



# SANTA ROSA ISLAND AUTHORITY

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday February 12, 2014, beginning at 5:05 p.m. Members in attendance were: Mr. Dave Pavlock, Mr. Jerry Watson, Mr. Ed Guernsey, Dr. Thomas Campanella, and Ms. Tammy Bohannon, Chairwoman. Ms. Janice Gilley participated via telephone. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – January 8, 2014)

Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Board unanimously approved the minutes of the Regular Board Meeting (1/8/2014) as presented. (6-0)

5. STATE OF THE ISLAND ADDRESS – EXECUTIVE DIRECTOR BUCK LEE

6. CHANGES OR ADDITIONS TO AGENDA

7. CHAIRWOMAN'S COMMENTS

Chairwoman Bohannon introduced Mr. Charlie Morgan, the new Public Works Director, as well as Mr. Jerry Watson, serving as a replacement for Mr. Fred Gant on the SRIA Board. She suggested each Board Member be moved one spot up, since Mr. Gant had been Vice-Chairman and had been replaced.

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved moving each Board Member up one spot, making the following changes: Ms. Janice Gilley, Vice Chair, Mr. Ed Guernsey, Secretary/Treasurer, Mr. Dave Pavlock, Acting Secretary/Treasurer, and Dr. Thomas Campanella and Mr. Jerry Watson, members. (6-0)**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

8. ADOPTION OF AGENDA

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Board unanimously recommended adoption of the agenda as presented. (6-0)

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey gave her report, as well as an update on the snowbird activities that are planned.

Ms. Schrock told the Board about the snowbird activities the SRIA has participated, including the trolley tours planned for 2/20/2014.

Ms. Bohannon asked Ms. Stacey to amend her report each month to include last year's figures for the top 5 states, as well as the top 3 international.

CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (1/22/2014) MS. JANICE GILLEY, CHAIR, MR. FRED GANT AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 - Request for approval of a joint venture between the SRIA and Pensacola Beach Holdings, Inc. d/b/a Quietwater Boardwalk - To restore retention pond beneath the structure and install sand fencing along the Sound Side line of pilings.(Staff report by Paolo Ghio)

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

Item # 2 - Ms. Peggy Cohen, Trustee – Lot 9, Block 16, Villa Segunda, 1001 Maldonado – Request for approval of an 8' encroachment into the side yard setback line, for the construction of a new in ground swimming pool.(Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, (01/22/2014) MR. ELWYN GUERNSEY, CHAIRMAN, MR. DAVE PAVLOCK AND MR. FRED GANT, MEMBERS

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

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

**Informational only, no action taken.**

Item # 2 - Sabine Marina Associates, LLC – 715 Pensacola Beach Blvd. – request to sublease to Robert Patroni, d/b/a Floridaze Sailing, to operate a charter boat and sailing lessons business. (Staff report by Robbie Schrock)

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

**ADDED PER CHAIRMAN GUERNSEY AT CHAIRWOMAN BOHANNON'S REQUEST:**

Item # 3 - Request by Tiffany D. D'Alemberte d/b/a Tiffany's – 3 Casino Beach Boardwalk – to sublease to Bill Patterson, Lazy Days Beach Rental - to operate a beach rental service. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Tiffany D. D'Alemberte d/b/a Tiffany's – 3 Casino Beach Boardwalk – to sublease to Bill Patterson, Lazy Days Beach Rental - to operate a beach rental service, paying all applicable percentages and fees, as well as having the default cured (\$1,535.66) by the February 12, 2014 Regular Board meeting.**

C. ADMINISTRATIVE COMMITTEE, (01/22/2014) MS. TAMMY BOHANNON, CHAIR, DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, 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 - Request by Ray Palmer, Pensacola Sports Association, for a \$10,000.00 joint sponsorship of the 2014 Hydro-Turf UWP-USBA National Tour. (Staff report by Executive Director Buck Lee)

**The Committee unanimously approved the request by Ray Palmer, Pensacola Sports Association, (PSA) for a \$10,000.00 joint sponsorship of the 2014 Hydro-Turf UWP-IJSBA National Tour. (3-0) (To be taken from reserve for contingency)**

