

SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING  
JANUARY 13, 2016  
5:00 P.M.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF MEDITATION
4. APPROVAL OF MINUTES (Regular Board Meeting – 12/09/2015)
5. CHANGES OR ADDITIONS TO AGENDA
6. ADOPTION OF AGENDA
7. CHAIRMAN'S COMMENTS
8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER
9. SPECIAL PRESENTATION BY CARR, RIGGS AND INGRAM

CONSENT AGENDA

10. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (12/09/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 - Discussion regarding revised list for Capital Improvement with a 2 year plan for Pensacola Beach.(Referred from November 28, 2015 Committee Meeting)(Staff report by Paolo Ghio)

**The Committee unanimously approved holding the item in Committee for further discussion.**

- B. ADMINISTRATIVE COMMITTEE, (12/09/2015) 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)

**Financials were not available at the Committee Meeting, no action taken.**

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Item # 2 - Approval of the joinder for San de Luna. (Report by Mike Stebbins)

**The Committee unanimously approved the proposed joinder for San de Luna.**

REGULAR AGENDA

11. OLD BUSINESS

Item #1 - ECUA proposal for reclaimed water storage tank. (Staff report by Paolo Ghio) (Referred from December 9, 2015 Regular Board Meeting)

Item # 2 – Appreciation of the Executive Director. (Report by Thomas Campanella)

12. REPORTS

- A. EXECUTIVE DIRECTOR'S REPORT
- B. ATTORNEY'S REPORT
- C. ENGINEER'S REPORT
- D. DEVELOPMENT SERVICES DIRECTOR REPORT

13. VISITOR'S FORUM

14. BOARD MEMBER'S FORUM

15. ADJOURN

DAVE PAVLOCK, CHAIRMAN  
THOMAS CAMPANELLA, VICE CHAIRMAN  
JERRY WATSON, SECRETARY/TREASURER  
KAREN SINDEL, ACTING SECRETARY/TREASURER  
JANICE GILLEY, MEMBER  
TAMMY BOHANNON, MEMBER

W.A. "BUCK" LEE, EXECUTIVE DIRECTOR

(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.)



**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  
DECEMBER 9, 2015  
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday December 9, 2015 beginning at 5:06 p.m. Members in attendance were: Mr. Dave Pavlock, Dr. Thomas Campanella, and Mr. Jerry Watson. Ms. Karen Sindel and Ms. Janice Gilley. Ms. Tammy Bohannon, Chairwoman, led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 11/04/2015)

**Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (09/09/2015) as presented. (6-0)**

5. CHANGES OR ADDITIONS TO AGENDA

6. ADOPTION OF AGENDA

**Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the agenda as presented. (6-0)**

7. CHAIRWOMAN'S COMMENTS

Ms. Bohannon stated she was adding the San de Luna Joinder approval to the Committee Agenda (Meeting immediately following Regular Board Meeting).

She stated it had been an honor to be Chairwoman for the Board and was proud of the many projects that have moved forward in the past year.

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

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Ms. Nicole Stacey presented the report to the Board. She wished everyone Merry Christmas and invited everyone to the Christmas party at Hemmingway's.

Ms. Sindel applauded Ms. Stacey on a wonderful job with the Christmas Parade.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (11/18/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Approval of Memorandum of Agreement between Gulf Islands National Seashore/National Park Services and Santa Rosa Island Authority – 2015/16 Shorebird Monitoring i.e. Piping Plover. (Staff report by Paolo Ghio)

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

Item # 2 – Request by Nathan & Victoria Tracy – Lot 48, Block B, Villa Sabine, 244 Sabine Dr. –to construct an 16'x 30' in-ground swimming pool and spa with an encroachment of 13' into the rear yard setback. (Staff report by Paolo Ghio)

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

Item # 3 - Request by James & Janet Honeycutt -- Lot 2, Block 15, Villa Primera, 204 Ariola Dr. –to construct an in-ground swimming pool and spa with an encroachment of 10' into the side yard setback and 15' into the rear yard setback. (Staff report by Paolo Ghio)

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

Item # 4 - Discussion regarding revised list for Capital Improvement with a 2 year plan for Pensacola Beach.(Referred from November 4, 2015 Regular Board Meeting)(Staff report by Paolo Ghio)

**No action taken, it was agreed that the Board members would review the projects and each person bring their prioritized list to the December 9, 2015 Committee Meeting for further discussion.**

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B. DEVELOPMENT & LEASING COMMITTEE, (11/18/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Mike Pinzone, Sunset Holding Company, Inc., - 41 Ft. Pickens Rd. – to sublease to J.B. Schluter, Innerlight Surf Shop, to operate a retail shop from leasehold property. (Staff report by Robbie Schrock)

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

C. ADMINISTRATIVE COMMITTEE, (11/18/2015) 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 of the SRIA Meeting Calendar for 2016. (Staff report by Robbie Schrock)

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

Item # 3 – Request by Rhonda Dorfman, Pensacola Beach Woman's Club, for a \$2,500.00 sponsorship for "Celtic Spirit – An Evening with Danny O'Flaherty". (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Rhonda Dorfman, Pensacola Beach Woman's Club, for a \$2,500.00 sponsorship for "Celtic Spirit – An Evening with Danny O'Flaherty".**

**Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved the Consent Agenda as presented. (6-0)**

REGULAR AGENDA

10. OLD BUSINESS

SANTA ROSA ISLAND AUTHORITY  
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Item # 1 – Approval of the bid for sale of lease of public property located adjacent to the current ECUA water storage tank. (Staff report by Thomas Campanella)

Dr. Campanella gave the background on this item.

