



**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  
MARCH 11, 2015  
5:00 P.M.**

**\*\*Special Meeting/ Private Attorney: Client meeting regarding Gale v. SRIA, (in Circuit Court in and for Escambia County, Florida, Case No. 2014 CA 001342) prior to Regular Board Meeting.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday March 11, 2015 beginning at 5:03 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 was absent. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.
4. **ADJOURN FOR SPECIAL MEETING/PRIVATE ATTORNEY: CLIENT MEETING**  
Mr. Stebbins read the names of the people that would be in attendance in the private meeting, which are as follows: Thomas Campanella, Tammy Bohannon, Dave Pavlock, Jerry Watson, Karen Sindel, Buck Lee and Mike Stebbins. Ms. Bohannon adjourned the Regular Board Meeting at 5:04. The shade meeting lasted until 5:20 p.m.

Chairwoman Bohannon reconvened the Regular Board Meeting again at 5:21 p.m.

5. **APPROVAL OF MINUTES (Regular Board Meeting – 02/25/2015)  
(Special Board Meeting – 02/25/2015)**

**Upon motion of Ms. Karen Sindel seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (02/25/2015) as presented. (5-0)**

**Upon motion of Ms. Karen Sindel seconded by Mr. Dave Pavlock, the Board unanimously approved the minutes of the Special Board Meeting (02/25/2015) as presented. (5-0)**

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6. CHANGES OR ADDITIONS TO AGENDA

Ms. Bohannon pulled item B-2 from the consent agenda for JR's Grille, due to the fact they are changing the name of the restaurant. She added it to Old Business, Item # 2. She also pulled item D-1 from the consent agenda for the "rental fees" the Pensacola Beach School is requesting, for further discussion, per legal counsel. It was added to Old Business, Item # 3. She also told the Board Item #1 under Old Business, the discussion of the assignment of the "Master Lease East" of the Gulfside Fishing Pier had been pulled per the Master Leaseholder.

7. ADOPTION OF AGENDA

**Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the amended agenda. (5-0)**

8. CHAIRWOMAN'S COMMENTS

Discussion was held regarding a motion from the Committee Meeting regarding the sponsorship award of \$1,000.00 for the Elk's Lodge Annual Charity Golf Tournament. There was confusion as to the intent of the motion.

Mr. Pavlock stated staff needed to inform the Board when their votes violate a Board Policy, and that the vote should be negated if that happens. He said the Board should adhere to the Board Policies.

Ms. Bohannon stated she had spoken with Vikki Garrett (West Florida Regional Planning Council - WFRPC) and Ms. Garrett suggested holding the public meetings prior to an update from her. Ms. Bohannon suggested holding one public meeting and one Board Member Workshop. She stated dates will be sent out to the Board to see what is agreeable to members.

9. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey was absent and Mr. Ron Wilson, President of the Pensacola Beach Chamber, presented the report to the Board. He also told of upcoming events.

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CONSENT AGENDA

10. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (02/25/2015) MR. DAVE PAVLOCK, CHAIRMAN, MS. JANICE GILLEY AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Request by Gulfwind Management, LLC (Lucian Dancaescu, Developer) to extend the Development Agreement created by Conditional Use (CU-2007-17) for 20 Via De Luna,(currently Sunray Village Owners Association) (former Clarion/ proposed Island Empress property) for an additional year (March 25, 2016) for construction to begin. (Staff report by Paolo Ghio)

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

Item # 2 – Discussion regarding the ranking and funding sources for Capital improvements on the Island. (Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, (02/25/2015) MS. KAREN SINDEL, CHAIRWOMAN, MS. JANICE GILLEY AND MS. TAMMY BOHANNON, MEMBERS

Item # 1 – Request by Mike Nixon, Club CoCo, LLC, d/b/a Tiki Golf – 2 Via de Luna – to sublease to Jim Vasser, EV Innovations, LLC to operate the putt putt golf course, arcade, concessions, retail and rentals from leasehold property. (Staff report by Bob West)

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

Item # 2 – Request by Kirk Newkirk, Key Sailing – 500 Quietwater Beach Rd. – to sublease to Sonny Byrd d/b/a Pelican Sports Bar and Grill, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock)

**Item was pulled per Master Leaseholder.**

C. ADMINISTRATIVE COMMITTEE, (02/25/2015) MS. TAMMY BOHANNON, CHAIRWOMAN, MR. JERRY WATSON AND MS. KAREN SINDEL, MEMBERS

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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 Carol Mills, Miracle Strip Corvette Club, for a \$7,500.00 sponsorship of the “Vettes At The Beach” Corvette car show. (Staff report by Robbie Schrock)

**The Committee unanimously approved a \$5,000.00 sponsorship for “Vettes At The Beach” Corvette car show, to be reimbursed upon presentation of paid advertising bills.**

