



**SANTA ROSA  
ISLAND AUTHORITY**

**BOARD MEMBERS**

Tammy Bohannon  
Chairwoman

Janice Gilley  
Vice Chair

Ed Guernsey  
Secretary Treasurer

Dave Pavlock  
Acting Secretary Treasurer

Thomas Campanella  
Member

Jerry Watson  
Member

W. A. "Buck" Lee  
Executive Director

**SANTA ROSA ISLAND AUTHORITY  
PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
MAY 7, 2014  
5:00 P.M.**

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday May 7, 2014, beginning at 5:08 p.m. Members in attendance were: Mr. Ed Guernsey, Dr. Thomas Campanella, Ms. Janice Gilley, Mr. Jerry Watson (entered meeting at 5:54 p.m.) and Ms. Tammy Bohannon, Chairwoman. Mr. Dave Pavlock was absent. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.
4. **APPROVAL OF MINUTES** (Regular Board Meeting – 04/09/2014)  
(Special Board Meeting – 04/23/2014)

Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Board unanimously approved the minutes of the Regular Board Meeting (4/9/2014) as presented. (4-0)

Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Board unanimously approved the minutes from the Special Board Meeting (4/23/2014) as presented. (4-0)

5. **CHANGES OR ADDITIONS TO AGENDA**

There were no changes or additions to the agenda.

6. **CHAIRWOMAN'S COMMENTS**

Ms. Bohannon said she was impressed with the state of affairs on the Island after the flooding storms, and thanked staff for having everything up and running immediately.

There was discussion of some areas that still need repair.

7. **ADOPTION OF AGENDA**

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Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Board unanimously approved the agenda as presented. (4-0)

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented her report.

Ms. Bohannon thanked Ms. Stacey for the additions to her report.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (04/23/2014) MS. JANICE GILLEY, CHAIR, MR. JERRY WATSON AND DR. THOMAS CAMPANELLA, MEMBERS

Item # 1 – Roger and Elizabeth Boatner – 305 Ariola Dr. – Lot 10, Block 12, Villa Primera – Request to construct an in ground swimming pool with an encroachment of 10' into the 20' rear yard setback. (Staff report by Paolo Ghio)

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

Item # 2 – Dorothy D. Patterson, Trust – 301 Panferio Dr.- Lot 1, Block 5, Villa Primera – Request approval of a 15' encroachment into to the 30' rear setback line for the construction of a single family residential structure.( Staff report by Paolo Ghio)

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

Item # 3 – Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – Request to relocate the entry gate and add seating for the pier. (Staff report by Paolo Ghio)

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

B. DEVELOPMENT & LEASING COMMITTEE, (04/23/2014) MR. ELWYN GUERNSEY, CHAIRMAN, MR. DAVE PAVLOCK AND MR. JERRY WATSON, MEMBERS

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

**Informational only, no action taken.**

Item # 2 – Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41Ft. Pickens Rd. – request to sublease to Daniel Johnson, Smoothie King, to sell smoothies and snacks from leasehold property. (Staff report by Robbie Schrock)

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

Item # 3 - Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – request to sublease to Nathan Holler, Doghouse Express, to sell food from leasehold property. (Staff report by Robbie Schrock)

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

Item # 4 - Sunset Holding Company, Inc., d/b/a Pensacola Beach Gulf Pier – 41 Ft. Pickens Rd. – request to sublease to Ercan Ciftci, Beach Beadz, to sell gifts, jewelry and hair wraps from leasehold property. (Staff report by Robbie Schrock)

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

Item # 5 – Club CoCo, d/b/a Tiki Island Golf – 2 Via de Luna Dr. – request to sublease to Robert Tiffin, to sell hand painted beach signs and art from leasehold property. (Staff report by Robbie Schrock)

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

C. ADMINISTRATIVE COMMITTEE, (04/23/2014) 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 – Discussion regarding adopting a policy regarding giving priority to local people/businesses when the SRIA needs services. (Staff report by Mike Stebbins) (Referred from February 26, 2014 Committee Meeting)

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**The Committee unanimously voted to continue discussion on this item at the May 28, 2014 Committee Meeting.**

Item # 3 – Request by Camille Heckmann, Junior League of Pensacola for a \$5,000.00 sponsorship for the “Red Haute Royale” event. (Staff report by Robbie Schrock)

**The Committee unanimously voted to deny the request for \$5,000.00 sponsorship by Camille Heckmann, Junior League of Pensacola, for the “Red Haute Royale”.**

Item # 4 – Request by Jim Lively, Gulf Breeze Baseball Boosters, for a \$2,500.00 sponsorship for the Gulf Breeze Summer Classic. (Staff report by Robbie Schrock)

**The Committee unanimously approved the request by Jim Lively, Gulf Breeze Baseball Boosters, for a \$2,500.00 sponsorship for the Gulf Breeze Summer Classic.**

Item # 5 – Request by Brian DeMaria, Unit 22, White Sands – 459 Ft. Pickens Rd. – for approval of a Ground Lessor Agreement for financing purposes. (Report by Mike Stebbins)

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

**Upon motion of Mr. Dave Pavlock seconded by Mr. Ed Guernsey, the Board unanimously approved the Consent Agenda as presented. (4-0)**

REGULAR AGENDA

10. OLD BUSINESS

Item # 1 - Discussion on new Board policy for donations. (Staff report by Robbie Schrock) (Referred from April 23, 2014 Committee Meeting)

Ms. Schrock gave background on the item.

