was held in committee:

Item #1 – Ms. Deb Friedman – 2008 Mardi Gras Activities & Funding

The committee unanimously recommends approval of the following items:

Item #2 – Ms. Jan Scruggs, The Dock, 4 Casino Beach Boardwalk – Request for extension of time to cure lease default (August 8, 2007 to remove unauthorized construction and 90 days for a variance)

Item #3 – Revisions to commercial lease extension policy

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

The committee unanimously recommends acceptance of the following item:

Item #4 – Report on Financial Statements and Expenditures

**Upon motion of Mr. Peacock seconded by Mr. Gant, the board unanimously adopted the consent agenda, (6-0).**

REGULAR AGENDA

12. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (7-25-07) – Mr. Elwyn Guernsey, Chairman

Item #1 – Sabine Marina Associates, Inc. – 715 Pensacola Beach Boulevard – adjacent to Little Sabine Bay – Request for a 12 foot variance to the 40 foot rear (water side) building setback to extend an existing elevated deck (Unanimously recommended for approval by the committee, placed on regular agenda to address variance criteria worksheet)

**Upon motion of Dr. Campanella, seconded by Mr. Guernsey, the board unanimously approved the 12 foot variance to the 40 foot rear (water side) building setback to extend the existing elevated deck, (6-0).**

Item #2 - Mr. & Mrs. Ted Mansfield – 223 Sabine Drive – Lot 79, Block “B”, Villa Sabine – adjacent to Santa Rosa Sound – Request for a 20 foot encroachment into the platted rear (water side) setback to construct an in-ground swimming pool. (Unanimously recommended for approval by committee, placed on regular agenda at the request of Mr. Prather)

**Upon motion of Mr. Peacock, seconded by Mr. Gant, the board unanimously approved the encroachment into the platted rear (water side) setback to construct an in-ground swimming pool, (6-0).**

Item #3 - Regency Cabanas – Block “A”, Lots 1-8 and Block “B”, Lots 1-8 – 1500 Via de Luna – Gulf side, seaward of the 1988 Coastal Construction Control Line (Referred by committee to staff for additional information)

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the board approved to allow plans to go through the normal final construction plan**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

**review process at staff level (5-1), with Mr. Prather voting in the negative.**

13. NEW BUSINESS

Item #1 – Sandpiper Gulf Aire Inn, Inc d/b/a Paradise Inn, 21 Via De Luna – Request to sublease to Shawndy L. Hicks d/b/a The Rose Petalers for the purpose of selling flowers at local beach businesses

**Upon motion of Dr. Campanella, seconded by Ms. Bohannon the board unanimously approved Ms. Hicks to have one sublease arrangement, d/b/a The Rose Petalers for the purpose of selling flowers at local beach businesses, requiring letters signed by each master leaseholder for each individual business, subject to payment of the appropriate percentage fees, (6-0).**

Item #2 – Discussion on Escambia County Condo Hotel Ordinance – Proposed Escambia County Ordinance Amending Section 13.00.03 of the Escambia County Land Development Code Escambia County Condo Hotel Ordinance

The Escambia County Board of Commissioners adopted a Condo Hotel Ordinance on July 26, 2007 and made a request to the Santa Rosa Island Authority to adopt the same ordinance.

After further discussion, Mr. Prather stated for the record that the Authority is not disagreeing with the new county ordinance, but would like to wait until it is filed with the State and assigned an ordinance number.

**Upon motion of Mr. Guernsey, seconded by Mr. Peacock to approve the ordinance, the motion failed by a (3-3) vote. (Mr. Guernsey, Mr. Peacock and Mr. Gant voted for approval, and Ms. Bohannon, Dr. Campanella, and Mr. Prather voted against).**

**Motion was made by Mr. Gant, seconded by Dr. Campanella to refer this item to the August 22, 2007 Committee Meeting.**

Item #3 – Gulfwind Management, LLC for Sun Ray Village Owners Association f/k/a The Clarion – 20 Via De Luna – Gulfside – Request for replacement of a temporary sales/management office trailer

**Upon motion of Ms. Bohannon, seconded by Mr. Peacock, the board unanimously approved a temporary 24X60 temporary sales/management**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

**office at 20 Via de Luna, formerly The Clarion site for 24 months (August 8, 2009) with an option for a 12 month extension, (6-0).**

Item #4 – Request a revision of the Personnel Policy Manual to state the Cost of Living Adjustment (COLA) and the Staff Merit increases will both be effective on October 1<sup>st</sup> of each year.

