



**SANTA ROSA
ISLAND AUTHORITY**

**SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 12, 2018
5:00 P.M.**

BOARD MEMBERS

Karen Sindel
Chairwoman
Janice Gilley
Vice Chairwoman
Brigette Brooks
Secretary Treasurer
Thomas Campanella
Acting Secretary Treasurer
Jerry Watson
Member
Liz Callahan
Member

1-3. A rescheduled meeting of the Santa Rosa Island Authority was held on Wednesday December 12, 2018, beginning at 5:03 p.m. Members in attendance were: Ms. Karen Sindel, Ms. Elizabeth Callahan, Dr. Thomas Campanella, Ms. Brigitte Brooks, and Mr. Jerry Watson. Ms. Janice Gilley participated via teleconference. Mr. Watson, Chair, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 11/07/2018 – rescheduled from 11/14/2018, due to a lack of quorum)

Upon motion of Ms. Karen Sindel seconded by Ms. Brigitte Brooks, the Board unanimously approved the minutes of the Regular Board Meeting (11/07/2018 – rescheduled from 11/14/2018 due to a lack of quorum) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

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

7. CHAIRMAN'S COMMENTS

Mr. Watson stated he appreciated the relationship he has established with the staff and the Board this past year. He said there have been ups and downs, but said this is an outstanding Board. He said trying times are coming, but he has confidence in the staff and the Board. He wished everyone a Merry Christmas and asked God to bless everyone.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 12, 2018
5:00 P.M.

Ms. Alison Westmoreland presented this month's report for the VIC.

Ms. Sindel asked if everything is looking good for New Year's Eve.

Ms. Westmoreland said yes, that the Beach was the only place having fireworks at midnight. She invited everyone to the Pensacola Beach Chamber Party at Hemmingway's the following evening.

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

Mr. Forte presented his report for the review of the Board and updated them on the iconic fish sign replacement. He said they are hoping to have it complete by Spring Break and want to keep the old sign local. He proudly announced that "dirt is being turned" on the new parking lots, which should give 140-150 new stalls in the core. He pointed out the toll numbers are down due to storms closing the toll plaza.

Ms. Brooks asked about the Via de Luna pipe rehabilitation project.

Mr. Forte said he wasn't comfortable giving out too much information, as he hadn't met with Commissioner Bender regarding prioritizing projects.

Chairman Watson welcomed Ms. Liz Callahan to the SRIA Board.

Ms. Callahan thanked him and stated she is glad to be a part of the Board.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, MS. TAMMY BOHANNON,
CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. BRIGETTE BROOKS,
MEMBERS

Item # 1 – Discussion on the non-renewal of Master Leases that do not pass along the lease fee reduction to their sub-lessees. (Report by Tammy Bohannon)

Discussion item only.

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 12, 2018
5:00 P.M.

Item # 2 – Request by Jim Reeves, PB RV Park – 17 Via de Luna – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item # 3 – Request by H & S Development, Hampton Inn – 2 Via de Luna – to sublease to Jamie Wells, Local Boyz Hawaiian Shave Ice, to operate a shaved ice business from leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item #4 – Discussion regarding lease fees and the existing lease fee reduction policy. (Staff Paolo Ghio)

This item was tabled for discussion.

Item # 5 – Discussion regarding adoption of a Board Policy to address lease renewals. (Staff report by Paolo Ghio)

No action was taken on this item.

B. ADMINISTRATIVE COMMITTEE, MS. KAREN SINDEL, CHAIRWOMAN, MR. JERRY WATSON AND MS. TAMMY BOHANNON, 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 – Discussion regarding adoption of a Board Policy to address a CPI increase in 2020 for all affected leases. (Staff report by Paolo Ghio)

No action was taken on this item.

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

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 12, 2018
5:00 P.M.

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Discussion regarding the activation of a second dedicated Sunpass Lane at the toll plaza. (Staff report by Paolo Ghio)

The Committee unanimously approved composing a letter to the BOCC recommending the addition of a second dedicated SunPass lane to the Bob Sikes toll plaza, with proper speed setting and geometrical designs studies completed prior to determining the best 2 lanes to utilize.

Mr. Ghio gave background on the item and pointed out the drafted letter in the backup.

Ms. Brooks stated her name was spelled incorrectly.

Discussion followed regarding a timeline for the project, educating the public, the safety study, and the necessary steps that would have to be taken to implement another SunPass lane.

It was pointed out that Ms. Lovoy's name was also misspelled.

Mr. Watson said he would like to see the toll numbers after a month or two of 2 SunPass lanes.

