

**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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- 1-3. A regularly scheduled meeting of the Authority was held on Wednesday, September 10, 2008, beginning at 5:04 p.m. Members in attendance were: Dr. Thomas Campanella, Mr. Vernon Prather, Ms. Tammy Bohannon, Mr. John Peacock and Mr. Ed Guernsey. Mr. Fred Gant arrived during the shade meeting. Dr. Campanella, Chairman, called the meeting to order and led the Pledge of Allegiance followed by a moment of meditation.
4. SPECIAL MEETING / PRIVATE ATTORNEY – CLIENT MEETING REGARDING COX VS. SANTA ROSA ISLAND AUTHORITY (in Circuit Court in and for Escambia County, Florida, Case No.: 2005 CA 000600)

The shade meeting began at 5:05 p.m. Those in attendance were: Mr. John Peacock, Mr. Ed Guernsey, Ms. Tammy Bohannon, Mr. Vernon Prather, Dr. Thomas Campanella, Mr. Buck Lee and Mr. Mike Stebbins. Mr. Gant was tardy. The shade meeting ended at 5:21 p.m.

**Upon motion of Mr. John Peacock, seconded by Mr. Ed Guernsey, the Board unanimously recommended moving forward with the proposed settlement agreement. (6-0)**

5. APPROVAL OF MINUTES - REGULAR BOARD MEETING (8/13/08)  
SPECIAL BOARD MEETING (8/27/08)

**Upon motion of Mr. Ed Guernsey, seconded by Mr. Vernon Prather, the Board unanimously approved the minutes of the Regular Board Meeting (8/13/08) and the Special Board Meeting (8/27/08). (6-0)**

6. CHANGES OR ADDITIONS TO AGENDA  
7. ADOPTION OF AGENDA

**Upon motion of Mr. John Peacock, seconded by Mr. Ed Guernsey, the adoption of the amended Agenda was unanimous with the following changes: New Business, Item #5 – Beach Taxation and Lease Fee Discussion, and New Business #6 – Investigation and Legal Services. (6-0)**

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8. CHAIRMAN'S COMMENTS

The Chairman had no comments at this time.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Sandy Johnston submitted her monthly report for the review of the Board. She noted that the numbers for July are not complete.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. OPERATIONS COMMITTEE, Mr. Vernon Prather, Chairman

The Committee unanimously recommends approval of the following item:

Item # 1 – Report on “No Motor Vehicles” signage adjacent to bike paths. (Staff report by Executive Director Buck Lee)

B. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE, Mr. John Peacock, Chairman

The Committee unanimously recommends approval of the following item:

Item #1 – Discussion on the unsightly condition of the dumpsters located between the Circle K and Charlie Bananas. (Staff report by Matt Mooneyham)

C. ADMINISTRATIVE COMMITTEE – Mr. Elwyn Guernsey, Chairman

The Committee recommends approval of the following items:

Item # 1 – Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

Item # 2 – Proposed changes to the Board Policy Manual. (Staff report by Jayne Bell)

Item # 3 – Proposed changes to the Escambia County Land Development Code of Ordinances, Article 13, Section 13.04.00 Automobile off-street parking

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requirements and Section 13.15.00 Building heights. (Staff report by Matt Mooneyham)

D. BUDGET WORKSHOP FY 2008/2009 (8-27-2008)

The Committee unanimously recommends approval of the following item:

Item # 1 – Budget Workshop FY 2008/2009 (Staff report by Executive Director Buck Lee and Dottie Ford)

**Upon motion of Mr. Ed Guernsey, seconded by Mr. Fred Gant the Board unanimously accepted the Consent Agenda. (6-0)**

REGULAR AGENDA

11. COMMITTEE REPORTS

A. OPERATIONS COMMITTEE, Mr. Vernon Prather, Chairman

Item #1 – Proposals for a conceptual design of the development of the commercial core on Pensacola Beach, consisting of parking garage, Sound side building and casino building (Gulf side). (Report by Carter Quina)

Speaker:

Mr. Chris Shearman

**Upon motion of Mr. John Peacock, seconded by Ms. Tammy Bohannon, the Board unanimously recommended tasking staff with finding a funding mechanism for this project and present it to the Board of County Commissioners. (6-0)**

Item #2 – Discussion on existing noise ordinance. (Discussion by Mr. Vernon Prather)

Speakers:

Jim Cox  
Charles Russell

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**Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously recommended asking staff to prepare sound criteria for future plan reviews. (6-0)**