Mr. Ghio explained Parcels A and B. He stated ECUA wants to build a 3 million gallon tank in the future, on Parcel B. The offer extended from ECUA is to swap Parcel A, valued at \$41,000.00 for Parcel B, valued at \$45,000.00 as well as \$4,000.00 cash.

**Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the recommendation from the Selection Review Committee to accept the bid from ECUA. (6-0)**

Item # 2 - Request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend the license agreement for the placement of tables and chairs in the public area for Jubilee. (Report by Mike Stebbins) (Referred from 11/18/2015 Committee Meeting)

Mr. Stebbins gave background on the item and stated he still recommended approval of the license agreement.

Ms. Gilley stated she had spoken with one of the parties involved and was assured the agreement had been mutually agreed upon.

Mr. Watson asked if both parties had been spoken to, and Mr. Stebbins stated he spoke with Mr. Rinke and was told the parties were in agreement.

Mr. Lee stated he had spoken with Tom Carmichael and all was agreeable to him, as well.

**Upon motion of Mr. Jerry Watson seconded by Ms. Karen Sindel, the Board unanimously approved the recommendation of the attorney to accept the request from Pensacola Beach Holdings, d/b/a Pensacola Beach Boardwalk, to amend the license agreement for the placement of tables and chairs in the public area for Jubilee. (6-0)**

Item # 3 – ECUA proposal for reclaimed water storage tank. (Staff report by Paolo Ghio)

Mr. Ghio stated staff recommends approval of the proposed site, contingent upon ECUA holding a public input meeting. He stated the meeting is December 15, 2015

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and he will bring this item back to the January 13, 2016 Regular Board Meeting if the outcome is favorable. He stated an RFP will be issued for the lease of the land, once the Board approves.

SPEAKER:

Darrell McIntyre – He sent an email to the Board, and encouraged the Board not to make a decision at this time on this item, since the results of the feasibility study that BDI is doing (for ECUA) regarding the question of keeping the station on the Island or not. He stated this would be a long term funding issue, and it would be cheaper for him as a condo owner to use potable water, rather than reclaimed. He suggested ECUA could get a grant extension.

Ms. Bohannon thanked Mr. McIntyre for his email and asked where he would like to see the tank located.

Mr. McIntyre stated, "Tiger Point".

SPEAKER:

Vernon Prather - (Former SRIA Board Member) He stated he operates a reclaimed water system for Gulf Breeze. He stated he supports getting the ECUA plant off the Island in the long term. He explained how the pipeline would work if it was moved off the Island. He encouraged starting small, the growing the system.

Discussion followed.

SPEAKER:

Tim Hage – ECUA – He stated the estimate to move the treatment plant off the Island is plus or minus \$50 million. He estimated the 5 phases of the reclaimed water project would be around \$3.9 million.

Discussion followed regarding possible funding sources and the possibility of moving the plant off the Island.

Mr. Ghio pointed out a holding tank on the Island would still be necessary, even if the plant was relocated off the Island.

Ms. Bohannon and Ms. Sindel agreed the idea of moving the plant off the Island was good, however it would be cost prohibitive. They both encouraged their fellow Board Members to move forward with the reclaimed water proposal.

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SPEAKER:

Dale Perkins – Board Member for ECUA – He thanked the SRIA staff and said the proposed location was moved due to opposition to the previous location. He stated the new location will cost ECUA more, but the tank is necessary.

Mr. Prather suggested perhaps the new tank could be built where the current Public Works' buildings are located, moving Public Works somewhere else.

Mr. Hage stated ECUA had submitted this project for RESTORE monies, and encouraged the SRIA Board to ask Ms. Bohannon (she is on the RESTORE Committee) to support the project.

SPEAKER:

Robin Hoban – Beach resident – She asked where the overflow discharge would be for the new tank.

Mr. Hage said any excess water not utilized through the reclaimed system would be discharged into the Sound.

Ms. Bohannon was in favor of moving forward with the item tonight, but Mr. Lee pointed out public input was needed and suggested keeping the item in Committee, as it will need to have a public hearing, be advertised, appraised and put out for bids.

**Upon amended motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously voted to approve the proposed location for the tank, subject to ECUA holding a public hearing and subject to there being a successful bidder on the project. (6-0)**

11. NEW BUSINESS

Item # 1 – Approval of the SRIA 2016 Holiday Schedule. (Staff report by Executive Director Buck Lee)

**Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the SRIA 2016 Holiday Schedule as presented. (6-0)**

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT



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Mr. Lee introduced his wife, Jan, who was attending her first and last SRIA meeting. He then presented Ms. Bohannon with a plaque and thanked her for serving as Chairwoman.

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He also gave an update on the Epp's case.

He said Ms. Epp's attorney offered to settle for \$50,000.00, the SRIA had countered with \$13,000.00 + for the medical expenses. Ms. Epp's attorney rejected that offer, and countered with a \$45,000.00 settlement request. Mr. Stebbins recommended the Board not accept the latest offer, and allow Mr. Lee and himself to work with Ms. Epp's attorney. No vote was taken, but the Board agreed with Mr. Stebbin's recommendation.

C. ENGINEER'S REPORT

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

D. DEVELOPMENT SERVICES DIRECTOR REPORT

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

Ms. Bohannon asked about improvements to Ariola.