Item # 3 – Request by Adam Guess, Gulf Coast Event Group Inc., for a \$7,500.00 sponsorship of the Gulf Coast Half Marathon. (Staff report by Robbie Schrock)

**The Committee unanimously approved a \$2,500.00 sponsorship of the Gulf Coast Half Marathon, to be reimbursed upon presentation of paid advertising bills.**

Item # 4 – Request by Johnny Wyse, Pensacola Beach Elks Lodge #497, for a \$1,000.00 sponsorship request for the Pensacola Beach Elks Lodge Annual Charity Golf Tournament. (Staff report by Robbie Schrock)

**The Committee unanimously approved a \$1,000.00 donation for the Pensacola Beach Elks Lodge Annual Charity Golf Tournament, \$500.00 to be taken from Pot A and \$500.00 to be taken from Pot B, per the SRIA Board Policy.**

Item # 5 - Request by Ray Palmer, Pensacola Sports Association, for additional funds, per prior Board action. (Staff report by Robbie Schrock)

**The Committee unanimously approved an additional \$2,500.00 sponsorship for 2015 Grand Prix of Watercross, to be reimbursed upon presentation of paid advertising bills.**

**The Committee combined discussion/vote on items # 6-10.**

Item # 6 - Item # 6 – Discussion of the SRIA legal contract with Mike Stebbins. (Staff report by Executive Director Buck Lee)

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Item # 7 – Discussion of the Advertising contract with E.W. Bullock. (Staff report by Executive Director Buck Lee)

Item # 8 – Discussion of the Coastal Engineering Contract with Olsen Associates. (Staff report by Executive Director Buck Lee)

Item # 9 – Discussion on the contract with Baskerville Donovan. (Staff report by Executive Director Buck Lee)

Item # 10 – Discussion of the IT contract with Antler Computer Consulting. (Staff report by Executive Director Buck Lee)

**The Committee unanimously approved a two (2) year extension with each of the contracts, # 6-10 listed above. All will be brought before the Board 6 months before they expire for discussion.**

**Upon motion of Mr. Dave Pavlock seconded by Ms. Karen Sindel, the Board unanimously approved the Consent Agenda as amended. (5-0)**

REGULAR AGENDA

11. OLD BUSINESS

Item # 1– Request by Mike Pinzone, Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulfside Fishing Pier – 41 Ft. Pickens Rd. – to assign the “Master Lease East” to Sunset Jax, LLC d/b/a Casino Beach Bar and Grill. (Report by Mike Stebbins)

**This item was pulled from the agenda per the Master Leaseholder.**

Item # 2 – Request by Kimberly LoBue, DJ’s Café – 63 Via de Luna – to sublease to John Wedeman, d/b/a JW’s Grille, to operate a restaurant from leasehold property. (Staff report by Robbie Schrock) (Name changed from JR’s Grille to JW’s Grille.)

**Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved the request by Kimberly LoBue, DJ’s Café – 63 Via de Luna – to sublease to John Wedeman, d/b/a JW’s Grille, to operate a restaurant from leasehold property, paying all applicable percentages and fees. (5-0)**

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Item # 3 – Request by John J. Castleberry, Pensacola Beach Elementary School – 900 Via de Luna - for the SRIA to pay “rental fees” for the placement of the containers located on their leasehold property. (Report by Thomas Campanella)

Mr. Stebbins gave the background on this item and talked about the Attorney General’s opinion from 2004 regarding the SRIA’s ability to use public funds to assist a charter school. He stated based on this report, he does not believe the SRIA is authorized to rent property from the school, based on the following 3 items:

1. The money being paid is to offset operational expenses,
2. The amount of rent being requested is disproportionately out of line for the amount of lease fee the school pays the SRIA, by 12,000%,
3. There is a potential for an adverse possession issue.

He stated the Board can decide what to do, but needed to consider if this “rent” was a way to sidestep and still give money to the school. He stated if the Board was inclined, and he was not encouraging this, at the very least the SRIA would need to get a release for any other amounts paid to the school or any entity associated with the school, paid prior to this lease.

Tom Campanella said he thought Mr. Stebbins was going to contact the Attorney General and ask if it was reasonable for the SRIA to rent property from the school. He stated many of the school families are leaseholders and pay taxes and lease fees. He stated the property was previously used by everyone, but now it’s fenced off and nobody else can use it. He stated a different amount could be paid, perhaps \$500.00 – 600.00, instead of \$1,000.00.

Mr. Pavlock stated he had changed his mind (from the last meeting) based on the Attorney General’s opinion. He made a motion to remove the item from consideration and have staff relocate the dumpster to an area the SRIA controls. Mr. Watson seconded the motion for discussion. Mr. Watson said he questions the legality of this action and doesn’t understand how they came to the price of \$1,000.00 a month.

