



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Thomas Campanella  
Chairman

Tammy Bohannon  
Vice-Chairwoman

Fred Gant  
Secretary/Treasurer

Janice Gilley  
Acting Secretary/Treasurer

Elwyn Guernsey  
Dave Pavlock

W. A. "Buck" Lee  
Executive Director

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PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
AUGUST 14, 2013  
5:00 P.M.

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday August 14, 2013, beginning at 5:05 p.m. Members in attendance were: Mr. Dave Pavlock, Ms. Tammy Bohannon, Mr. Fred Gant, Ms. Janice Gilley, Mr. Ed Guernsey and Dr. Thomas Campanella, Chairman. Chairman Campanella led the Pledge of Allegiance followed by a moment of meditation.
4. APPROVAL OF MINUTES (Regular Board Meeting – 07/10/2013)

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved the minutes of the Regular Board Meeting (7/10/2013) as presented. (6-0)**

5. CHANGES OR ADDITIONS TO AGENDA

Mr. Gant requested to move New Business #2, (Sponsorship request by Bethel A.M.E. Church) before Old Business for discussion purposes, as Pastor Morris needed to leave the meeting early.

6. ADOPTION OF AGENDA

**Upon motion of Mr. Fred Gant seconded by Ms. Janice Gilley, the Board unanimously recommended adoption of the agenda as amended. (6-0)**

7. CHAIRMAN'S COMMENTS

Chairman Campanella requested speakers turn in their request form at the start of the meeting, and reminded them they only had 3 minutes to speak.

8. PRESENTATION BY MATT MOONEYHAM, PROJECT MANAGER ESCAMBIA COUNTY FOR PENSACOLA BEACH

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See attached report.

Mr. Mooneyham discussed the access road from the Grand Marlin to Quietwater parking lot, Morgan Park, landscaping and the crosswalk. He stated no parking was being lost and Escambia County is working with Gulf Power on moving the poles in the right of way. He also told the SRIA Board that the fence would have to be moved at Morgan Park and he would let the SRIA select the fencing Escambia County put back up. He asked the Board's permission to intrude on the slight portion of Morgan Park outlined in the presentation. (See attached)

**Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Board authorized the use of the portions of Morgan Park as outlined in the presentation by Mr. Mooneyham to complete the access road. (5-1) Ms. Bohannon voted in the negative.**

Mr. Lee stated after the access road is completed, Escambia County will have a survey completed and at that time, the SRIA Board can request the zoning for Morgan Park be changed from Conservation/Recreation – PB to Preservation - PB. Escambia County will have to approve the re-zoning.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented the report for the VIC to the Board for review.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (7/24/2013) MR. ELWYN GUERNSEY, CHAIRMAN, MR. FRED GANT AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 - Glenn & Elizabeth Lubel – 3 Ensenada Marbella - Lot 14, Santa Rosa Villas Estates – Request for a 10' encroachment into the west side setback for construction of a new single family residential structure.(Referred from the June 26, 2013 Committee meeting at the request of the leaseholder)

**This request has been removed for consideration per the leaseholder.**

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Item # 2 – Informational report regarding the SRIA/Pensacola Beach Community Rating System.

**Informational only, no action taken.**

Item # 3 – Request approval for workshop for SRL properties and extend contract for Grant writer, Mr. Jeffrey S. Ward.

**The Committee unanimously approved staff's recommendation.**

**B. DEVELOPMENT & LEASING COMMITTEE, (07/24/2013) MR. DAVE PAVLOCK, CHAIRMAN, MR. ELWYN GUERNSEY AND MS. TAMMY BOHANNON, MEMBERS**

Item # 1 – Monthly update from Mr. Guernsey regarding lease fees and the property tax issue.

**Mr. Guernsey was absent, no report was made.**

Item # 2 - Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

**Informational only, no action taken at this time.**

Item # 3 – Request by Azure Development, LLC d/b/a Soundside Centre – 5 Via de Luna – to sublease to David Zhong, Shogun Beach Hibachi House and Sushi Bar, LLC, to operate a dine-in, carry out, and delivery service Japanese restaurant.

**The Committee unanimously approved staff's recommendation.**

**C. ADMINISTRATIVE COMMITTEE, (07/24/2013) DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ELWYN GUERNSEY AND MR. DAVE PAVLOCK, MEMBERS**

Item # 1 - Report on Financial Statements and Expenditures.

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

Item # 2 – Request by Kaipō Robello, Aloha Wine and Liquor, to be refunded the 2010 and 2011 Commercial Tax Incentive.

**The Committee unanimously approved staff's recommendation to deny the request.**

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Item # 3 – Discussion on extending the hours of the dog parks.

**The Committee unanimously approved staff's recommendation.**

**Upon motion of Ms. Janice Gilley seconded by Mr. Ed Guernsey, the Board unanimously approved the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

**(This item moved from New Business # 2 to before Old Business per Board request.)**

11. NEW BUSINESS

Item # 1 - Request by Bethel A.M.E. Church for a \$5,000.00 sponsorship. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item.

Mr. Gant stated this was a good Church in his district and he supported this request.

SPEAKER:

Pastor Charles Morris – He thanked the Board and stated his Church had wanted to hold the entire event on Pensacola Beach, but no hotel could accommodate the large numbers expected. He said 3 different beach hotels have blocks of rooms for the guests to use and the sponsorship money would help with the transport of guests from Pensacola Beach to Zion Hope (event site) in Pensacola.