Mr. Ghio stated he is meeting the third Wednesday of every month with the County on Pensacola Beach projects.

Ms. Bohannon asked if the Board can attend.

Mr. Ghio stated it was up to the County to decide who could attend.

13. VISITOR'S FORUM

14. BOARD MEMBER'S FORUM

Mr. Pavlock proposed an extension of Mr. Lee's salary until May of 2016, as well as paying him his unused sick and vacation. He stated it is the Board's custom to do

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so, and it's a vote of confidence for a job well done.

Ms. Ford clarified how much annual and sick time he could be compensated for.

Ms. Sindel said he is a valued employee, but he is leaving 4 months prior to the end of his contract. She questioned paying him for that time.

Ms. Bohannon said she thought the Board had already agreed to pay him thru the end of his contract. She stated she really appreciated the way Mr. Lee took care of this Island, and pointed out some things aren't being done as they were. She said that is a direct reflection of him being out there every day, previously.

Mr. Watson concurred with Ms. Bohannon, that Mr. Lee is concerned about the quality of work he performs.

Mr. Pavlock made a motion to pay Mr. Lee up to the end of his contract in May of 2016, as well as the appropriate sick and annual leave he has accrued, and Mr. Watson seconded the motion.

Ms. Gilley voiced a concern over the language used, as she didn't want it to be misinterpreted as payment for 4 months of NOT working. She suggested the Board was trying to reward him for the job he has done.

Ms. Bohannon said it would simply be a payout of his contract, that she had reviewed his contract and was very familiar with the terms.

Mr. Stebbins stated the amount in question was owed to Mr. Lee per his contract.

Ms. Sindel asked why it was even being discussed.

Mr. Stebbins stated he didn't know why it was being discussed, but offered to review the contract to confirm the terms.

Ms. Gilley stated if the Board was just fulfilling his contract, no vote was needed.

15. ELECTION OF OFFICERS

Mr. Lee asked if everyone had their directions.

Ms. Bohannon asked if there was anyone who didn't want to serve as Chairman.

Ms. Sindel and Ms. Gilley both said they were unable to serve as Chair.

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Mr. Watson said he would enjoy being the Chair.

Mr. Pavlock said he would be delighted to Chair.

Ms. Bohannon said she respected all the Board Members, but has concerns that not everyone believes in the SRIA institution as she does.

She asked Mr. Pavlock if he thinks the SRIA should be an ongoing entity and not be abolished?

Mr. Pavlock said absolutely, that leaseholders need a voice and a champion before the County, before Fee Simple comes to the Island.

Dr. Campanella explained that Ms. Bohannon was kept at Chair last year, but normally the Board followed what the County does, and moves up one Chair.

Ms. Bohannon said she doesn't always think that's the best way, and said she would like to see Dr. Campanella as Chair.

He said had the rotation stayed the way it had been, he would be moving up to Chair this year.

Ms. Bohannon said it appeared Dr. Campanella was proposing a slate.

**Upon motion of Dr. Campanella seconded by Ms. Karen Sindel, the following slate was approved for SRIA officers for 2016:**

**Dave Pavlock, Chair**  
**Thomas Campanella, Vice Chair**  
**Jerry Watson, Secretary Treasurer**  
**Karen Sindel, Acting Secretary Treasurer**  
**Janice Gilley, Member**  
**Tammy Bohannon, Member**

**(5-1) Dr. Campanella voted in the negative.**

16. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 6:21 p.m.

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SECRETARY

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CHAIRMAN

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**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  
ARCHITECTURAL & ENVIRONMENTAL COMMITTEE  
DECEMBER 9, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** December 11, 2015  
**RE:** Minutes of December 9, 2015 Architectural & Environmental Committee Meeting

A regularly scheduled meeting of the Architectural & Environmental Committee was held on Wednesday December 9, 2015. Members present were Ms. Janice Gilley, Dr. Thomas Campanella, and Mr. Dave Pavlock, Chair. Also present was Board Members Mr. Jerry Watson, Ms. Karen Sindel and Ms. Tammy Bohannon. Mr. Pavlock called the meeting to order and presented the following items.

Item # 1 – Discussion regarding revised list for Capital Improvement with a 2 year plan for Pensacola Beach.(Referred from November 28, 2015 Committee Meeting)(Staff report by Paolo Ghio)

Paolo Ghio gave background on the item. (See Attached)

Ms. Sindel thanked Mr. Ghio for redoing the list to make it easier to understand.

Mr. Pavlock asked if any of the listed projects were eligible for funding from the Portofino Beautification Fund.

Mr. Ghio said he would have to work with Mr. Rinke, as originally the fund was for use on Via de Luna, and that has changed.

Discussion followed, about dune walkovers, asphalt, and prioritizing the list.

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Mr. Ghio stated the Board has to look beyond what we own, that we needed to work with the County, as it is still our infrastructure.

**Upon motion of Ms. Janice Gilley seconded by Dr. Thomas Campanella, the Committee unanimously approved holding the item in Committee for further discussion. (3-0)**

There being no further business before the Committee, the meeting was adjourned.