Upon motion of Ms. Brigitte Brooks seconded by Ms. Karen Sindel, the Board approved the submittal of the letter, with two corrections made prior to signature. (5-1) Dr. Campanella voted in the negative.

Item # 2 – Approval of the 2019 SRIA Holiday and Meeting Schedules. (Staff report by Robbie Schrock)

Ms. Schrock gave background on the item and stated staff recommended approval.

Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the 2019 Holiday and Meeting Schedules. (6-0)

Item # 3 – Discussion regarding early termination of "Old" VIC management of concession agreement with Beach Hut, and possibly refunding fees paid, due to early termination. (Staff report by Paolo Ghio)

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 12, 2018
5:00 P.M.

Mr. Ghio gave the background on the item and stated staff recommended approval of a prorated refund, not to exceed \$17,525.06.

Upon motion of Ms. Karen Sindel seconded by Ms. Brigette Brooks, the Board unanimously approved the prorated refund for early termination of the management concession agreement, not to exceed \$17,525.06. (6-0)

12. REPORTS

A. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board and gave an update on the Do case.

B. ENGINEER'S REPORT

Mr. Huggins submitted his report for the review of the Board. He gave updates on the Little Sabine project and the multi-use paths. He said it looks like the access road will be worked on in the next off season of 2020.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio submitted his monthly report for the review of the Board. Mr. Ghio presented Mr. Watson with an award for his service as Chairman for the 2018 SRIA Board.

Mr. Watson said he had really enjoyed being the Chairman, and he complimented the staff.

Mr. Ghio welcomed Ms. Vickie Johnson and explained she is the new Director of Finance. He said she has taken on a huge responsibility and looks forward to many years of working together.

Mr. Ghio gave an update on the Credit Rating System and pointed out the detailed minutes Ms. Forte had taken from the CRS meeting.

13. VISITOR'S FORUM

SPEAKER:

Terry Preston – President of the PBA - She told the audience and Board about a meeting that was held regarding keeping Spring Break on Pensacola Beach family

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 12, 2018
5:00 P.M.

friendly. She stated they were coming up with a safety script in order to get the word out regarding what the expectations would be for Spring Break this year.

Discussion followed.

SPEAKER:

Liz Hewson – She stated she had spoken to the mayor of Miami Beach. The police department wrote letters to all the universities that had visited Miami Beach, and sent letters to all the national chapters associated with fraternities and sororities.

Mr. Ghio stated he had met with Commissioner Bender and Lt. Pachuki and that the SRIA is going to pay for extra officers to be present in the residential areas this year.

Mr. Watson said the PBA is doing a good job, but he wants to make sure everyone is sending out the same message to the Spring Breakers. He questioned why the current officer assigned to the Island doesn't attend the SRIA meetings.

Ms. Schrock said we could request his to attend if there was an agenda item we needed input from him on, but we would have to pay extra to come to the meeting.

There was further discussion.

14. BOARD MEMBER'S FORUM

Dr. Campanella made sure every Board Member had a copy of the BOCC presentation that was to be made the following morning regarding leases.

Ms. Brooks encouraged leaseholders to attend the BOCC meetings.

Ms. Sindel welcomed Ms. Callahan to the Board and thanked Mr. Watson for a job well done. She praised the citizen beach voice for being so strong, and thanked them for the significant amount of research they have done. She stated she doesn't understand the intent of the BOCC presentation tomorrow.

Mr. Watson told the residents how much he appreciates their attitudes and interest and said he had enjoyed being the Chairman this year.

Mr. Ghio made the following recommendation for the new Board:

Ms. Karen Sindel	Chairman
Ms. Janice Gilley	Vice-Chair

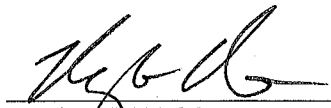
SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
DECEMBER 12, 2018
5:00 P.M.

Ms. Brigette Brooks	Secretary/Treasurer
Dr. Thomas Campanella	Acting Secretary/Treasurer
Mr. Jerry Watson	Member
Ms. Liz Callahan	Member

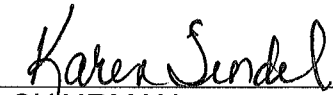
Upon motion of Ms. Janice Gilley seconded by Ms. Karen Sindel, the Board unanimously approved the recommendation by Mr. Ghio for the 2019 SRIA Board, effective January 1, 2019. (6-0)

15. ADJOURN

There being no further business to come before the Board, Chair Watson declared the Regular Board Meeting of the SRIA Board adjourned at 6:08 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.)