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

**# 3 ADDED PER CHAIRWOMAN'S APPROVAL:**

Item # 3 – Request by Deborah Buchalter, Pensacola Beach Elementary School PTA President, for a \$1,000.00 sponsorship for a Casino Night fundraiser. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Deborah Buchalter, Pensacola Beach Elementary School PTA President, for a \$1,000.00 sponsorship for a Casino Night fundraiser.**

Item # 4 – Discussion on adoption of an ordinance making Pensacola Beach golf-cart friendly. (Report by Mike Stebbins)

**The Committee unanimously approved the recommendation to hold a public hearing on this item, and then send on to the Escambia County Board of County Commissioners for further review.**

Item # 5 – Approval of staff and Board members to attend 2014 National and Governor's Hurricane Conferences. (Staff report by Robbie Schrock)

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

Item # 6 – Discussion of a proposed Escambia County "Dixie Cup Amendment". (Report by Mike Stebbins)

**The Committee unanimously approved adoption of the "Dixie Cup Amendment" subject to a 6 month review.**

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved the Consent Agenda as presented. (6-0) Ms. Bohannon abstained from the vote on Item B-3 (Tiffany's sublease to Lazy Days) due to personal interests.**

REGULAR AGENDA

11. OLD BUSINESS

Item # 1 – Request by Robert Rinke to extend the Palm Tree Beautification Project to include portions of Ft. Pickens Road. (Phase 3)  
(Staff report by Executive Director Buck Lee) (Referred from January 22, 2014 Committee Meeting.)

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

Mr. Lee explained he had been unable to attend the ride down Ft. Pickens to discuss the placement of palm trees, but Dr. Campanella had attended and would give a report.

Dr. Campanella stated he had ridden with Matt Mooneyham, Robert Rinke, Robbie Schrock, and Vic Wallace. He said the group agreed that no views should be obstructed. He explained Vic Wallace was going to stake the areas and do a map, get with BDI, and bring it back to the Board. He said Robert Rinke wanted to enhance the core area.

Mr. Guernsey asked if there had been any discussion of beautifying the area from the toll booth to the red light at Casino Beach.

Mr. Pavlock asked if there were any refusals from the northside leaseholders of Via de Luna.

Ms. Bohannon stated that Wallace was supposed to deal with the leaseholders, but had chosen to use Escambia County ROW instead.

Mike Langston stated there had been limited involvement by Baskerville Donovan, Inc. (BDI) in this project, Escambia County is running it.

**Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Board unanimously approved moving forward with the project, and return to the February 26, 2014 Committee Meeting, if there is a plan available at that time. (6-0)**

Mr. Guernsey made a motion to ask Robert Rinke to add Phase 4 to the Palm Tree agreements, including the area from toll booth to the Via de Luna red light. It was seconded by Mr. Watson, but later withdrawn when Mr. Langston (BDI) pointed out there was roadwork to be done, the trees might need to be removed.

Item # 2 - Request by Cadillac Banks for a \$100,000.00 sponsorship of the 2014 Gulf Coast Summer Festival. (Report by Mike Stebbins)(Referred from the January 22, 2014 Committee Meeting)

Mr. Langston reviewed the changes to the Public Facilities Use agreement and the Third Party Ticket Sales agreement.

There was discussion on the adverse weather insurance.

The cap on attorney's fees was raised to \$5,000.00.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

It was explained that the SRIA will not give Mr. Banks any money, it will be sent directly to the artist, once he has a reviewed and approved contract with them.

Ms. Bohannon stated there were policy flaws in the sponsorship application.

Mr. Lee told the Board Mr. Banks had brought in the 1099's from last year and showed all the artists had been paid, he had letters of good reference from two banks and this was not a loan. He stated there is an excellent chance the SRIA will get the money back between ticket sales and insurance.

Ms. Bohannon said she was in favor of this, but cautioned the Board to be careful.

Ms. Gilley stated this was a long process, but if the SRIA was going to be a partner in concerts, we should be helping to choose acts, etc. She is concerned about the dollar amount.

Dr. Campanella stated the Board needs to look at what the sponsorship application is for, and there needed to be two kinds of funds for events, Community events and tourism/promotions. He said the SRIA needed to be able to measure the success of events, did the people spend money on Pensacola Beach?