W. A. "Buck" Lee  
Executive Director

WAL:jt

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## Capital improvement list for FY 2016 / 2017

Project	TOTAL	2016 Budget	2017 Budget
Nourish Baby Beach/Sharp Point Permits and sand	\$400,000	100,000	300,000
Sabine channel dredging/offloading berth	\$350,000	200,000	150,000
Complete design on 11 dune walkovers	\$ 75,000	75,000	
Design 11 dune w/o in residential area	\$100,000		100,000
Little Sabine storm water runoff and outfall	\$300,000	300,000	
Extend operating times for beach trolley	\$200,000	100,000	100,000
Build 2 new gazebo structures at Park West North	\$ 60,000	60,000	
Asphalt repairs to critical areas in neighborhoods	\$1,000,000	500,000	500,000
Rebuild 11 dune walkovers	\$1,210,000	605,000	605,000
	<b>TOTAL \$3,695,000</b>	<b>\$1,940,000</b>	<b>\$ 1,755,000</b>



**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  
ADMINISTRATIVE COMMITTEE  
DECEMBER 9, 2015**

**MEMORANDUM**

**TO:** Authority Members  
**FROM:** Executive Director  
**DATE:** December 14, 2015  
**RE:** Minutes of December 9, 2015 Administrative Committee Meeting

A regularly scheduled meeting of the Administrative Committee was held on Wednesday, December 9, 2015. Members present were Ms. Tammy Bohannon, Chair, Ms. Karen Sindel and Mr. Jerry Watson. Also present were Board Members Mr. Dave Pavlock, Dr. Thomas Campanella and Ms. Janice Gilley. Ms. Bohannon called the meeting to order and presented the following items.

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

Ms. Ford told the Board the financials were not ready and would be presented at the January 27, 2016 Committee Meeting.

**ADDED BY CHAIR:**

Item # 2 - Approval of the joinder for San de Luna. (Report by Mike Stebbins)

Mr. Stebbins gave the background and explained about the request for approval of the Joinder for an amendment to the HOA Covenants and Restrictions. He stated they need the SRIA's approval and recommended the Board give approval.

Mr. Pavlock asked if the amendment would hurt the leaseholders.

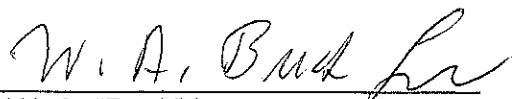
Mr. Stebbins stated the SRIA Board's action would not harm anyone.

**Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson the Committee unanimously approved the proposed joinder for San de Luna. (3-0)**



SANTA ROSA ISLAND AUTHORITY  
ADMINISTRATIVE COMMITTEE  
DECEMBER 9, 2015

There being no further business before the Committee, the meeting was adjourned.

A handwritten signature in cursive script that reads "W. A. 'Buck' Lee". The signature is written in dark ink and is positioned above a horizontal line.

W. A. "Buck" Lee  
Executive Director

WAL:jt

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**Pensacola Beach Visitor Information Center  
December 2015**

	2015		2014	
<b>Total Visitors</b>	<b>736</b>		<b>856</b>	
Total Not Signing In	176		74	
Total Signing In	560		782	
<b>How Did You Discover Pensacola Beach?</b>				
Advertising	55	10%	122	16%
Business	21	4%	24	3%
Event/Group	40	7%	53	7%
Friend/Relative	131	23%	201	26%
Guide	6	1%	4	1%
Here Before	181	32%	226	29%
Internet	126	23%	152	19%
<b>Total Email Addresses</b>				
	36		27	
<b>Total Wedding Calls</b>				
	0		1	
<b>Total Phone Calls</b>				
	363		309	
<b>Total Mailouts</b>				
	4		76	
<b>Top 5 States</b>				
Florida	107		Florida	120
Missouri	40		Georgia	72
Alabama	35		Missouri	66
Illinois	34		Texas	34
Texas	29		Illinois	29
<b>Top 3 International</b>				
Canada	10		Canada	37
Germany	8		Germany	19
Italy	6		UK	11

**Pensacola Beach Visitor Information Center  
December 2015**

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**Top 5 States with City Detail**

**Florida**

Pensacola	35
Pensacola Beach	20
Destin	7
Navarre	6
Mascotte	5

**Missouri**

St. Louis	14
Kansas City	8
Jefferson City	4
Lone Jack	3
Benton	2

**Alabama**

Birmingham	8
Mobile	6
Huntsville	5
Oxford	4
Fairhope	4

**Illinois**

Chicago	9
Geneva	7
Stillman Valley	4
Carol Stream	3
Naperville	2

**Texas**

Dallas	12
Ft. Worth	4
Houston	3
Grand Prairie	2
Colleyville	2

**Florida**

Pensacola	36
Port Orange	28
Gulf Breeze	17
Tallahassee	6
Miami	6

**Georgia**

Marietta	40
Atlanta	18
Morrow	4
Athens	4
Thomasville	3

**Missouri**

Kansas City	23
St. Louis	21
Troy	5
Eureka	4
Fulton	4

**Texas**

Dallas	12
Texarkana	5
College Station	4
Sugarland	4
Denton	4

**Illinois**

Chicago	12
Springfield	4
DePlaines	4
Naperville	3
Westmont	2

MONTH AT A GLANCE

HOW DID YOU DISCOVER PENSACOLA BEACH?