**Upon motion of Mr. Peacock, seconded by Ms. Bohannon the board unanimously approved to change the effective date of the Cost of Living Adjustments and Merit Raises to October 1<sup>st</sup> of each year, (5-0) (Mr. Gant was out of room).**

14. REPORTS

A. MANAGER'S REPORT

The Manager commented again on the briefing statement from Senator Nelson. The Manager mentioned that the Pensacola Beach Air Show was fantastic with no weather issues and a huge success with the trolleys. A conversation with Noel Faddis was mentioned regarding the Circle K property on the east end of Via De Luna. Mr. Faddis provided the Manager with a proposal which will be presented at the August 22, 2007 Committee Meeting. There were no further comments from the board.

B. ATTORNEY'S REPORT

The Attorney's Report reflected the items that Mr. Mike Stebbins has worked on for the Santa Rosa Island Authority since the last report. The items include the following: Lease Defaults Pending, Litigation and Claims, and the status of each. The Manager asked the board to vote to approve the Attorney's Report and a letter from Mr. Stebbins. The letter states that effective August 1, 2007, the Santa Rosa Island Authority will be represented by Mr. Michael J. Stebbins under the new firm name of Michael J. Stebbins. P.L.

**Upon motion of Ms. Bohannon, seconded by Mr. Peacock, the board unanimously approved the Attorney's report and letter, (6-0).**

C. ENGINEER'S REPORT

Mr. Dave Hemphill, SRIA engineering representative, highlighted his report as follows: Construction schedule on Via de Luna and its projected completion date of October 10,

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

2007; whereas, after October 10, the contractor has 30 days to do clean up. Mr. Hemphill is working to ensure the work already done falls within the budgeted amount. Other ongoing projects include: Cowley Park which is substantially complete and the Ft. Pickens Gate Shelters under construction.

Mr. Dave Hemphill then asked for approval on two change orders within the Engineer's package: Change Order One effects Job 199, Ft. Pickens Gate Recreation. The contract would be changed as follows: Builder's Risk and Windstorm Insurance; Builder's Risk Windstorm is for pavilions only as insurance company will not insure dune walkovers with a Builder's Risk Windstorm. The contract sum will be changed in the amount of \$10,060. A brief discussion concerning builders risk followed. It was also noted that this was a FEMA project and Mr. Hemphill recommended approval of the builder's risk.

**Upon motion of Dr. Campanella, seconded by Mr. Guernsey, the board unanimously approved the Change Order, One of Engineers report concerning builder's risk of \$10,060, FEMA reimbursement, (6-0).**

The Second Change Order effects Job 199, Ft. Pickens Gate Recreation. The contract would be changed as follows: Deleting 280SF of sidewalk and adding 57LF of dune walkover. The contract sum will be increased in the amount of \$5,950. A short discussion followed.

**Upon motion of Mr. Gant, seconded by Dr. Campanella, the board unanimously approved the Change Order, Two of the Engineer's report for an increase amount of \$5,950, (6-0).**

Mr. Peacock then had question concerning, previous discussion concerning walkovers with slippage. Matt Mooneyham briefed that Mr. Lane of the SRIA Maintenance Section have begun painting the walkovers with texture paint to help prevent the slippage. Mr. Peacock asked that the item remain on the agenda until 100% resolved. The Manager agreed to place the item on the agenda for the Operations Committee

#### 15. VISITORS FORUM

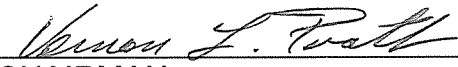
Dr. Richard Jacobs concerning speed bumps located on Ariola Drive, Pensacola Beach.


#### 16. BOARD MEMBERS FORUM

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
AUGUST 8, 2007  
5:00 P.M.

The board discussed the speed bumps that were located at Ariola Drive. The speed bumps will be placed back on Ariola Drive. Signs already present at location. Maintenance budget will fund replacement cost.

There being no further business before the board, the meeting adjourned at 7:00 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.)