Ms. Bohannon stated it would be challenging to find somewhere to move the dumpster, and stated she would go with the legal recommendation, even though she didn’t agree with it. She then stated she didn’t support the motion made by Mr. Pavlock.

Ms. Sindel stated the imminent domain issue could be easily remedied, and stated the school could ask for whatever they want to for rent on the property, even if our attorney stated it’s above and beyond what’s reasonable. She stated the Board can do what they want to on this item.

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Ms. Bohannon stated she wanted residents to have recycling, so where would staff recommend moving the dumpster?

Mr. Morgan (Public Works Director) stated the recycling had been removed a long time ago by ECUA, as it was being abused, furniture and mattresses were being thrown in them recycling dumpsters. He stated there is still recycling at Park West. He stressed this dumpster is ONLY for SRIA use, and had a spot to move them behind the bathrooms at Park East selected, as there is already another dumpster there.

Mr. Pavlock asked if there was space available by the sewage plant to store items until ECUA could pick them up.

Mr. Morgan stated not to his knowledge.

Ms. Bohannon reviewed the motion with Mr. Castleberry, Principal of the Beach School, and asked if he was ok with it.

SPEAKER:

Jeff Castleberry – He stated he was not in favor of moving the dumpster.

Ms. Bohannon asked if he was willing to accept \$750.00 a month, instead of \$1,000.00.

Mr. Castleberry said he was willing to accept \$750.00.

Mr. Watson asked if Mr. Castleberry was trying to rent the site to us because of the trash, etc. or was he looking for a resource for the school?

Mr. Castleberry stated both, the trash and palm trees were unsightly.

A vote was taken on Mr. Pavlock's motion: to remove the item from consideration and have staff relocate the trash to an area the SRIA controls. The motion failed with a vote of 2-3, with Dr. Campanella, Ms. Sindel, and Ms. Bohannon voting in the negative.

Ms. Bohannon passed the chair to Mr. Pavlock.

Ms. Sindel made a motion to renegotiate the \$1,000.00 rental to \$750.00 and leave the dumpster at the school. The motion failed, 3-2, with Mr. Pavlock and Mr. Watson voting in the negative.

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It will be brought back to the April 8, 2015 Board Meeting for discussion and a vote.

Mr. Pavlock stated the SRIA could recommend the Beach School as a favorite charity, when asked by fundraisers for donations.

Ms. Sindel asked to receive a definitive answer to the water treatment plant space availability.

Ms. Bohannon questioned the need for 4 votes on an item when there is an absent member. Mr. Stebbins confirmed that is correct.

Ms. Bohannon stated the motion failed due to an absent Board Member.

Mr. Watson stated his vote was based on advice from legal counsel, and that Ms. Bohannon was assuming Ms. Gilley would vote in favor of the item.

Ms. Bohannon stated that was not her intention, she didn't know how Ms. Gilley would vote on the item, as they had never spoken about it.

## 12. REPORTS

### A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his report for the review of the Board. He also told about the deposition he has to give regarding the pending tax litigation.

### B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He stated he had filed a motion to dismiss the cases involving Pensacola Beach Holdings & Beach Club Towers HOA.

Discussion followed.

### C. ENGINEER'S REPORT

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

### D. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Ghio was absent from the meeting, Mr. Lee gave his report.

## 13. VISITOR'S FORUM



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There were no speakers.

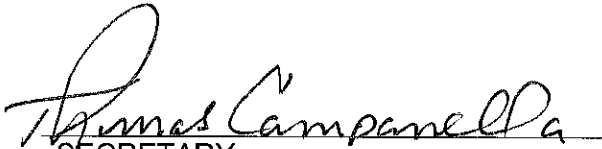
14. BOARD MEMBER'S FORUM

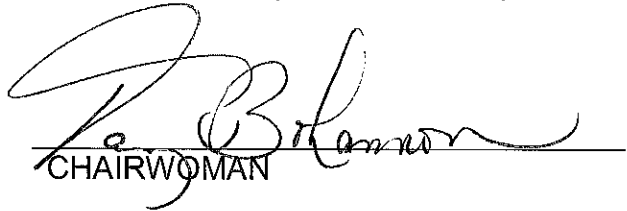
Mr. Pavlock complimented the left turn signal addition at the light and tasked staff with directional signage for the new VIC. He stated it is difficult to know how to get to the new building.

Ms. Sindel stated she, Mr. Lee, Dottie, Ron Ellington and Terry Preston had met with Ms. Lovoy from Escambia County and positive steps are being made. She said Ms. Lovoy had asked the group not to share information discussed, until she has time to brief the Board of County Commissioners.

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 6:02 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.)