	December	Week 1	Week 2	Week 3	Week 4	Week 5	MONTH TOTAL
Advertising	15	16	3	14	7		55
Business	3	9	6	3	0		21
Event/Group	23	8	2	5	2		40
Friend/Relative	10	36	17	28	40		131
Guide	0	0	0	0	6		6
Been Here before	19	45	32	29	56		181
Internet	22	24	17	40	23		126
<b>Totals</b>	<b>92</b>	<b>138</b>	<b>77</b>	<b>119</b>	<b>134</b>		<b>560</b>

						MONTH TOTAL
TOTAL # NOT SIGNED IN	40	44	46	28	18	176
TOTAL SIGNING IN	92	138	77	119	134	560
TOTAL VISITORS	132	182	123	147	152	736
WEDDING CALLS	0	0	0	0	0	0
TOTAL PHONE CALLS	112	80	66	52	53	363
TOTAL GUIDES DISTRIBUTED	22	39	22	20	31	134
TOTAL E-MAIL	3	4	2	14	13	36
	401	487	336	380	401	2005

Eco Trail Maps Distributed:						0
RAIN DAYS FOR THE MONTH:	2	1	3	4	3	13
Guides to Businesses			25			25
Trolley Maps to Businesses	2		5			7

	2014 TEMPs	2015 TEMPs
WEEK 1	65	61
WEEK 2	53	64
WEEK 3	53	60
WEEK 4	57	68
WEEK 5	58	61
AVERAGE TEMPERATURE	57	64



January 13, 2016  
Regular Board Meeting  
Architectural & Environmental Committee  
Consent Agenda Item A-1

Discussion regarding revised list for Capital Improvement with a 2 year plan for Pensacola Beach.(Referred from November 28, 2015 Committee Meeting)(Staff report by Paolo Ghio)

Background:

A list of 11 projects for Capital Improvement with a 2 year plan for Pensacola Beach was provided by staff and reviewed by the members at the October 28, 2015 Committee meeting. The recommendation was to hold the list in Committee Meeting until after the audit (December), when what money was available for the projects would be known.

There was some confusion over the format of the list, and Mr. Ghio was asked to recreate the list by adding a third column and removing the mandatory items (Water Tower Maintenance and payment of Beach Nourishment Loan) to make it clearer what is to be spent and what is to be held over for the second year. The Board was asked to evaluate the projects also, and each member bring their prioritized list to the January 13, 2016 Committee Meeting for further review.

January 13, 2016  
Regular Board Meeting  
Administrative Committee  
Consent Item B-1

Report on Financial Statements and Expenditures. (Staff report by Dottie Ford)

Background:

The statements are not ready at the current time. Ms. Ford will present October and November's financials at the January 27, 2016 Committee Meeting.

Committee Action:

**No action taken**

January 13, 2016  
Regular Board Meeting  
Administrative Committee  
Consent Item B-2

Approval of the joinder for San de Luna. (Report by Mike Stebbins)

**Committee Action:**

**The Committee unanimously approved the proposed joinder for San de Luna.**



January 13, 2016  
Regular Board Meeting  
Old Business # 1

ECUA proposal for reclaimed water storage tank. (Staff report by Paolo Ghio) (Referred from December 9, 2015 Regular Board Meeting)

Background:

ECUA is proposing a new location for a 2.4 million gallon reclaimed water storage tank to supply reclaimed water to the Island and held a town hall meeting to obtain input from the Community, on December 15, 2015. There was no negative feedback for the proposed new location.

Recommendation:

Staff recommends SRIA engage an appraiser to evaluate the value of the prospective property, and return to the Board with the results.

January 13, 2016  
Regular Agenda  
Old Business Item #2

Appreciation of the Executive Director. (Report by Thomas Campanella)

SANTA ROSA ISLAND AUTHORITY  
JANUARY 13, 2016  
EXECUTIVE DIRECTOR'S REPORT

Listed below is a brief review of some of the activities that I have been involved with since the last report issued at the Board Meeting December 9, 2015.

- 12/2 Reviewed minutes.  
Signed letter to leaseholders reminding them their lease fee is due.
- 12/3 Reviewed minutes from bid opening, ECUA was the only bidder.
- 10/29 Dr. appointment.  
Met with County HR department regarding retirement.
- 12/4 Out of office.
- 12/6 Surfing Santa Parade
- 12/7 Staff meeting for agenda review.  
Met with Paolo regarding setbacks on Pensacola Beach.
- 12/8 Met with Dr. Campanella as the Selection Review Committee to review bids.  
Met with Ron Ellington, Terry Preston, John Hutchinson and Paolo regarding RESTORE project funding for walkovers.
- 12/9 Attended legislative luncheon.  
Spoke with Mary Lou Hess about a decibel meter.  
SRIA Regular Board and Committee Meetings.
- 12/10 Staff meeting for review of last night's meetings.  
Attended HRT lunch and meeting.
- 12/11 Interview with WCOA at Krispy Kreme.
- 12/14 Met with Geoff Brodersen, attorney with Shell Fleming, Dottie and Jamee about the lease fee reduction policy for Regency Cabanas.

- 12/15 Staff Christmas luncheon.  
Checked on VIC with Nicole.  
Was surprised with a wonderful bench in my honor.
- 12/16 Spoke with Navarre Press about beach nourishment.
- 12/21 Reviewed and signed minutes.
- 12/22 Read BCC agenda for Board Meeting on 1/7/16
- 12/23 Answered emails  
Played golf.
- 12/24-12/25 Christmas holidays
- 12/28 Emailed Board about the beach nourishment project.  
Returned caller about Bands on the Beach. I told him to call Robbie at the end of January, 2016.



