



**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  
JANUARY 14, 2015  
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday January 14, 2015 beginning at 5:02 p.m. Members in attendance were: Mr. Dave Pavlock, Mr. Jerry Watson, Ms. Karen Sindel, Dr. Thomas Campanella, Ms. Janice Gilley and Ms. Tammy Bohannon, Chairwoman. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES (Regular Board Meeting – 12/10/2015)**  
  
Upon motion of Ms. Karen Sindel seconded by Ms. Janice Gilley, the Board unanimously approved the minutes of the Regular Board Meeting (12/10/2015) as presented. (5-0) (Mr. Watson had stepped out of the room)
5. **CHANGES OR ADDITIONS TO AGENDA**
6. **CHAIRWOMAN'S COMMENTS**
7. **ADOPTION OF AGENDA**  
  
Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, The Board unanimously approved the agenda as presented. (5-0) (Mr. Watson had stepped out of the room)
8. **PENSACOLA BEACH VISITOR'S INFORMATION CENTER**  
  
Ms. Nicole Stacey presented her report to the Board and also gave a year-end review. She thanked the Board for all their support this year.

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Ms. Bohannon asked about SnowBird activities. Ms. Stacey said she was working closely with Robbie Schrock for the event planned on January 29, 2015.

Mr. Watson questioned if we had a way of tracking what visitors are attracted to. Ms. Stacey stated staff tries to ask visitors, but doesn't always document responses.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ADMINISTRATIVE COMMITTEE, (12/10/2015) MS. TAMMY BOHANNON, CHAIRWOMAN, DR. THOMAS CAMPANELLA AND MS. JANICE GILLEY, MEMBERS

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

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

Item # 2 – Request by Suzanne Blankenship, representing Sandpointe' Leaseholders' Association, Inc., for a Covenant Revitalization. (Report by Mike Stebbins)

**The Committee unanimously approved the request by Suzanne Blankenship, representing Sandpointe' Leaseholders' Association, Inc., for a Covenant Revitalization.**

Item # 3 – Request to conceptually approve the 2015 agreement with Gulf Island National Seashore to provide lifeguard services. (Staff report by Bob West)

**The Committee unanimously approved for Mr. Buck Lee to sign an agreement between Gulf Islands National Seashore and the SRIA to provide lifeguard services for 2015.**

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

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REGULAR AGENDA

10. OLD BUSINESS

Item # 1 – Discussion regarding the Community Planning proposal/draft by the West Florida Regional Planning Council (WFRPC) (Staff report by Executive Director Buck Lee)

Mr. Lee introduced Vicki Garrett with WFRPC and she reviewed the draft proposal with the Board. She stated the contract would be with the WFRPC, and they would sub-contract with others, as needed. Ms. Garrett said “others” had tried to talk to the WFRPC during the development of the scope of work, however, they didn’t discuss anything with anyone, until they were under contract and asked to do so. She stated the scope was created by a sub-contractor.

Ms. Gilley stated she was happy with the results, and questioned would the WFRPC hold public meetings. She stated her main concern is to get input from various sources. She was pleased that the proposal was within budget and the specified timeframe.

Ms. Garrett stated WFRPC would work closely with staff and also form a Committee, if the Board so desires.

Mr. Pavlock voiced concerns over the timeframe, it may be too short. He questioned if the public hearing would be held before or after the 90 day timeframe.

Ms. Garrett stated the public hearing should be during the information gathering process.

Much discussion followed regarding the timeframe and Escambia County’s budget process.

Mr. Watson asked if WFRPC would make additional suggestions, once the study was complete.

Ms. Garrett stated she didn’t anticipate any additional budget “add-ons”, unless the SRIA requested additional items.

Ms. Bohannon asked who the consultant WFRPC was utilizing.

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Ms. Garrett stated it was Atkins, real estate research consultants from Orlando. She also said Adkins may be merging with GAI Consultants, as some correspondence was coming with that letterhead on it.

Ms. Bohannon has cost concerns about dealing with an out-of-town consultant.