Ms. Bohannon suggested having two applications, one for Community/Civic and one for Tourism/Promotional.

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Discussion followed regarding funding limits, the necessity of a super majority vote, and the importance of a post event report.

Ms. Gilley pointed out that people have not been filling the application out completely.

Ms. Schrock stated staff agreed this should be a budgeted item, and a certain amount should be set aside each quarter.

Mr. Guernsey stated the Board should err on the low side, when setting limits for each fund.

Mr. Guernsey asked if there were only 4 Board members present in any given meeting, could the limits be raised.

Mr. Stebbins said no, 5 Board members would have to be present all vote in favor, if the proposed policy is adopted.

**Upon motion of Dr. Thomas Campanella seconded by Ms. Janice Gilley, the Board unanimously voted to bring this item back to the June 11, 2014 Regular Board meeting, with the 2 forms, one for Community/Charitable and one for Tourism/Promotional. (4-0)**

## 11. NEW BUSINESS

Item # 1 – Discussion of issuing an RFP for Community Planning services.  
(Report by Janice Gilley)

Ms. Gilley explained she had made several phone calls explaining the SRIA situation, and she had found several that possibly could help. She stated she had, in no way, committed the SRIA to anything. She asked if it was possible to do an "Invitation to Negotiate", believing an RFP is too hard and detailed for this project.

Ms. Bohannon stated things will change, but there are a lot of things the SRIA does well, and there should be a cost analysis done to see what it will cost county taxpayers to cover certain services, and how that compares to what it costs the SRIA.

Dr. Campanella agreed that the duties of the SRIA should be identified and to see if Escambia County can do them as well or as cost effective.

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SPEAKER:

Jim Cox – He stated he was happy to see the SRIA looking at this tough subject and he encouraged including Island residents and Escambia County in the process, perhaps even asking Escambia County to split the costs.

**Upon motion of Mr. Ed Guernsey seconded by Dr. Thomas Campanella, the Board unanimously voted to task Ms. Janice Gilley with the responsibility of working with staff to work out a program requesting a proposal for services. (4-0)**

Ms. Gilley stated she would bring something back to the Board for review either at the next Committee Meeting (5/23/2014) or the next Board Meeting (6/11/2014).

12. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee submitted his report for the review of the Board. He also told the Board about his visit to Tallahassee to request matching funds from the state for the Pensacola Beach nourishment project. He stated the request was approved and the SRIA will be requesting a loan from Escambia County on June 12, 2014, at the Committee of the Whole.

Ms. Gilley voiced concerns over the impact this debt could have on the SRIA budget, over the next 7 years.

There was further discussion on the SRIA funding of this loan.

Mr. Stebbins suggested that terms of the contract include the provision that allows for the request of negotiating terms.

Mr. Lee also told about his trip to the National Hurricane Conference.

B. ATTORNEY'S REPORT

Mr. Stebbins submitted his report for the review of the Board.

Ms. Bohannon questioned Section III, "Other Matters Pending", and Mr. Stebbins explained he assists SRIA staff in determining if a document can be accepted as a proper transfer on the Island.

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C. ENGINEER'S REPORT

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

He stated Escambia County was in emergency mode due to the storm, and that the dates listed on his report would most likely be pushed back. He said the resurfacing of parking lots and secondary roads would most likely not be done until the fall of 2014. He stated there is a shortage of people and equipment.

Ms. Bohannon questioned if the costs would be the same in the fall, and Mr. Ghio told her they would stay the same.

There was further discussion about drainage at Little Sabine and Sugar Bowl. Mr. Langston stated Baskerville Donovan would take a look at it.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

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

There was discussion on "cell on wheels" as well at the Pensacola Beach School construction.

13. VISITOR'S FORUM

SPEAKER:

Ron Dillard – He stated he was voicing his own opinions, not the military's, and apologized for his language in his numerous emails regarding the dog park. He stated the Park West dog park is a health concern and the visitors do not follow the rules. He stated he didn't know the park was even going to exist and why didn't the SRIA move it.

Mr. Lee explained the SRIA had numerous public meetings about having the 2 dog parks, and when he has visited the dog park, 90-95% of people follow the rules. He explained the SRIA has no arresting authorities.

Ms. Bohannon accepted Mr. Dillard's apology. She explained the SRIA Board had worked on this for over a year and had the Health Department's approval, as well as a large group of residents from the West end of the Island that were in favor.

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Terry Preston – She is President of the Pensacola Beach Advocates. She stating people are not following the rules at the dog park and complained that there is no enforcement. She stated the problem is not in the dog parks, but all over the Island.

Mr. Lee stated the SRIA had paid for code enforcement to patrol for glass and dogs a few years ago, and would contact the Escambia County Administrator to ask permission to have the SRIA pay for extra patrols.

Mr. West said he sees worse problems at Casino Beach regarding dogs, and that he saw 2 animal control vehicles on the Island today.

Richard Braddock - He asked for more enforcement of the rules already in place.

14. BOARD MEMBERS FORUM

Mr. Guernsey stated he liked the new computers the Board had been assigned to view the agenda and backup.

It was decided the computers would not leave the SRIA Administration building, due to the fact that everything else on them had been completely disabled. The agenda and backup will be loaded on meeting day for viewing that evening.

Mr. Guernsey stated he wanted cool bike racks for the Island, and Mr. Lee stated staff will price and bring this item back to the May 23, 2014 Committee Meeting.

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 6:30 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.)