504 NORTH BAYLEN STREET  
PENSACOLA, FLORIDA 32501  
850•434•9922  
FACSIMILE: 850•432•2028

**SUMMARY OF CHARGES**  
**November 21, 2015 thru December 20, 2015**

SRIAT1.01 (Retainer)	\$	800.00
SRIAT1.02 (Routine Legal)	\$	674.39
SRIAT1.15 (Lease General)	\$	594.50
SRIAT13.63 (Broz) <b>(Reimbursable)</b>	\$	48.60
SRIAT15.59 Market on the Beach and Boardwalk	\$	72.30
SRIAT15.44 (Epps) (Personal Injury)	\$	65.80
SRIAT15.10 (Morgan) (Personal Injury)	\$	48.60
SRIAT14.54 (Parda)	\$	119.16

TOTALS FOR SRIA \$ 2,423.35



504 NORTH BAYLEN STREET  
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January 4, 2016

Via email to buck lee@sria-fla.com

W. A. "Buck" Lee  
Executive Director  
Santa Rosa Island Authority  
P. O. Box 1208  
Pensacola Beach, FL 32561

Re: Attorney's Report for the January 13, 2016 Board Meeting

Dear Buck:

Enclosed is the Attorney's Report for the January 13, 2016 Santa Rosa Island Authority Board Meeting.

The Attorney's Report reflects items for which I have been asked to do work on behalf of the Santa Rosa Island Authority. If there are any matters on the agenda for the January 13, 2016 Santa Rosa Island Authority Board Meeting not reflected in my report for which you seek my input, please let me know. Thanks.

Sincerely,

MICHAEL J. STEBBINS, P.L.

*Mike*

Michael J. Stebbins  
For the Firm

MJS  
Enclosure

pc: Robbie Schrock (w/ encl. via email to [robbie\\_schrock@sria-fla.com](mailto:robbie_schrock@sria-fla.com))  
Jamee Thompson (w/ encl. via email to [jamee\\_thompson@sria-fla.com](mailto:jamee_thompson@sria-fla.com))



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## ATTORNEY'S REPORT – January 13, 2016

### I. Lease Defaults Pending

#### A. Residential – ACTIVE

1. Mr. M. Noel Cronin Lawrence (2013 & 2014 Defaults – 52708) – Reimbursable (September 18, 2014)
2. Mark J. Rubenacker, Trustee (2013 & 2014 Defaults – 44323 – Reimbursable (September 18, 2014)
3. Mr. & Mrs. Pedro Moraes (2014 Default – 10A05) – Reimbursable (June 18, 2014)
4. Chung Liu & Chi In Lin (2012 and 2013 Defaults – 20390) – Reimbursable (October 2, 2013)
5. Peter Broz (2011, 2012, 2013 & 2014 Defaults – 28470) – Reimbursable (November 20, 2014) (A lawsuit to terminate the lease is being prepared for filing.)

#### B. Residential & Commercial – ON STAFF HOLD

1. Mr. & Mrs. William C. Hunter, Jr. (2015 Default – 21504) – Reimbursable (November 11, 2015)
2. Mr. Larry R. Holmes (2015 Default – 61104) – Reimbursable (October 15, 2015)
3. Mr. & Mrs. Isaac Newlin (2015 Default – 53316) – (September 24, 2015)
4. Mr. & Mrs. Patrick A. Niven (2015 Default – 44419) – (September 15, 2015)
5. Alice Bohannon (2015 Default – 40718) – (September 1, 2015)
6. Mr. & Mrs. Reid B. Reynolds (2015 Default – 52403) – (August 11, 2015)
7. McNeal, Grady & Christopher (2015 Default – 20621) – Reimbursable (July 16, 2015)
8. Bechtol, J. Terryl (2015 Default – 10513) – (July 16, 2015)
9. James R. Belcher (2015 Default – 53302)
10. Ms. Shanna Smith and Ms. Lacie Melton (2014 Default – 51607) (January 22, 2015)
11. Newton Brungart, Jr. and Robin Amaro (2014 Default – 60117) Reimbursable (April 24, 2014)

12. Ronald B. and Lorie L. Barnett (2014 Default – 61101) – Reimbursable – (October 23, 2014)
13. Timmons Family Properties, LLC (2014 Default – 10D02) – Reimbursable (June 18, 2014)
14. Mr. Stoney R. Mayoock, II & Mrs. Judith A. Swanson (2014 Default – 70025) – Reimbursable (June 5, 2014)
15. Bryan K. Owens (2013 Default - 66717) – Reimbursable (October 17, 2013)
16. Earl W. Pelham (2013 Default – 61104) – Reimbursable
17. Mr. John Davidson (2012 Default – 11B13) – Reimbursable
18. Gregory Rorison & Valerie Montgomery (2012 Default – 41018)

C. Commercial – ACTIVE

1. Market on the Beach, LLC (2015 Default) (License fees owed) – Reimbursable
2. Boardwalk Market on the Beach, LLC (2015 Default) (License fees owed) – Reimbursable

II. Litigation/Claims

- A. Soto v. Santa Rosa Island Authority and Regency Cabanas HOA, Escambia County Court Case No. 2014 SC 3595 (Litigation): This is a claim filed in small claims court. The theory of liability appears to be that the SRIA negligently represented that Mr. Soto's unit at Regency Cabanas was built in compliance with the SRIA Development Codes in 1978. Mr. Soto claims that representation was wrong and he had make repairs in the amount of \$1550.00. (The case has been stayed until March 31, 2016 because the plaintiff is on active duty until March 2016. If the plaintiff fails to make a written request to the Court for a Pre-Hearing Conference by March 31, 2016, the case will be dismissed.)
- B. Pensacola Beach Holdings, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002416 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiffs are equitable owners. (I am advised by the attorneys for the plaintiff and the Property Appraiser/Tax Collector that this case is on hold until the appeals for Items II.C.- II.E below are decided by the First District Court of Appeals.)
- C. Island Resorts Investments, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002367 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia



County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiffs are equitable owners. (This case is on appeal to the First District Court of Appeals.)

