



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Tammy Bohannon  
Chairwoman  
Dave Pavlock  
Vice Chair  
Thomas Campanella  
Secretary Treasurer  
Jerry Watson  
Acting Secretary Treasurer  
Karen Sindel  
Member  
Janice Gilley  
Member  
W. A. "Buck" Lee  
Executive Director

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 11, 2015  
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday February 11, 2015 beginning at 4:57 p.m. Members in attendance were: Mr. Dave Pavlock, Mr. Jerry Watson, Ms. Karen Sindel, Dr. Thomas Campanella, and Ms. Tammy Bohannon, Chairwoman. Ms. Janice Gilley participated via teleconference. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 01/14/2015)  
(Special Board Meeting – 01/28/2015)

Upon motion of Dr. Thomas Campanella seconded by Ms. Karen Sindel, the Board unanimously approved the minutes of the Regular Board Meeting (01/14/2015) as presented. (6-0)

Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Special Board Meeting (01/28/2015) as presented. (6-0)

5. **STATE OF THE ISLAND ADDRESS – EXECUTIVE DIRECTOR BUCK LEE**
6. **CHANGES OR ADDITIONS TO AGENDA**

Mr. Lee pulled item C-4 from the consent agenda for the Coastal Rowing Sponsorship, due to the fact they are changing the date of the event. He added it to Old Business, Item # 2.

7. **ADOPTION OF AGENDA**

Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the amended agenda. (6-0)

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8. CHAIRWOMAN'S COMMENTS

Ms. Bohannon praised the new VIC and thanked staff for all the hard work.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented her report to the Board.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (01/28/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 - Douglas and Deborah Bunting – Lot 16, Block 10, Villa Segunda, 814 Maldonado – Request to construct an in ground swimming pool with an encroachment of 15' into the 20' rear yard setback, including hardscape. (Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, (01/28/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Tiffany D'Alemberte, to sublease to the Maggio – Kelly Group, Inc. d/b/a The Stand – 3 Casino Beach Boardwalk – to operate a fast food restaurant. (Staff report by Robbie Schrock)

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

Item # 2 – Request by The Maggio – Kelly Group, Inc. d/b/a The Stand – 3 Casino Beach Boardwalk – to have a license agreement for use of the public space outside the building for tables and chairs. (Staff report by Robbie Schrock)

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

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Item # 3 – Request by IL of Pensacola Beach, LLC d/b/a Pensacola Beach Marina 655 Pensacola Beach Blvd. – to renew the license agreement for overflow parking. (Staff report by Robbie Schrock)

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

Item # 4 – Request by Rich Chism, d/b/a Soundside Market – 5 Via de Luna Dr. – to sublease to Melissa Seiglar, Pensacola Beach Delivery Dudes, LLC, to offer food delivery service to the Island. (Staff report by Robbie Schrock)

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

Item # 5 – Request by Guy Olano d/b/a The Dock at Pensacola Beach – 4 Casino Beach Boardwalk – to sublease to Jeffrey Walton d/b/a The Scooter Hut Rentals, LLC – to rent mopeds and bicycles from leasehold property. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Guy Olano d/b/a The Dock at Pensacola Beach – 4 Casino Beach Boardwalk – to sublease to Jeffrey Walton d/b/a The Scooter Hut Rentals, LLC – to rent mopeds and bicycles from leasehold property, to exceed no more than 20 scooters, paying all applicable fees and percentages. Mr. Walton must return for permission to exceed 20 scooters in his inventory.**

C. ADMINISTRATIVE COMMITTEE, (01/28/2015) MS. TAMMY BOHANNON,  
CHAIRWOMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, 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 for attendance to the National Hurricane Conference - Austin, Texas (March 30 - April 2, 2015) and the Governor's Hurricane Conference – Orlando, Florida (May 10 - 15, 2015). (Staff report by Robbie Schrock)

**The Committee unanimously approved to send Charlie Morgan to the National Hurricane Conference, and Buck Lee, Robbie Schrock and Jerry Watson to the Governor's Hurricane Conference.**

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Item # 3 – Discussion of the use of the \$35,000.00 that Commissioner Grover Robinson has pledged from District 4, 4<sup>th</sup> Cent TDT funds. (Staff report by Executive Director Buck Lee)

**The Committee unanimously approved acceptance of the \$35,000.00 from Commissioner Robinson, drawing it down as the need becomes apparent.**

**The Committee unanimously approved using up to \$2,500.00 (of the \$35,000.00) to pay for the Snow Bird event held on January 29, 2015.**

**Upon motion of Mr. Jerry Watson seconded by Dr. Thomas Campanella, the Board unanimously approved the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Discussion of renewal of the current Landrum Staffing Services contract. (Staff report by Robbie Schrock)

Ms. Robbie Schrock gave background on the item.

