

PENSACOLA BEACH

SANTA ROSA ISLAND AUTHORITY

Board Members:

Thomas A. Campanella
Chairman

John L. Peacock, Jr.
Vice-Chairman

Tammy Bohannon
Secretary/Treasurer

Fred Gant
Vernon L. Prather
Elwyn D. Guernsey

W. A. "Buck" Lee
Executive Director

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REGULAR BOARD MEETING MINUTES
JANUARY 9, 2008

1-3. A regularly scheduled meeting of the Authority was held on Wednesday, January 9, 2008, beginning at 5:15 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. John L. Peacock, Jr., Ms. Tammy Bohannon, Mr. Fred Gant, Mr. Vernon Prather, and Mr. Elwyn Guernsey. Dr. Campanella, 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 (12-12-2007)

Dr. Campanella noted that the minutes for December 12, 2007 Regular Board Meeting are not ready at this time; therefore, there is nothing to approve.

5-6. CHANGES/ADDITIONS/ADOPTION OF AGENDA

The Chairman stated that the items under Regular Agenda that were just voted on during the committee meetings can now be moved to the Consent Agenda. They were placed on the agenda that way because the committee meetings had not taken place before the regular board agenda was completed.

Upon motion of Mr. Peacock, seconded by Mr. Gant, the agenda was unanimously adopted with the following changes: Regular Agenda Items 11(A)(1-3) and 11(B)(1) were changed to Consent Agenda; Regular Agenda Item 11(C)(1) was changed to Regular Agenda Item 12(C)(1). (6-0)

7. CHAIRMAN'S COMMENTS/PRESENTATION/ANNOUNCEMENT OF COMMITTEES

Dr. Campanella presented Mr. Prather with a plaque in recognition of the time he served as Board Chairman. The board then heard comments from Mr. Prather.

Dr. Campanella made committee assignments, as follows:

Administrative Committee:
Elwyn Guernsey, Chairman
Thomas Campanella, Member
Vernon Prather, Member

Architectural & Environmental Committee:
John Peacock, Chairman
Fred Gant, Member
Vernon Prather, Member

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Development & Leasing Committee:
Tammy Bohannon, Chairman
Thomas Campanella, Member
Elwyn Guernsey, Member

Operations Committee:
Vernon Prather, Chairman
John Peacock, Member
Fred Gant, Member

Special Projects:
Fred Gant, Chairman
John Peacock, Member
Tammy Bohannon, Member

The Chairman also stated that he, Buck Lee, Matt Mooneyham, and the contractor for The Via de Luna Roadway Improvements did the final ride on the road by pulling a bump meter behind a truck; overall, the road is very nice and smooth except for a couple of sections where the road was corrected. Dr. Campanella stated that next, we will have to work on controlling the speed.

8. STATE OF THE ISLAND ADDRESS – MR. BUCK LEE, EXECUTIVE DIRECTOR

The Executive Director presented his 2008 State of the Island Address. (Copy attached hereto and by reference made a part hereof.)

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER REPORT

Mr. Lee stated that Ms. Sandy Johnston, Manager of the Pensacola Beach Visitor's Information Center (VIC), was attending another meeting at this time but provided her published report for the information of the board.

10. FISCAL YEAR 2007 AUDIT REPORT

Mr. David Lister of Saltmarsh, Cleaveland & Gund presented the 2007 Audit Report. He stated that the key finance personnel should be provided appropriate training for governmental accounting and financial reporting. Mr. Lister also wanted to bring attention to purchase order procedures. He did not consider either one of these comments material weaknesses. Upon inquiry, Mr. Lister stated that there is a clean opinion on financial statements. A brief discussion followed.

Upon motion of Mr. Prather, seconded by Mr. Gant, the board unanimously accepted the FY 2007 Audit Report. (6-0)

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CONSENT AGENDA

11. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE (1-9-08) Mr. Fred Gant, Chairman

The committee unanimously recommends approval of the following items:

Item # 1 – Ms. Linda Watson, Emerald Dolphin Association – 850 Ft. Pickens Road – Request to sublease space to Mr. Jon Hammond d/b/a Americas Top Realty, Inc. to offer an on site leasing and sales office.