D. Beach Club Towers Homeowners Association, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA. 002415 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiffs are equitable owners. (This case is on appeal to the First District Court of Appeals.)

E. Portofino Tower Two Homeowners Association at Pensacola Beach, Inc. vs. Santa Rosa Island Authority, et. al., Escambia County Circuit Court Case No. 2011 CA 002418 (Litigation): This is one of eight companion cases filed by Attorney Ed Fleming against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA. The complaints seek declaratory relief, injunctive relief and a re-evaluation of the property appraisals against the Escambia County Property Appraiser and the Escambia County Tax Collector. Declaratory relief is sought against the Escambia County Property Appraiser, the Escambia County Tax Collector and the SRIA for the issuance of a deed for fee simple ownership if the Court rules that the plaintiffs are equitable owners. (This case is on appeal to the First District Court of Appeals.)

F. Formal Administrative Claims

1. Pensacola Beach, Inc. and Pensacola Beach LLC: These parties have a filed a notice of claims against the SRIA for the same matters that were dismissed in court. I believe the notice is deficient and I have sent a letter outlining the deficiencies to counsel for these parties and requesting additional information for the SRIA investigation. (The attorney for Pensacola Beach, Inc. responded to my April 4, 2014 deficiency letter on January 19, 2015. Although some new information was provided, not all the information was provided as requested and the response letter failed to attach referenced documents.)

2. Andra Morgan: This is a claim for personal injury. Ms. Morgan is represented by an attorney. He claims she was injured on April 14, 2014. A Formal Administrative Complaint was received on January 26, 2015 claiming Ms. Morgan tripped and fell in the entryway to the Portofino Boardwalk on May 16, 2014. An investigation of the

claim is underway. (The information requested from the claimant's attorney has been provided and the SRIA is conducting its investigation.)

3. Gerald Cunningham: Mr. Cunningham filed a claim for damage to his vehicle when he collided with an SRIA employee on an all-terrain vehicle on July 4, 2014. The claim has been sent to the SRIA automobile insurance carrier handling the claim with a demand to defend and indemnify the SRIA. (The SRIA's automobile insurer is handling this claim.)

4. Endiya Epps: Ms. Epps filed a formal claim through her attorney on April 9, 2015 for an incident in the Quietwater Beach Boardwalk parking lot on March 30, 2015. From the reports, a light from one of the light poles fell on the vehicle owned by Ms. Epps' mother. Endiya Epps was in the vehicle but it is unclear if she sustained any permanent injuries. The investigation is ongoing and Ms. Epps attorney has not yet responded to my request for additional information. (The information requested from the claimant's attorney has been provided and the SRIA is conducting its investigation. Negotiations for settlement of the Endiya Epps claim are ongoing.)

5. Mary Lou Chandler: This claim is in reference to a slip and fall that occurred February 1, 2013 on the Pensacola Beach Boardwalk. According to the claim, Ms. Chandler fell off the stage at the Shell on the Pensacola Beach Boardwalk. (A demand letter and administrative claim were filed with the SRIA in early September. **I have made a request for additional information from the claimant's attorney for the SRIA to conduct its investigation. To date, despite a reminder from me, nothing has been provided.**)

#### G. Informal Claims

1. Deborah Friedman: This is a claim for personal injury. Ms. Friedman claims that she suffered a broken foot as a result of a bicycle accident, which resulted from a bike path pothole on March 2, 2014. (I am awaiting word from the Escambia County Attorney's Office on whether the County will take responsibility for the claim because the County repaired the bicycle path.)

### III. Other Matters Pending

- A. Respond to Requests for Information about the Lease Fee Reduction Policy from an Attorney Representing a Residential Master Lessee
- B. Prepare Letter Responding to Inquiry from the SRIA Auditor
- C. Advise and Assist SRIA Staff regarding the San DeLuna HOA Restrictive Covenants amendment
- D. Advise and Assist SRIA Staff Regarding Proposed Access Agreement for DEP on the former Circle K property.

## Santa Rosa Island Authority

Engineer's Report

January 13, 2016

<u>Projects</u>	<u>Budget</u>	<u>Funding Source</u>	<u>Schedule</u>
CR 399 Traffic Calming	-----	EC	Not Est.
Pensacola Beach Toll Plaza Upgrades	-----	EC	Not Est.
Pensacola Bch Blvd Access Road	\$ 1,600,000	EC	Not Est.
ECUA Water Tank Shoreline	\$ TBD	ECUA	Summer 2015
RESTORE Assist. And Presentation	\$ 7,000 (e)	SRIA	On-Going
Trolley Stop Bench Upgrades	\$ 73,323 (c + e)	BF	Winter 2015
Dune Walkovers	\$ 300,000 (e)	SRIA	Spring 2016
Little Sabine Maintenance Dredging	\$ 51,636 (e)	SRIA	Winter 2015
Sabine Stormwater Improvements	\$ 32,520 (e)	SRIA	Winter 2015
Little Sabine Bay Unloading Berth	\$ 46,298 (e)	SRIA	Winter 2015
Pensacola Beach Nourishment	\$ 17 Million (c)	SRIA/State	Winter 2015

### Narratives

#### **CR 399 Traffic Calming at Portofino (Eastern Gateway) – Administered by Esc Co.**

Bids were received on December 29, 2015 and are under review by Escambia County.