SPEAKER:

Sandra Smith – Landrum Services – She thanked the SRIA for allowing her company the opportunity to serve and requested a renewal of the agreement. She pointed out they are a local company and have gone outside the scope of work (detailed in the RFP) and offered more services than were requested. She stated the Governor of Florida has recognized Landrum with a “Best Business Practice” award. She said that Landrum appreciates the SRIA’s business.

Sharon Pitts – Kelly Services – She introduced the Regional VP for Kelly Services, Donna Chantos. Sharon went on to explain the types of services Kelly Services offers, as well as the many local groups she is personally involved. She stated Kelly would like to make a bid on services and start building a relationship with the SRIA.

Ms. Bohannon stated she had voted negatively at the Committee Meeting for an extension of the current Landrum contract in order to be able to bring Ms. Sindel up

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to date on how the SRIA acquires services, not necessarily to open the item up for bidding purposes.

Discussion was held regarding the RFP for temporary services the SRIA issued in 2012.

It was pointed out that the current Public Works Director has been able to reduce the number of temporary workers the SRIA uses in the peak season.

Discussion followed regarding the issuance of RFP's for services.

Ms. Sindel stated she understood honoring established relationships, however it is disingenuous to not go through the process.

Mr. Watson stated a good relationship with personal is important, however more "bang for the buck" is important. He said a company that perhaps wasn't around during the last RFP process may offer a better deal in today's market.

**Upon amended motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved a 2 year extension to the current contract with Landrum Staffing Services, with the SRIA issuing an RFP for staffing services in 18 months. (August 2016) (6-0)**

The following item was pulled from Consent due to a date change on the event:

Item # 2 – Request by Bob Osborne, Pensacola Coastal Rowing Inc., for a \$7,500.00 sponsorship of the Pensacola Coastal Rowing Regatta. (Staff report by Robbie Schrock)

Committee Action:

**The Committee unanimously approved the request by Bob Osborne, Pensacola Coastal Rowing Inc., for a \$5,000.00 sponsorship of the Pensacola Coastal Rowing Regatta, to be reimbursed as paid invoices are turned into the SRIA.**

**The Committee unanimously approved reimbursing the SRIA the \$5,000.00 given as a sponsorship to Pensacola Coastal Rowing Inc., from the funds given by Commissioner Robinson.**

Mr. Lee explained the boats had not arrived for the event yet, so the regatta was going to be changed to the fall of 2015, the date TBD.

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Funding will not be deferred, and Pensacola Coastal Rowing, Inc. was told to have all paid receipts (for advertising) in to the SRIA by September 30, 2015.

**Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved a \$5,000.00 sponsorship of the Pensacola Coastal Rowing Regatta, to be reimbursed as paid invoices are turned into the SRIA. (6-0)**

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his report for the review of the Board. He stated his 2<sup>nd</sup> meeting with Escambia County was to be Friday, February 13, 2015.

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He updated the Board on the previously approved VIC management contract. The attorney for Levin Rinke/Premier Island Management Group added two changes, both of which are favorable to the SRIA.

The Board questioned Mr. Stebbins on many areas of the management contract.

Much discussion followed.

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved the revised management contract for the VIC. (6-0)**

C. ENGINEER'S REPORT

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

Ms. Bohannon questioned Mr. Langston on many of the projects on his report.

Discussion was held on trolley benches and the road to The Grand Marlin.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio presented his monthly report for the review of the Board. He also told of the proposed ferry grant for \$2.2 million (Escambia County applying for this) to

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extend and widen the Quietwater Beach Pier. There was also going to be a simple structure for a kiosk for ticket sales. He stated Pensacola Beach Holdings (Mr. Rinke, Master Leaseholder) had hired a consultant that determined the proposed structure was inadequate, so the grant was having an additional \$1.7 million added to the request to cover the cost of the proposed palapa.

