



SANTA ROSA
ISLAND AUTHORITY

BOARD MEMBERS

Thomas Campanella
Chairman

Jerry Watson
Vice Chairman

Karen Sindel
Secretary Treasurer

Janice Gilley
Acting Secretary Treasurer

Tammy Bohannon
Member

Brigitte Brooks
Member

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
APRIL 12, 2017
5:00 P.M

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday April 12, 2017 beginning at 5:00 p.m. Members in attendance were: Mr. Jerry Watson, Ms. Karen Sindel, Ms. Tammy Bohannon, Ms. Janice Gilley, Ms. Brigitte Brooks and Chairman Thomas Campanella. Dr. Thomas Campanella, Chairman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 3/08/2017)

Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (03/08/2017) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved the agenda as presented. (6-0)

7. CHAIRMAN'S COMMENTS

Dr. Campanella reminded the audience they needed to sign up to speak on an item prior to the discussion of that item, and that three minutes were allowed for speakers.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Alison Westmoreland gave the report for the VIC.

Ms. Sindel inquired what was done with the data that was collected, was it used for marketing purposes. She also asked about what follow up was done regarding negative comments that were received.

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Ms. Westmoreland assured the Board she would look into the question and bring answers back to the Board in May, and that she was not aware of any negative comments the VIC has received.

Ms. Bohannon asked why the mail out numbers were up, and was told the link had been broken, and it had recently been repaired.

9. DAVID FORTE, DIVISION MANAGER, PUBLIC WORKS DEPARTMENT,
ESCAMBIA COUNTY

Mr. Forte stated the Board had his report, and he would be happy to answer any questions.

There was a brief discussion regarding Casino Beach parking lot access and it was suggested that flyers be given out at the toll bridge helping to direct drivers.

Ms. Bohannon asked for Mr. Forte to take a look at the Circle K drainage, as well as the huge dip in the road at the intersection.

Ms. Bohannon asked about the ferry, and was told the final prospectus for the concessionaire would hopefully be out in May.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (2/22/2017) MS. BRIGETTE BROOKS, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MR. JERRY WATSON, MEMBERS

Item # 1 – Request by Bryant Florida Real Estate Holdings, LLC – 1314 Maldonado Dr. – Lot 17, Block 44, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 2 – Request by Warren and Kristina Hanna, and Neil R. and Anne Richards – 1011 Ariola Dr. – Lots 11 & 12, Block 8, Villa Segunda – to construct an in ground swimming pool with an encroachment of 15' into the rear yard setback. (Staff report by Paolo Ghio)

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The Committee unanimously approved staff's recommendation.

Item # 3 – Request by John Paul and Rachael Whibbs – 228 Sabine Dr. – Lot 40, Block B, Villa Sabine – to construct an in ground swimming pool with an encroachment of 19' into the rear yard setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 4 – Request by Tisdale Florida Rentals, LLC – 202 Avenida 13 – Lot 2, Block 11, Villa Primera – to construct an in ground swimming pool with an encroachment of 20' into the side yard (corner side) setback. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 5 - Review/discussion of the current Revocation of Waiver of Single Family Residential Building Time Provision. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

B. ADMINISTRATIVE COMMITTEE, (3/22/2017) MS. JANICE GILLEY, CHAIRWOMAN, MS. TAMMY BOHANNON AND MS. BRIGETTE BROOKS, MEMBERS

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

The Committee unanimously accepted the report on Financial Statements and Expenditures as presented.

Item # 2 – Approval of the contract with the Visitor's Information Center. (Staff report by Paolo Ghio)

The Committee unanimously approved staff's recommendation.

Item # 3 – Approval of the amendment to the 4th Interim Agreement for palm tree planting. (Report by Mike Stebbins)

The Committee unanimously approved staff's recommendation.

Item # 4 - Approval of the Interlocal Agreement between Escambia County, FL and the SRIA relating to the purchase, operation, and maintenance of a palm tree trimming lift on Pensacola Beach. (Report by Mike Stebbins)

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Upon motion of Ms. Brigitte Brooks seconded by Ms. Karen Sindel, the Board unanimously approved the Consent Agenda as presented. (6-0)

REGULAR AGENDA

11. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board. He stated it appeared that Mr. Liu (Section 2, Page 3, E) was going to resolve the lawsuit.

B. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board.

Mr. Watson asked if there had been any unexpected cost factors that have occurred in any of the projects.

Mr. Langston said there were none, and he didn't anticipate any at this time.

Brief discussion followed regarding Little Sabine, the Park West pavilion and the access road.

Ms. Bohannon asked for an update on the "pots of money" used for funding projects.

Mr. Langston said he would ask Mr. Waite to give an update at the next Board Meeting.

Ms. Sindel suggested since the Engineer's Report is so helpful, she would like to see it added to the SRIA's website.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. There was a brief discussion on dilapidated piers.

15. VISITOR'S FORUM

SPEAKER:

Ann Mayo – She is a beach resident, and had concerns and questions regarding the difference between commercial and residential properties. She stated the house

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next door to her sleep 25-30 people, and she believes that should qualify it as a commercial property.

Mr. Ghio explained the zoning and stated he would check on the residence in question. He also encouraged her to contact law enforcement if noise is an issue. He encouraged her and other residents to notify the Island Authority if they have concerns over certain houses.

Discussion followed.

Darell McIntyre – He stated the lease fee reduction policy has been very successful for many, but has never worked for subleases. He said his Master Leaseholder, Regency Towers, accepted the reduction last year but is refusing to accept it in 2017, which is costing the residents an extra \$250.00. He requested the SRIA amend the policy.

Ms. Bohannon assured Mr. McIntyre that she agreed with him and said Regency Towers should be very grateful to him for all the hard work he has put into this item.

Mr. Stebbins said the SRIA can't force any Master Leaseholder to accept the policy.

Mr. McIntyre doesn't understand why a Master Leaseholder can chose every year whether to "opt in" or "opt out" of the policy.

Ms. Gilley explained the SRIA had done the best it could to try to get Master Leaseholders to take advantage of the policy, however, this situation was predicted to happen.

Discussion followed.

16. BOARD MEMBER'S FORUM

Dr. Campanella said subleases are an income stream for a Master Leaseholder, and many won't want to accept fee simple, if it is offered. He said there is no easy answer, as the lease fee reduction policy is not an ordinance to be enforced. He encouraged Board Members to speak with Mr. Stebbins on the issues and discuss at a later time.

Mr. Watson stated the Board needs to trust legal counsel, and he would like to talk to Mr. Stebbins about the policy. Mr. Watson said he could understand both sides of the issue.

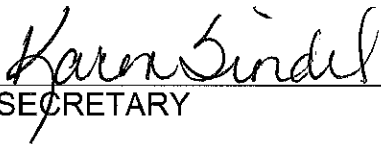
Ms. Bohannon agrees with Mr. McIntyre and wants to see the lease fee reduction policy re-written, not allowing the Master Leaseholder to have a choice year to year as to whether or not to accept the reduction.

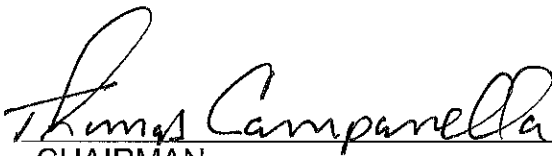
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Ms. Ford stated the policy is sent out every year to the Master Leaseholder with their bill, and some let her know in advance whether or not they will be taking advantage of the reduction.

17. ADJOURN

There being no further business to come before the Board, Chairman Campanella declared the Regular Board Meeting of the SRIA Board adjourned at 6:04 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.)