Mr. Pavlock said the SRIA is taking a risk, but it is worth it. He also pointed out the SRIA may decide to never do this again. He stated Mr. Stebbins had done a good job of protecting the SRIA.

Mr. Guernsey agrees this situation is different than a sponsorship, since the SRIA will be getting the money back. He suggested reassessing the standards after this event is over.

Mr. Watson stated his confidence comes from the insurance, and agrees it will put heads in beds, and is worth the risk.

Ms. Bohannon agrees that a different, more standardized form should be in place.

**Upon motion of Mr. Ed Guernsey seconded by Mr. Jerry Watson, the Board approved the plan for Gulf Coast Summerfest as presented. (4-2) Dr. Campanella and Ms. Gilley voted in the negative.**

Item # 3 - Request by Shelly Nightengale, Relay For Life of Beach Breeze 2014, for a \$5,000.00 sponsorship. (Staff report by Robbie Schrock)(Referred from the January 22, 2014 Committee Meeting)

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

Ms. Schrock gave the background on this item.

Ms. Bohannon stated the Board had been inundated with requests and asked what Dr. Campanella recommended at the Committee Meeting.

Dr. Campanella suggested a \$500.00 track marker sponsorship.

Mr. Guernsey and Ms. Bohannon shared concerns that the event is being held in Gulf Breeze, and there will be no overnight guests on Pensacola Beach.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Dave Pavlock, the Board unanimously approved a \$500.00 sponsorship for the Relay for Life Beach Breeze 2014. (6-0)**

Mr. Pavlock pointed out that some events take place in Gulf Breeze, but many participants stay on Pensacola Beach.

Item # 4 - Request by Lois Hausman, Pensacola Beach Advocates, for a \$5,000.00 sponsorship for Earth Day Island Style. (Staff report by Robbie Schrock)

Ms. Schrock gave background on this item.

SPEAKER:

Terry Preston – She is the president of the PBA. She is very upset that the Board is considering a \$2,500.00 sponsorship, instead of the full \$5,000.00 requested. She told the Board the event is being put on by “your leaseholders”, and that the Board was here, because of their lease fees. She explained the costs they anticipate for advertising, and offered to work with E. W. Bullock.

Ms. Gilley stated it is a worthy group, but didn't understand the need for the jump from \$500.00 sponsorship last year to \$5,000.00 this year.

Ms. Bohannon explained the PBA advertising plan.

Dr. Campanella said it's a good event, and it does happen on the Island, but it doesn't generate two times the amount of money given by the SRIA. He pointed out PBA said they had been given lots of free advertising.

Ms. Preston stated PBA was looking for a \$5,000.00 budget, a reimbursement for purchased advertising.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

Mr. Lee explained how other sponsorships had been done, with the group providing a paid receipt, and the SRIA reimbursing the group.

Mr. Guernsey and Mr. Pavlock agreed it is leaseholder money, however they would be more comfortable with \$2,500.00.

Ms. Bohannon stated she had a change of heart and had gotten calls from many leaseholders.

SPEAKER:

Liz Hewson – She stated the Board gives other organizations lots of money, and to deny PBA is a slap in the face. She stated it was important for the residents to have a vested interest in keeping the Island clean, because if it gets filthy, people will stop coming. She stressed the importance of promoting eco-tourism and recycling.

Mr. Lee suggested PBA might not even use all of the money.

**Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Board approved a \$5,000.00 sponsorship of Earth Day Island Style. (To be reimbursed upon presentation of paid advertising receipts) (5-1) Ms. Gilley voted in the negative.**

Item # 5 – Approval of the bid for the Front End Loader. (Staff report by Executive Director Buck Lee)

Mr. Lee gave the background on this item and stated the Selection Review Committee recommended acceptance of the Beard Equipment bid.

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved acceptance of the bid by Beard Equipment for \$2,399.25 per month for a new 2014 John Deere 544K Wheel Loader (36 months). (6-0)**

Item # 6 – Approval of the bid for the new construction of the Visitor's Information Center (VIC). (Staff Report by Executive Director Buck Lee)

Mr. Lee gave background on this item and explained staff would like to sell the old VIC building, once new VIC is built, to help defray incurred costs.



SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

Ms. Bohannon stated she had reviewed the bid sheets and Floridian Construction didn't bid the first or second time (their bid was \$322,600). She prefers the bid by Southeastern Construction (their bid was \$323,000) because they are a local company.

Discussion followed.

SPEAKER:

Beverly Campbell – She owns the Sandshaker Lounge. She gave a glowing recommendation for SE Construction.

SPEAKER:

Mitt Fulmer – He is with Floridian Construction. He stated he has worked with the SRIA in the past, after Hurricane Ivan, doing concrete work, roof on the pavilion, pilings and the Boardwalk. He stated he understands local preference, but there was nothing during the bid process that stated that.

Mr. Pavlock stated the lowest bid is the lowest bid, and made a motion to accept the bid by Floridian Construction for \$322,600.00. It was seconded by Dr. Thomas Campanella.

More discussion followed.

SPEAKER:

Wayne O'Hara – He owns SE Construction. He stated he is a leaseholder and apologized for the mistake he made on the second bid. He then stated he had done work on the following places on the Beach: Best Western/Clarion, South Harbor, La Caribe, Ft. Pickens, Regency Tower clubhouse, and the Beach Church.

Mr. Guernsey expressed a concern over change orders and asked if the contract allowed for them.

Mr. Tice said they hoped to have none, but 3%- 5% is common for non-owner change orders.

Ms. Gilley asked which was the lowest bid, Mr. Lee answered her and explained they both had experience working on the Island.

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

Mr. Stebbins told the Board they could choose either builder, as long as they felt it was the lowest and best bid, but cautioned against using the "local" factor, since it wasn't in the bid documents.

Both builders addressed the Board again.

A vote was called for the motion to accept Floridian Construction's bid, and it failed, 3-3, with Ms. Bohannon, Ms. Gilley and Mr. Guernsey voting in the negative.

**Upon motion of Mr. Ed Guernsey seconded by Ms. Janice Gilley, the Board approved acceptance of the bid by Southeastern Construction for \$323,000.00 for the new construction of the VIC. (4-2) Mr. Pavlock and Dr. Campanella voted in the negative.**

Ms. Gilley questioned the engineering on the VIC. She didn't understand how no one knew where the gas line was located.

Mr. Langston (BDI) stated the building can't be located over the gasoline, and BDI doesn't do gas mains.

Mr. Ghio assured the Board that just the balcony was over the gas main, and plans have been adjusted to move the building. He also stated Gulf Breeze will move the gas line at their own expense, if need be, but doesn't anticipate that.

Ms. Gilley encouraged staff and Board to utilize all the professional services available to us.

## 12. REPORTS

### A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his report for the review of the Board. He congratulated Robbie Schrock and Nicole Stacey on being chosen as "Rising Stars" by the Independent News. He also told the Board about the 2<sup>nd</sup> Baptist delegation coming to Pensacola Beach on June 8, 2014. There will be over 2,300 people in attendance.

### B. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board. He explained he had been asked to provide an affidavit for the Pensacola Beach Gulf Pier. He also told the Board he had filed a motion to dismiss the SRIA in the Pensacola Beach, Inc. vs American Fidelity Life Insurance Company litigation. He requested an attorney

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

client conference regarding the case on February 26, 2014, prior to the Committee Meetings.

**C. ENGINEER'S REPORT**

Mr. Langston submitted his monthly report for the review of the Board. He stated BDI wasn't actively working with Escambia County on the palm trees being planted, the project was being done without BDI's input.

Ms. Bohannon stated she wanted more information as to what projects were taking place on the Island from BDI.

Much discussion followed regarding the Portofino Beautification fund. It was decided that Mr. Lee would have a report at the February 26, 2014 Committee meeting to provide a full explanation of the funds.

Mr. Pavlock questioned what would happen to the fund if lease fees went away?

Ms. Bohannon questioned if Mr. Stebbins and BDI were being utilized by staff.

Mr. Langston suggested his report be added to the Committee Meetings, so it could be more comprehensive.