#### **Pensacola Beach Toll Plaza Upgrades - Administered by Escambia County**

Development of specifications for Toll plaza equipment upgrades is complete. Approval has been given to move forward with the final phase of administrative services for the new system.

#### **Pensacola Bch Blvd Access Road - Administered by Escambia County**

Design of the access road is complete. Gulf Power is expected to complete duct bank installation and construction by the end of January 2016. The construction schedule for the access roadway has not been established. A construction schedule will be available when funding sources are finalized. Escambia County intends to phase construction of the access road to avoid peak season months.

#### **ECUA Water Tank Shoreline Repairs – Administered and Funded by ECUA**

A permit has been issued by FDEP. ECUA has selected a contractor to perform the work. The work will begin when a permit has been issued by the Army Corps of Engineers. ECUA is waiting on a response from the Army Corps of Engineers and US Fish and Wildlife Service. The application is currently in review stage 3 of 4 at the US Fish and Wildlife Service. The work along the shoreline may be expanded to provide additional shoreline stabilization as part of a separate project.

#### **RESTORE Assistance and Presentation**

A presentation was made to the RESTORE committee on December 1, 2014. Assistance is ongoing, as requested. No action on this item during the current period.



Santa Rosa Island Authority  
Engineer's Report  
Page 2 of 3  
January 13, 2016

### **Trolley Stop Bench Upgrades -**

A Notice to Proceed was issued September 14, 2015. Installation of the benches is underway. Several of the benches were damaged during shipment and those benches have been returned to the fabricator for correction. A time-only Change Order has been requested by the Contractor to allow adequate time to correct the damaged benches and have them installed. The project is expected to be substantially complete by January 31, 2016.

### **Dune Walkovers -**

Initial field investigations and surveys have been completed. The results of the field studies are being analyzed and design of the walkovers is underway. A concept drawing of the most critical walkover on the west end of the island is expected to be submitted the week of January 4, 2015. The site review will be scheduled with SRIA for comments before proceeding with final structural drawings.

### **Little Sabine Bay Entrance Channel Maintenance Dredging-**

A signed task order was received October 26<sup>th</sup> for performing a hydrographic survey, preparing construction and bid documents, preparing ERP permit application and documents, and providing construction administration services for maintenance dredging of Little Sabine Bay Entrance Channel. Surveying activities have been delayed due to weather conditions. Permitting will begin as soon as the survey data is processed.

### **Little Sabine Bay Stormwater System Improvements**

A signed task order was received November 24, 2015. The project includes preparing construction and bid documents, and providing construction administration services for the design of stormwater improvements for the existing stormwater discharge pipe between The Verandas condominiums and Sabine Marina. A topographic survey was initiated in December of 2015. Surveying activities have been delayed due to weather conditions.

### **Little Sabine Bay Channel Unloading Berth-**

A task order has been submitted to SRIA staff for performing a hydrographic survey, preparing construction and bid documents, and providing construction administration services for design of an unloading berth on the east side of Little Sabine Bay Entrance Channel. This project may be expanded to include additional dredge areas outside of the originally defined areas within Little Sabine Bay channel. A notice to proceed has not been issued for this task order due to decisions on the ECUA Reclaimed Water Tank location.

Santa Rosa Island Authority  
Engineer's Report  
Page 3 of 3  
January 13, 2016

**Pensacola Beach Nourishment-**

The contractor is assembling and installing dredge pipe to initiate dredging operations. Equipment has been staged near Dune Walkover 24C and Avenida 15. Equipment has also been staged on Maldonado Drive. Nourishment activities are scheduled to begin in January 2016.

(c) = Construction Budget  
(e) = Engineering Budget  
BF = Beautification Fund

EC = Escambia County  
SRIA = Santa Rosa Island Authority  
ECUA = Emerald Coast Utilities Authority  
TBD = To Be Determined

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# SANTA ROSA ISLAND AUTHORITY

JANUARY 13 , 2016

## SANTA ROSA ISLAND AUTHORITY REGULAR BOARD MEETING DIRECTOR OF DEVELOPMENT SERVICES MONTHLY REPORT

### APPROVED PROJECTS:

#### **Residential Construction (6):**

- 708 Panferio Dr. – New conforming, pile supported, single family residential structure.
- 800 Ft Pickens Rd Unit 704(Santa Rosa Towers) - interior renovation of unit.
- 31 Sugar Bowl Ln. – Construct blow out wall enclosure and replace existing siding.
- 10 Calle Hermosa – Replace existing rear deck and build new dune walkover.
- 211 Panferio Dr. – remove and replace existing seawall.
- 213 Panferio Dr. – Construct new 218'x4' access pier, 12'x8' terminal platform, 4'x8' step down, 3'x41' catwalk and uncovered boat lift.

#### **Commercial projects (4):**

- 12 Via de Luna (Hilton, Pensacola Beach) – Interior renovations.
- 49 Via de Luna. (Caprios Kitchen - sublease to Paddy O'Leary's) Exterior paint.
- 450 Pensacola Beach Blvd. (New Pensacola Beach Yacht Club, Sound side)- Demolish existing gazebo, brick and concrete walkways.
- 372 Ft Pickens ( Treehouse) - Replace deck board for existing community pier)