



**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  
SEPTEMBER 5, 2007  
5:00 P.M.

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, September 5, 2007, beginning at 5:04 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 5:50 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 (8-8-07)  
SPECIAL BOARD MEETING (8-22-07)

**Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the board unanimously approved the minutes of the August 8, 2007 Regular Board Meeting, (5-0).**

**Upon motion of Mr. Peacock, seconded by Mr. Guernsey, the board unanimously approved the minutes of the August 22, 2007 Special Board Meeting, (5-0).**

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

**Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the agenda was changed as follows: Moved Item #9(D)(1) to regular agenda, added speaker Robert Rinke as Item #3 under new business, and the Hilton Hotel refinancing under the Manager's report. The following items were moved to the October 10, 2007 Regular Board Meeting Item #10 (A) (6) Noel Faddis of Realty Mart International (a.k.a. RMI) – Circle K – 1581 Via De Luna, and Item #10 (B) (3) – Highland Development Group d/b/a Best Western Hotel – 16 Via De Luna, (5-0)**

7. CHAIRMAN'S COMMENTS

Mr. Prather welcomed back Mr. John Peacock and had no other comments.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC), distributed a report and noted that the number of visitors to the VIC for August

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CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (8-22-07) – Mr. Fred Gant,  
Chairman

The following item was removed from the committee agenda:

Item #2 – Azure Development LLC, Soundside Market - 5 Via De Luna (Unit G5.5)  
Request to sublease to Elden Invention LLC/Tattoos

The committee unanimously recommended approval of the following items:

Item #3 - Paddy O'Leary's Irish Pub Inc., - 49A Via De Luna, Via De Luna Shopping  
Center, request to sublease to Florida Pizza Kitchen

Item #4 – Portside Villas Condominiums – Portside Villas Homeowner's Association –  
1299 Fort Pickens Road – Request to combine Units 19 & 20 (The Dunlap's) and Units  
23 & 24 (The Cantu's).

Item #5 – Herbert Turner – Herbie T's – 45 Via De Luna – request to sublease to John  
Pinzino/Nan Harper d/b/a Island Realty

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (8-22-07) – Mr. Elwyn  
Guernsey, Chairman

The following item was unanimously held in committee:

Item #1 – Ms. Linda McDade – Spanish Landing Townhouse – 308 Ft. Pickens Road –  
adjacent to Little Sabine Bay - Execution of a pier amendment and certificate of  
insurance for an existing dock

The committee unanimously recommended approval of the following items:

Item #2 – Azure Development, LLC-Wings/Beach Unlimited - 3 Via De Luna -Request to  
erect a "blowout sale" banner for 30 days on leasehold property

Item #4 – The Dock at Pensacola, Inc., - 4 Casino Beach Boardwalk – Request for a 37  
foot variance to the front yard building setback for construction of an after-the-fact  
covered ground level deck

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D. ADMINISTRATIVE COMMITTEE (8-22-07) – Ms. Tammy Bohannon, Chairman  
This item was moved to Regular Agenda Item #10 (1):

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

The committee unanimously recommended acceptance of the following item

Item #2 - Report on Financial Statements and Expenditures

E. OPERATIONS COMMITTEE (8-22-07) – Dr. Thomas Campanella, Chairman

The committee unanimously recommended approval of the following item:

Item # 1 – No Wake Zone in Little Sabine Bay – Request an increase in the length of the no wake zone

The following item was for information only:

Item #2 – Beach Walkover Safety Follow-up

REGULAR AGENDA

10. COMMITTEE REPORTS

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

Mr. Peacock referred this item to the Regular Agenda, for further discussion.

**Upon motion of Ms. Bohannon, seconded by Mr. Guernsey, the board approved funding for the 2008 Mardi Gras, for up to \$20,000, (4-1) with Mr. Peacock voting in the negative.**

A. DEVELOPMENT & LEASING COMMITTEE (8-22-07) – Mr. Fred Gant,  
Chairman

Item #1 – Sunset Holding Company, Inc., - Pensacola Beach Gulf Pier, 41 Fort Pickens Road – Request for execution of Collateral Assignment (unanimously recommended for approval by committee pending legal review) - First Amendment to Agreement regarding renewal option to be discussed by Attorney Mike Stebbins.

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The Board heard comments by Mr. Larry Anders speaking on behalf of Sunset Holding Company, Inc.