**SPEAKER:**

Jim Waite – He is the VP of BDI. He suggested the Board allow BDI to put together a program for the SRIA. He stated there is a liability with planting the palm trees on Ft. Pickens Rd. without professional input.

**D. DEVELOPMENT SERVICES DIRECTOR REPORT**

Mr. Ghio submitted his report for the review of the Board. He explained the need to grant an easement at 301 Panferio. He stated the property would remain under SRIA ownership, and any associated fees would be paid by the seller or purchaser, not the SRIA.

Discussion followed.

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously approved holding a Special Board Meeting after the Committee meetings on February 26, 2014, to review the paperwork to grant the easement. (6-0)**

Mr. Ghio explained his plan to make critical asphalt repairs, using Escambia

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

County's agreement with Roads, Inc. He reminded the Board they had already approved up to \$500,000.00 to be used for improvements. He stated he had selected the most critical needs, and was adding repairs to Casino Beach parking lot, as well as Hemingway's/Key Sailing parking lot, for around \$350,000.00. He stressed he wanted to get started soon, with parking lot repairs first, followed by secondary roads that have been identified as critical. He stated BDI was waiting for a final task order to improve the drainage issues on Corto Dr. (Escambia County is funding the engineering, and the SRIA will fund the repairs with the leftover funds from the original approved \$500,000.00.)

Mr. Pavlock made a motion to authorize Mr. Ghio to sign a contract with Roads, Inc. to complete identified repairs, for \$350,000.00. This motion was seconded by Mr. Ed Guernsey. (This motion was later withdrawn.)

Discussion followed.

Mr. Langston stated BDI had prepared a report on the condition of the roads and parking lots, but did not engineer the project. He stated the review was to establish values for the annual budget, and that BDI had not been involved in selecting the roads. He stated roads fail for a reason, and that reason needed to be figured out.

Mr. Waite stated BDI's job was to make sure the SRIA made good decisions based on information they provided. He pointed out that BDI works with Escambia County and ECUA regularly, and Mr. Ghio does not.

Mr. Pavlock reminded the Board that Escambia County had come out and scanned all the roads on the Island, to find out what issues needed to be addressed.

Mr. Ghio offered to drive the roads with BDI.

Mr. Guernsey stated engaging BDI is critical.

Dr. Campanella stated projects needed to be identified that can be completed by the end of May. He said we have shifting sands and have had 2 hurricanes. He suggested the secondary roads issues were from old age, not failures. He agrees with engaging BDI is larger projects, but not for cracks in the roads and parking lots.

Mr. Pavlock retracted his previous motion, and suggested Mr. Ghio come back to Committee on February 26, 2014 with a list, (including costs), of which roads that need attention, some that include engineering needs, and some that don't.

Ms. Bohannon stated staff has gotten away from using legal and engineering, and

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
FEBRUARY 12, 2014  
5:00 P.M.

encouraged the use of both.

**Upon motion of Mr. Ed Guernsey seconded by Mr. Dave Pavlock, the Board unanimously approved of the contract with Roads, Inc. for \$350,000.00 to repair the identified roads and parking lots, engaging BDI when needed, allowing extra funds, if necessary, for a task order with BDI. (6-0)**

11. VISITORS FORUM

SPEAKER:

Rick Gordon – He is a beach resident who spoke in favor of the Park West dog park. He uses it often and does not think a fence should be added, it would detract visually from the area. He said he uses a long leash.

Jim Waite – He congratulated his co-worker, Jeff Huggins, as a rising star.

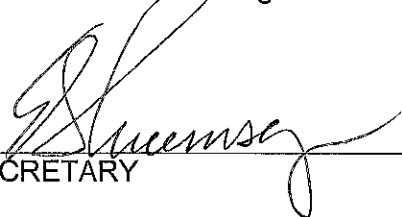
12. BOARD MEMBERS FORUM

Ms. Gilley asked if she could change her negative vote on item Old Business, #4 (Earth Day Island Style sponsorship). Mr. Stebbins told her she could not.

Ms. Bohannon asked for an item to be added to the February 26, 2014 Committee meeting regarding charities requesting money form the SRIA.

13. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 8:28 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.)