Mr. Langston (Baskerville Donovan, BDI) stated Atkins is a consultant to BDI, and is under contract with Escambia County to do a Master Plan for Pensacola Beach. He has concerns over duplication of efforts and wants to review the scope prior to a vote.

Ms. Garrett assured the SRIA Board that Atkins will not be doing the bulk of the work, WFRPC has many consultants at their fingertips.

Ms. Bohannon asked for monthly progress reports.

Several Board members asked staff if they were comfortable with the proposal, and Mr. Stebbins stated he is comfortable, after a review by Mr. Langston (BDI).

Ms. Garrett stated she would be in touch with the Atkins Project Manager to make sure they were touching base with the Master Plan Project Manager.

SPEAKER:

Terry Preston – PBA – She is excited to move forward and wants to make sure that public input and a liaison between Escambia County Staff and SRIA Staff are included in the contract.

Ms. Garrett stated the contract that was included in the RFP needed to be re-crafted for use with a government agency.

Ms. Stebbins said he would send a copy of the contract in WORD to WFRPC and they could make their proposed changes first, then send it back to Mr. Stebbins for review.

Ms. Sindel stated she preferred for Mr. Lee to keep everyone informed, rather than having a liaison.

Dr. Campanella stated the SRIA is wasting time on this process if Escambia County isn't involved. He said the funding for the SRIA's future is uncertain, and Escambia County must be included in the process.

Ms. Garrett suggested taking this study to Escambia County as an outside recommendation.

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Mr. Stebbins suggested benchmarking the contract to read, "Working with Escambia County".

It was suggested this item be brought back to a Special Board Meeting prior to the January 28, 2015, with the Board being able to review the contract prior to voting on it.

SPEAKER:

Ron Ellington – Innisfree – He stated Escambia County is ready to move forward with talks regarding parity for Pensacola Beach. He stated he had met with Amy Lovoy.

Ms. Bohannon stated she had talked to others and heard differently.

**Upon amended motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board authorized the Chairwoman to call a Special Board Meeting on January 28, 2015, prior to the scheduled Committee Meetings. The SRIA attorney shall send the contract proposal via email, to the SRIA Board prior to the meeting, after a review by Baskerville Donovan. (6-0)**

SPEAKER:

Ron Ellington – Innisfree – He asked if it was still the will of the Board to work with Escambia County for budget purposes, to see what they are willing to take over.

Ms. Sindel stated the BCC is willing to move forward on this at their January 22, 2015 Meeting, to work on parity.

Mr. Lee asked the Board if they would like for him, Ms. Sindel and perhaps Ron Ellington to continue discussions with Escambia County.

Dr. Campanella stated talks should wait until the SRIA gets something back from WFRPC.

Ms. Bohannon agrees with continuing discussions.

Mr. Lee and Ms. Sindel agreed to continued discussions, bringing updates to the Board when appropriate.

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Item # 2 – Board selection for the new management of the old Visitor's Information Center. (Report by Executive Director Buck Lee)

Mr. Lee gave the background on this item and told the details of the three proposals received. He specifically pointed out the starred item in the Levin/Rinke & Premier Island Management Group proposal. ("If the Santa Rosa Island Authority declares that if the core infrastructure of the beach needs to be changed in order to alleviate traffic congestion, and the VIC location conflicts with the engineer's plans, all duties and obligations of the Lessee under the Lease are terminated as of the date possession is surrendered with no termination penalties.")

He explained they were opened Monday, January 12, 2015 and that the Selection Review Committee (SRC) had met on Tuesday, January 13, 2015 (consisting of himself and Dr. Campanella, SRIA Secretary-Treasurer). He stated by unanimous vote, the SRC had selected Levin/Rinke & Premier Island Management Group proposal.

SPEAKER:

Terry Preston – PBA – She encouraged the Board to include wording in the contract to leave the door open to make road improvements for traffic flow and pedestrian safety.

Mr. Pavlock pointed out the Sandshaker has use of some parking spaces and that could be a problem.

Discussion followed regarding the length of the contract the number of renewal periods.

Mr. Watson made a motion to accept the recommendation of the SRC for Levin/Rinke & Premier Island Management Group proposal, and it was seconded by Mr. Pavlock. No vote was taken on the motion.