**Upon motion of Mr. Peacock, seconded by Ms. Bohannon, the board unanimously approved the Manager, Mr. Lee, and Attorney Mike Stebbins, authority to hold a Special Meeting to negotiate contract changes with Sunset Holding Company, Inc., (5-0).**

Item #6 – Noel Faddis of Realty Mart International (a.k.a. RMI) – Circle K – 1581 Via De Luna – Proposed request for purchase of Circle K property

This item was moved to the October 10, 2007 Regular Board Meeting

C. SPECIAL SUB-COMMITTEE CONDO/HOTEL (8-22-07) – Mr. Vernon Prather, Chairman

Item #C (1) – Attorney Mike Stebbins will discuss results of side-by-side comparison of Escambia County Condo/Hotel Ordinance and SRIA Condo/Hotel Policy)

This item was referred to the next committee meeting. The Board heard comments from the following visitors: Mr. Robert Emmanuel, Mr. Kelly Robertson, and Mr. Gary Smith

**Upon motion of Mr. Guernsey, seconded by Mr. Peacock, the board, unanimously voted to move the subject to the Special Sub-Committee Condo/Hotel on September 26, 2007 for further study, (5-0).**

Item # C (2) – SRIA Fees for Condo/Hotel

This item was referred to the next committee meeting.

B. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE (8-22-07) – Mr. Elwyn Guernsey, Chairman

This item was moved to the October 10, 2007 Regular Board Meeting.

Item #3 – Highland Development Group d/b/a Best Western Hotel -16 Via De Luna – Request for conceptual approval to construct a 209 unit hotel (Unanimously recommended for approval by committee; placed on regular agenda at the request of

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Mr. Vernon Prather)

11. NEW BUSINESS

Item #1 – Morgan Park, Pensacola Beach Blvd – Maintenance of Morgan Park

The Manager asked the board to rescind its previous actions concerning the maintenance of Morgan Park and to reallocate all funds in the budget to the SRIA Maintenance Section who will perform all future maintenance at Morgan Park.

**Upon motion of Mr. Peacock, seconded by Dr. Campanella the board unanimously approved SRIA perform maintenance of Morgan Park with all funds going to the maintenance section who will perform all future maintenance of Morgan Park, (5-0).**

Item #2 – Property Inventory

Ms. Nita Omley requested the board remove three items from the SRIA Inventory. All three items were obsolete, and two items were missing. Those two items were a Dell Laptop C600 computer, and a Kodak Digital Camera. She also requested that all Novell Software be removed. All equipment was deemed to have no value.

**Upon motion of Mr. Prather, seconded by Dr. Campanella, the board unanimously approved disposal of the three items in accordance with SRIA Disposition of Equipment/Property, (5-0).**

Item #3 – Mr. Robert Rinke – Portofino Condos –

Mr. Robert Rinke, a development partner, at Portofino Condos, addressed the board. There were no further comments.

12. REPORTS

A. MANAGER'S REPORT

The Manager requested approval from the board authorizing himself and Attorney Mike Stebbins to work with GE Capital, The Hilton, and their attorney, to negotiate a new master lease and to execute the documents after legal review. In addition, the Manager requested the following Change to Personnel Regulation regarding wording of Job Classification. Staff recommended a more professional classification for managers.

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**Upon motion of Ms. Bohannon, seconded by Mr. Guernsey, the board unanimously approved the request giving the Manager, Mr. Lee, and Attorney Mike Stebbins authorization to work with GE Capital, The Hilton and their attorney and authorized to execute the documents once they have been received and reviewed in accordance with legal sign-off, (6-0).**

**Upon motion of Mr. Gant, seconded by Dr. Campanella, the board unanimously approved the wording of Job Classification for the staff, (6-0).**

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report. Ms. Cullerton addressed the board regarding the residual lease default pending of Item # A-6 and the board referred this item to Staff to address under the Escambia County Nuisance Abatement Ordinance.

C. ENGINEER'S REPORT

Mr. Dave Hemphill presented his report. The board approved a change order for Cowley Park reconstruction with a negative funding.

**Upon motion of Ms. Bohannon, seconded by Mr. Guernsey, the board unanimously approved the change order with a negative funding, (6-0).**

13. DEPARTMENT MANAGER'S GOALS & OBJECTIVES (Staff report by Department Managers)

Each Department Manager gave an overview of their department's goals and objectives per attachment.

14. VISITORS FORUM

No one wished to address the board during visitor's forum

15. BOARD MEMBERS FORUM

The board members had no further comments.

There being no further business before the board, the meeting adjourned at 7:26 p.m.

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CHAIRMAN

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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.)**