**Upon motion of Mr. Fred Gant seconded by Ms. Janice Gilley, the Board unanimously approved a \$5,000.00 sponsorship to Bethel A.M.E. Church, to be taken from reserve for contingency. (6-0)**

12. OLD BUSINESS

Item # 1 – Update on use of Gulf Power poles. (Staff report by Executive Director Buck Lee)

**Informational only, no action taken.**

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Item # 2 – Report regarding the condition of asphalt on Pensacola Beach. (Referred from 7/24/2013 Committee Meeting)(Staff report by Paolo Ghio)

Mr. Ghio gave the background on this item and stated staff recommended approval of the projects listed.

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved staff's recommendation. (6-0)**

Item # 3 – Approval of the revised RESTORE Act letter to be re-sent to Commissioner Robinson. (Referred from the 7/24/2013 Committee Meeting) (Staff report by Paolo Ghio)

Mr. Ghio gave background on this item and presented the revised letter for approval.

After much discussion, it was decided to remove the numbering of the requested projects, since they were in no particular order, and to raise the projected costs involved with the Gulfside Pavilion Improvements from \$1 Million to \$2 Million.

**Upon motion of Ms. Tammy Bohannon seconded by Mr. Dave Pavlock, the Board unanimously approved the revised RESTORE Act letter, with the following changes: bullet points, not numbered projects and raise the estimate for Gulfside Pavilion Improvements from \$1 Million to \$2 Million. (6-0)**

Item # 4 – Adoption of a new Board Policy regarding Public Speaking at Public Meetings of the Santa Rosa Island Authority. (Referred from the 7/24/2013 Committee Meeting)(Staff report by Mike Stebbins)

Mr. Stebbins reviewed to changes made to the Policy.

**Upon motion of Ms. Tammy Bohannon, seconded by Ms. Janice Gilley, the Board unanimously approved the Public Speaking Policy as presented. (6-0)**

Item # 5 – Approval of the RFP for copier services for the SRIA. (Referred from the 7/24/2013) (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item and stated if approved, the ad would run in the PNJ on Friday, August 16, 2013.

**Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Board unanimously approved the RFP for Copier Services. (6-0)**

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Item # 6 – Discussion/Approval of the proposal for storage facilities. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on the item and stated staff recommended approval, with some suggestions from legal counsel. He also stated Mr. Ball offered to let the SRIA move things into the space early if a storm comes. Mr. Lee stated the SRIA will pay for utilities and a security system, and neither party will have an indemnification obligation. He said Mr. Ball does have proper liability insurance.

Discussion followed.

SPEAKER:

Roger Ball – He stated the PNJ had utilized the space prior and the power bill had run \$400-\$500. He pointed out the space was only 2 miles from the SRIA and was in a no flood zone.

**Upon motion of Mr. Dave Pavlock seconded by Mr. Fred Gant, the Board approved the acceptance of the proposal by Roger Ball, Sr. including the following: the cost will be \$2,200.00 each month for the first three years, the SRIA will pay for utilities and the installation of a security system, neither party will have an indemnification obligation, the proposer will have liability insurance coverage, and legal has to sign off on final lease. (5-1) Ms. Bohannon voted in the negative.**

13. NEW BUSINESS

Item # 1- Approval of the new Director of Administration. (Staff report by Executive Director Buck Lee)

Mr. Lee gave background on Robbie Schrock and stated he completely supported her for this position.

Ms. Gilley voiced concerns over the personnel policy, she does not agree the Board should chose staff for Mr. Lee. She asked for this to be placed on the agenda for a future Committee discussion. Mr. Pavlock and Mr. Guernsey agree.

Mr. Gant encouraged the Board to select someone with more depth of experience.

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Ms. Bohannon stated the Board needed to stay in control of the process of hiring directors. She also stated she had a long talk with Ms. Schrock and has confidence in her abilities.

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board voted to approve the appointment of Ms. Robbie Schrock to the position of Director of Administration. (5-1) Mr. Gant voted in the negative.**

14. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his report for the review of the Board. He also gave updates on turtle nests (set a record), ferry service, putting a plaque in the lobby with a mission statement on it, and obtaining pictures of the Board Members for our lobby.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board. He also gave updates on the Bosso and Gayle cases.

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. Mr. Langston stated Mr. Waite would be giving an update on the RESTORE Act at the August 28, 2013 Committee Meeting.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his report for the review of the Board.

15. VISITORS FORUM

There were no speakers.

16. BOARD MEMBERS FORUM

Mr. Pavlock stated Pensacola Beach has 3 icons presently, the Beach Ball, the fish sign and the SRIA logo, a sun with a palm tree and wave. He encouraged the

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Board to think about condensing to one logo, especially for use on the Toll Plaza. He suggested returning this item to the October 23, 2013 Committee Meeting for further discussion.

Ms. Bohannon congratulated Ms. Schrock on her promotion and asked if her previous position was going to be advertised.

Mr. Lee stated that during the interviewing process for the director's position, he was very impressed with senior lifeguard Andrew Edwards, and Mr. Andrews had accepted the position.

Mr. West stated Mr. Andrews had been with Public Safety for 10 years and has earned his college degree.

SPEAKER:

Andrew Edwards – He told of his accomplishments while working in Public Safety, and stated he was committed to the SRIA and had a vision.

There was further discussion regarding events, projects, the release of information to the media, and a review of the dog park hours change.

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 6:47 p.m.

  
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SECRETARY

  
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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.)