**B. DEVELOPMENT AND LEASING COMMITTEE, Ms. Tammy Bohannon, Chairman**

Item # 1 – Mr. & Mrs. Rodney Windley – 121 Le Port Drive – Lot 42, Lafitte Cove – Request to combine Lots 41 & 42 and construct a swimming pool/outdoor kitchen/entertainment facility on Lot 41. (Staff report by Matt Mooneyham)

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. Ed Guernsey, the Board unanimously recommended approval of the 5 foot variance to the 10 foot east side yard building setback to construct an elevated structure (swimming pool/outdoor kitchen/entertainment facility) with an open uncovered elevated walkway, provided all applicable codes and regulations are met and all permits are obtained prior to any construction. (6-0)**

Item #2 – Mr. Robert Rinke and Mr. Andrew Rothfeder – Levin and Rinke Resort Realty, Inc. – 1 Portofino Drive – Discussion on the Pensacola Beach Beautification Fund, Via de Luna as-built plans from Baskerville Donovan and change to lease agreement. (Discussion by Mike Stebbins)

**Upon motion of Mr. John Peacock, seconded by Ms. Tammy Bohannon, the Board recommends moving forward with the Pensacola Beach Beautification fund as proposed with all attorney fees to be deducted from the fund. (5-1) Dr. Campanella opposed this motion.**

**C. ARCHITECTURAL AND ENVIRONMENTAL COMMITTEE, Mr. John Peacock, Chairman**

Item #1 – Mr. Frank Adams – 250 Le Starboard Drive, Lot 1, Lafitte Cove – Report on drainage problem at 250 Le Starboard Drive. (Report by Dave Hemphill)

**This item was moved to the September 24, 2008 Committee Meeting for further discussion.**

Item #2 – Mr. Randy Clendenon – 260 Le Starboard Drive, Lot 2, Lafitte Cove II – Report on drainage problem at 260 Le Starboard Drive. (Report by Dave Hemphill)

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Speaker:

Mr. Tom Almon

**This item was moved to the September 24, 2008 Committee Meeting for further discussion.**

Item #3 – White Sands Townhomes – Building 1 – 411, 415, 417, 419, 421, 423, 425, 427, 429, 431 Fort Pickens Road – Gulf side – request for an after-the-fact approval of an 11 foot variance to the 1975 Coastal Construction Control Line for Lots 1-10 for the purpose of open uncovered decking. (Report by Matt Mooneyham)

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. Fred Gant, the Board unanimously recommends approval of the 11 foot variance for Building 1, Units 411, 415, 417, 419, 421, 423, 425, 427, 429, 431 Fort Pickens Road into the 1975 Coastal Construction Control Line, subject to approval from the Escambia County Board of Adjustments and Florida Department of Environmental Protection. (6-0)**

Item #4 – White Sands Townhomes – Building 4 – 477, 479, 481, 483, 485, 487, 489, 491, 493, 495 Fort Pickens Road – Gulf side – request for an after-the-fact approval of a 10 foot variance to the 1975 Coastal Construction Control Line for Lots 1-10 for the purpose of uncovered decking. (Report by Matt Mooneyham)

**Upon motion of Ms. Tammy Bohannon, seconded by Mr. Fred Gant, the Board unanimously recommends approval of the 10 foot variance for Building 4, Units 477, 479, 481, 483, 485, 487, 489, 491, 493, 495 Fort Pickens Road into the 1975 Coastal Construction Control Line, subject to approval from the Escambia County Board of Adjustments and Florida Department of Environmental Protection. (6-0)**

Item #5 – De Luna Point Homeowner's Association – Fort Pickens Road – Request to repair existing storm water retention area. (Report by Matt Mooneyham)

**Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously recommended taking no action on this item. (6-0)**

D. ADMINISTRATIVE COMMITTEE, Mr. Elwyn Guernsey, Chairman

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Item #1 – Consideration to provide financial support of a project for PBS highlighting the Gulf Islands National Seashore in a presentation by WSRE T.V. (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. Vernon Prather, seconded by Ms. Tammy Bohannon, the Board unanimously recommended providing \$10,000, from the Reserve for Contingency Budget, in financial support for the Gulf Islands National Seashore project. (6-0)**

12. NEW BUSINESS

Item #1 – Mr. & Mrs. Peter Gyroerkoes – 10 Ensenada Marbella – Lot 29 – Santa Rosa Villas – Request to waive late charges on annual lease payment. (Staff report by Executive Director Buck Lee)

Speaker:

Brenda Gyroerkoes

**Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the Board unanimously recommended waiving late charges on the annual lease payment for 10 Ensenada Marbella. (6-0)**