Further discussion followed, with Ms. Bohannon asking to see the Final Agreement as it is being drafted.

**Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, this item has been deferred to the January 28, 2015 Special Board Meeting. (6-0)**

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11. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his report for the review of the Board. He also explained about the Open Container Ordinance.

Ms. Sindel stated there was no reason to discuss this item, as it wasn't the final draft. She also stressed the need for input from the Sheriff's office when the time arrives for that discussion.

Ms. Bohannon stated she doesn't agree with "selective enforcement", and doesn't agree new rules needed to be added to "the books".

Mr. Watson also disagrees with selective enforcement.

Dr. Campanella agrees with waiting until the final ordinance is completed before holding further discussion on the subject.

B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He updated the Board on some of the cases he is working on.

C. ENGINEER'S REPORT

Mr. Langston submitted his monthly report for the review of the Board. He was questioned about the toll plaza and he stated that Atkins had been tasked with the project, and no decisions had been made regarding the upgrades.

Mr. Pavlock asked about the road to The Grand Marlin, and was told the plans had to be modified and the project would go out for bids in approximately 2 weeks. Mr. Pavlock stated this project needed to be finished by March.

There was much discussion regarding the trolley stop benches, and Mr. Langston stated BDI is looking at the specifications and would have some more information for the SRIA Board prior to the next meeting.

Discussion followed regarding crosswalks and resurfacing of parking lots and roads. Mr. Langston stated some projects may be delayed until the fall of 2015.

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D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio presented his monthly report for the review of the Board. He showed the Board a power point with the two signage options for the VIC. Option #1 – “Visitor’s Information Center” or Option #2 – “Visitor’s Center”

**Upon motion of Mr. Dave Pavlock seconded by Dr. Thomas Campanella, the Board unanimously selected Option # 1, (“Visitor’s Information Center”) for the signage on the new VIC. (6-0)**

SPEAKER:

Annie Chavis – Residential leaseholder – She offered her suggestions on how to make the VIC signage look more appealing.

Mr. Lee stated the ribbon cutting for the new VIC would be in mid to late February.

12. VISITOR’S FORUM

SPEAKER:

Tommy Chavis – Residential leaseholder – He voiced complaints about the foot traffic on Ariola during races. He asked for the run route to be looked at and adjusted. He also stated there was a race on Via de Luna after dark that wasn’t illuminated properly, he said it was dangerous. He also stated that Gulf Breeze Natural Gas blocks the residential roads with their trucks and are rude.

Annie Chavis – Residential leaseholder - She agreed with her husband that the Natural Gas Trucks block both sides of the road and were rude. She stated emergency vehicles couldn’t get through if they needed to. She also complained of the police being rude to her, as she was performing her Neighborhood Watch duties.

Mr. Bob West stated it was becoming harder to do 5K runs in town, so many organizations were coming out to the beach for fundraising. He stated staff was going to have to start drawing a line as to the number of races that are allowed on the Island.

Ms. Bohannon questioned if all the races are listed on the SRIA website, and Ms. Schrock stated only SRIA information is listed on our website, however the Chamber website lists all activities.

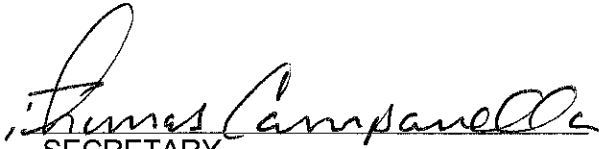
13. BOARD MEMBER’S FORUM

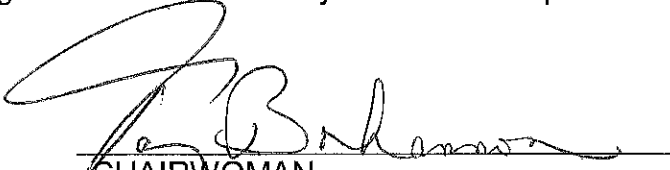


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14. ADJOURN

There being no further business to come before the Board, Chairwoman Bohannon declared the Regular Board Meeting of the SRIA Board adjourned at 6:44 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.)