Item # 2 – Quietwater Entertainment, Inc. d/b/a Jubilee Restaurant – 400 Quietwater Beach Blvd. – Request to sublease to PCB Landholdings, LLC for operation of a Restaurant/Bar (second floor) and a Bar/Retail (first floor)

The following item will be revisited in six months:

Item #3 – Commercial Rebuilding Time Limit and Minimum Annual Lease Fees

B. ADMINISTRATIVE COMMITTEE (1-9-08) Ms. Tammy Bohannon, Chairman

The committee unanimously recommends acceptance of the following item:

Item #1 – Report on Financial Statements and Expenditures

Upon motion of Mr. Prather, seconded by Ms. Bohannon, the board unanimously adopted the consent agenda. (6-0)

REGULAR AGENDA

12. COMMITTEE REPORTS

C. SPECIAL PROJECTS COMMITTEE (1-9-08) Mr. John Peacock, Chairman

Item #1 – Parking Garage RFP

Mr. Peacock presented the item and provided the background. A lengthy discussion followed.

This item was for discussion and was referred to the January 23, 2008 committee meetings.

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13. NEW BUSINESS

Item #1 – Appointment of Ms. Jayne Bell as Director of Administration

Item #2 – Appointment of Ms. Dottie Ford as Director of Finance

The Executive Director recommended confirmation of his selections of Ms. Jayne Bell to fill the upcoming vacancy for the position of Director of Administration and Ms. Dottie Ford to fill the upcoming vacancy for the position of Director of Finance for the Santa Rosa Island Authority.

Upon motion of Mr. Peacock, seconded by Mr. Prather, the board unanimously approved the appointment of Ms. Jayne Bell as Director of Administration and the appointment of Ms. Dottie Ford as Director of Finance. (6-0)

14. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

The Executive Director noted that his report was published for the information of the board. Mr. Lee mentioned the meeting scheduled for January 15, 2008 with Mr. Peacock and business owners to discuss ad valorem taxes and ways to increase business on the beach during the winter season. A discussion followed.

B. ATTORNEY'S REPORT

Mr. Stebbins stated that his report was published for the consideration of the board. Mr. Gant inquired about the meeting with Dennis Larry, counsel for DelGallo. Ms. Bohannon inquired about the rights of businesses that are in default on one property and in good standing on another property, and a discussion followed.

C. ENGINEER'S REPORT

Mr. Hemphill stated that his report was also published for the information of the board. He discussed the status of the following upcoming projects: Reclaimed Water, Little Sabine Lagoon Restoration Request, and Dredging of the Little Sabine Channel. Mr. Hemphill stated that the FRDAP Grant was turned down for this year which will limit some projects.

15. VISITORS FORUM

The board heard from Mr. Jim Cox, 229 Sabine Dr., in support of a parking garage. Mr. Cox also expressed his disappointment in Wade Lane leaving; he stated that he's the

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last of a long list of employees that have recently left. Mr. Lee stated that we are part of the Florida Retirement System and some employees were eligible to retire.

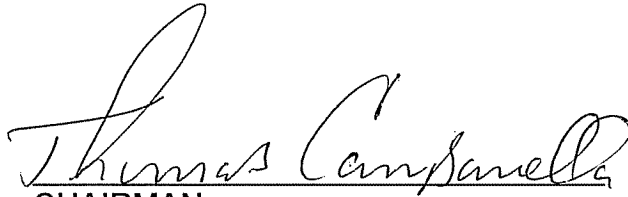
16. BOARD MEMBERS FORUM

The board discussed having a ribbon cutting ceremony in early spring for the Via de Luna Road Improvement Project coordinated with other completed projects. Ms. Bohannon suggested a pamphlet with pictures of all the completed projects.

Ms. Bohannon inquired as to how the noise ordinance problems are being addressed. Mr. Lee stated that Jeff Elbert formed a committee with four other people and they will hold meetings and report back to the board at the January 23, 2008 committee meetings. A lengthy discussion followed.

There being no further business before the board, the meeting was adjourned at 6:40 p.m.



SECRETARY

CHAIRMAN

(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.)