Item #2 – Request to waive all maximum pay for the Santa Rosa Island Authority Pay Plan for Fiscal Year 2008 – 2009. (Staff report by Dottie Ford)

**Upon motion of Mr. Vernon Prather, seconded by Mr. Ed Guernsey, the Board unanimously recommended increasing the current maximum salary for the SRIA pay plan by 10% until a salary study can be completed. (6-0)**

Item #3 – Sunrise Hospitality of PB, LLC – McCrory Building Company – 14 Via de Luna – Request to place two (2) temporary construction office trailers during the construction of the new Holiday Inn. (Staff report by Matt Mooneyham)

**Upon motion of Mr. Vernon Prather, seconded by Mr. John Peacock, the Board unanimously recommended approval of the request to place two (2) temporary construction office trailers during the construction of the new Holiday Inn. (6-0)**

Item #4 – Mr. Jeff Taggart – Pensacola Beach Marina, LLC – 655 Pensacola Beach Boulevard – Request to remove Mr. Jerry Sears as sublease to Pensacola

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Beach Marina and assume the management responsibilities of the Market on the Island and to allow Mr. Taggart to make the delinquent payments from the previous sublease in equal installments over a six month period. (Staff report by Executive Director Buck Lee)

**Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Board unanimously recommended approval of the request to remove Mr. Jerry Sears as sublease to Pensacola Beach Marina and assume the management responsibilities of the Market on the Island and to allow Mr. Taggart to make the delinquent payments from the previous sublease in equal installments over a six month period. (6-0)**

Item #5 - Beach Taxation and Lease Fee Discussion. (Discussion by John Peacock)

**Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Board unanimously recommended that staff work with the County and come up with a plan so that beach businesses are not taxed more than businesses in town. (6-0)**

Item #6 - Investigation and Legal Services. (Discussion by Mr. John Peacock)

**Upon motion of Mr. John Peacock, seconded by Mr. Ed Guernsey, the Board recommended putting the legal investigations to rest. (4-2) Dr. Thomas Campanella and Ms. Tammy Bohannon opposed this motion.**

**Upon motion of Mr. John Peacock, seconded by Mr. Ed Guernsey, the Board unanimously recommended asking staff to research moving to an in-house attorney and look into litigation services of the League of Cities. (6-0)**

**Upon motion of Mr. John Peacock, seconded by Mr. Fred Gant, the Board unanimously recommended rescinding the last statement of Dr. Campanella's letter of July 29, 2008 that directs Mr. Lee to "abate any further terminations, suspensions or demotions of any SRIA employees."**

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his monthly report to the Board.

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B. ATTORNEY'S REPORT

Mr. Stebbins submitted his monthly report to the Board. Mr. Stebbins will speak to Attorney Jamie Campbell regarding the assignment of 16 Windjammer (Sunrise Hospitality of Pensacola Beach, LLC) units to the Hampton Inn (H&S Development, LLC) and report back to the Board.

**Upon motion of Mr. Vernon Prather, seconded by Mr. Fred Gant, the board unanimously recommended approval of the proposed inter-local agreement for Merit System Protection Board services. (6-0)**

C. ENGINEER'S REPORT

Mr. Hemphill submitted his monthly report to the Board.

13. VISITOR'S FORUM

No one wished to address the Board.

14. BOARD MEMBER'S FORUM

Mr. Gant asked staff to look into the possibility of a seventh Board member to avoid future voting ties.

Mr. Prather encouraged Dr. Campanella to complete Mr. Lee's annual evaluation.

Ms. Bohannon noted that she would like to see more consistency between the SRIA Policy Manual and the County Policy Manual.

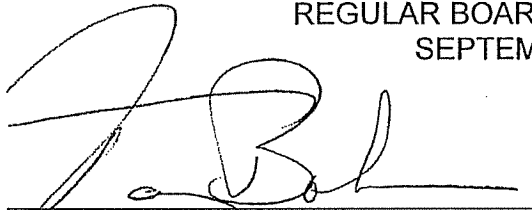
**Upon motion of Ms. Tammy Bohannon, seconded by Mr. John Peacock, the Board unanimously recommends adding the new Merit System Protection Board appeal process to the SRIA Personnel Regulations policy. (6-0)**

Adjournment:

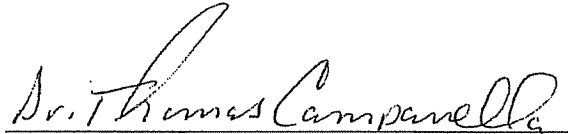
There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 8:12 p.m.



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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.)