Ms. Bohannon asked from whom these funds were being requested.

Mr. Ghio stated the National Park Service is the funding source.

**SPEAKER:**

Vikki Garrett – West Florida Regional Planning Council (WFRPC) – She explained the grant program, and said the state determines the grant apportionments. She stated there are limited funds released, and the grants are made “scalable” (Phases) meaning all of Phase 1 monies needed prior to Phase 2 starting. WFRPC gives the “big picture” on grant requests and knows they won’t receive all the monies requested upfront. She stated the County had just this week changed the order of the Phases to the following:

Phase 1 – Extending existing pier 80’.

Phase 2 – The cover for the existing Boardwalk seating area to include a kiosk for ticket sales.

Phase 3 – Widening the existing pier to 16’ wide.

Mr. Lee explained about the palapa Mr. Rinke has proposed as Phase 2 of the grant request.

Ms. Bohannon questioned if the ferry location could be relocated. Ms. Sindel agreed.

Mr. Garrett stated the State will have to determine if the request meets the spirit of the grant. They may say no.

Mr. Lee explained initially, the National Park Service (NPS) requested to use our pier for the ferry. We were asked to upgrade our bathrooms, which we have completed. Then the SRIA was asked if the pier could be widened and extended. The SRIA agreed, as long as the NPS would pay for permitting and construction.

Discussion was held regarding where the SRIA leasehold property starts and stops on the Boardwalk, as well as different options for a kiosk, perhaps a movable smaller

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structure.

Dr. Campanella disagrees with the proposal by Mr. Rinke and has concerns about the use of the existing pier. He stated the Board needs to see a drawing of what is proposed.

Ms. Bohannon has concerns about lengthening the pier due to the water activities that currently take place in that area.

Ms. Sindel questioned if the SRIA wants this at all, and what is the cost/return to us. She suggested using the trolleys to pick ferry riders up at Ft. Pickens. She also questioned who would be in charge of the upkeep?

Mr. Ghio stated the Public Works department would be responsible.

Much discussion was held on the possible choices for a shade structure, and if one was even necessary.

Ms. Bohannon stated she had a problem taking taxpayer money to improve private facilities.

The financial aspect was discussed again, with Mr. Lee pointing out the SRIA has no funds involved.

Ms. Sindel pointed out the liability issues.

Mr. Lee stated he encouraged the use of Hemmingway's pier at the beginning of the discussions.

Mr. Pavlock stated the Board should take no action, they had not been given enough information.

Ms. Bohannon stated there was a grant deadline.

Ms. Garrett stated no action was needed from the SRIA, that it's Escambia County's grant application. She explained that, at this time, Phase 1 of the grant was to extend the existing SRIA pier, Phase 2 was the palapa, and Phase 3 was to widen the existing pier. She stated she would have a final draft of the grant by next week, and would be happy to share it with the SRIA Board.



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13. VISITOR'S FORUM

SPEAKER:

Jim Cox – He encouraged the Board to vote on the order of the phases requested in the grant.

Ms. Bohannon stated, with the consensus of the Board, she would write a letter to the BCC, and suggested adding a walking path along the North Shore to the grant.

Mr. Ghio pointed out that wouldn't be a part of the ferry system. He stated the grant application was for the entire project, all 3 phases, so all the cards were on the table.


**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Board unanimously voted to empower the Chairwoman to write a letter to the BCC supporting the extension and the widening of the SRIA existing Quietwater Pier. The importance of a cover wasn't recognized at this time.  
(6-0)**

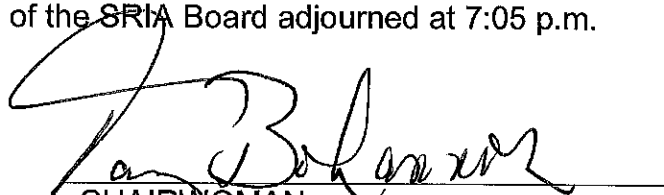
14. BOARD MEMBER'S FORUM

Mr. Pavlock said he had met with John Dosh and Escambia County was rolling out a reverse 911 system and encouraged staff to work with them on Island contacts.

15. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 7:05 p.m.

  
SECRETARY

  
CHAIRWOMAN

(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.)