



**PENSACOLA BEACH**  
SANTA ROSA ISLAND AUTHORITY

Board Members:

Dave Pavlock  
Chairman

Vernon Prather  
Vice-Chairman

Thomas Campanella  
Secretary/Treasurer

Tammy Bohannon  
Acting Secretary/Treasurer

Fred Gant  
Elwyn Guernsey

W. A. "Buck" Lee  
Executive Director

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PENSACOLA BEACH, FLORIDA  
REGULAR BOARD MEETING MINUTES  
OCTOBER 10, 2012  
5:00 P.M.

- 1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday October 10, 2012, beginning at 5:04 p.m. Members in attendance were: Mr. Vernon Prather, Ms. Tammy Bohannon, Mr. Ed Guernsey, Dr. Thomas Campanella, Mr. Fred Gant and Mr. Dave Pavlock, Chairman. Chairman Pavlock led the Pledge of Allegiance followed by a moment of meditation.
4. APPROVAL OF MINUTES (Regular Board Meeting – 09/12/2012)  
(Special Board Meeting – 09/05/2012)  
(Special Board Meeting – 09/26/2012)

**Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board approved the minutes of the Regular Board and two (2) Special Board Meetings as presented. (09/12/2012, 9/5/2012, & 9/26/2012). (6-0)**

5. CHANGES OR ADDITIONS TO AGENDA

Chairman Pavlock added three (3) items to the agenda under new business, # 1 - Send Attorney Mike Stebbins to National Hurricane Conference in New Orleans March 25-28, 2013, # 2 - Calling of a Special Board Meeting on October 24, 2012 before the Committee Meetings to discuss the refinancing of the Holiday Inn and the Hilton and for discussion of a uniform lease amendment to benefit residential leaseholders wishing to use Fannie Mae type loans, and # 3 – Amending Article 13, the Land Development Code (LDC).

Mr. Vernon Prather asked for item # B-3 under Consent Agenda, (Little Sabine Investment Group request to sublease to Ms. Becky Harger, Water Warrior) be moved to the Regular Agenda for further discussion.

6. ADOPTION OF AGENDA

**Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Board unanimously recommended adoption of the agenda as amended. (6-0)**

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7. CHAIRMAN'S COMMENTS
8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Maureen LaMar submitted her monthly report for review.

Ms. Bohannon asked why the numbers were down from this time last year.

Ms. Lamar stated the Gift Card Program was going on last year at this time.

CONSENT AGENDA

10. COMMITTEE REPORTS

- A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, (9/26/2012) MS. TAMMY BOHANNON, CHAIRWOMAN, MR. FRED GANT AND MR. ED GUERNSEY, MEMBER

Item # 1- Update on National Resource Damage Assessment (NRDA). (Staff report by Paolo Ghio)

**No action taken, informational report only.**

- B. DEVELOPMENT & LEASING COMMITTEE, (9/26/2012) MR. ELWYN GUERNSEY, CHAIRMAN, MR. VERNON PRATHER AND MR. DAVE PAVLOCK, MEMBERS

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

**Informational only, no action taken.**

Item # 2 - Monthly update from Tammy Bohannon regarding the progress of the Core Area Development Plan, as part of the Master Plan.

**Informational only, no action taken.**

Item # 3 – Mr. J.B. Schluter – Update report on the proposed commemorative statue for the late Mr. Yancy Spencer. (Staff report by Executive Director Buck Lee)

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**Informational only, no action taken.**

- C. ADMINISTRATIVE COMMITTEE, (9/26/2012) DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ED GUERNSEY AND MR. DAVE PAVLOCK, 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 the authorization of Chairman Pavlock to send a letter to Commissioner Robinson concerning the RESTORE Act.

**Upon motion Mr. Dave Pavlock seconded by Mr. Ed Geurnsey, the Committee unanimously approved authorizing Chairman Pavlock to send the letter to Commissioner Robinson, including the language that one of the criteria being geographical, to include the impacted areas of Pensacola Beach as well as Perdido Key.**

**Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously approved the Consent Agenda as amended. (6-0)**

REGULAR AGENDA

11. COMMITTEE REPORTS

- A. DEVELOPMENT & LEASING COMMITTEE, (9/26/2012) MR. ELWYN GUERNSEY, CHAIRMAN, MR. VERNON PRATHER AND MR. DAVE PAVLOCK, MEMBERS

**# 1 moved from Consent Agenda per request of Mr. Vernon Prather.**

Item # 1 – Mr. Richard McAlpin, Little Sabine Investment Group d/b/a Travelodge Pensacola Beach – 40 Fort Pickens Road – Request to sublease to Ms. Becky Harger, Water Warrior, to operate a stand up paddle board business from existing leasehold property. (Staff report by Executive Director Buck Lee)

Mr. Prather requested the addition of a 1 year review period to the original motion.

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**Upon motion of Mr. Vernon Prather seconded by Dr. Thomas Campanella, the Board approved the request by Mr. Richard McAlpin, Little Sabine Investment Group d/b/a Travelodge Pensacola Beach – 40 Fort Pickens Road – to sublease to Ms. Becky Harger, Water Warrior, to operate a stand up paddle board business from existing leasehold property, subject to a one (1) year review period, paying all applicable percentage fees. (5-1) Mr. Guernsey voted in the negative.**

**B. ADMINISTRATIVE COMMITTEE, DR. THOMAS CAMPANELLA, CHAIRMAN, MR. ELWYN GUERNSEY AND MR. DAVE PAVLOCK, MEMBERS**

Item # 1 – Discussion regarding the use of a new staffing agency for the Public Works Department. (Staff report by Executive Director Buck Lee)(Referred from the 9/26/2012 Committee Meeting)

Mr. Lee gave background on the item and presented the proposed RFP to the Board. He stated staff recommended approval.

**Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously approved authorizing staff to administer the RFP for a contract for Personnel Services for the Public Works Department. (6-0)**

**12. NEW BUSINESS**

**ADDED PER CHAIRMAN PAVLOCK.**

Item # 1 – Discussion on sending SRIA attorney Mike Stebbins to New Orleans for the National Hurricane Conference March 25-28, 2013.

Mr. Gant questioned the rationale for sending Mr. Stebbins to the conference.

Mr. Lee explained that Mr. Stebbins has never been and he is highly involved after a storm.

**Upon motion of Mr. Ed Guernsey seconded by Mr. Vernon Prather, the Board unanimously approved sending Mr. Mike Stebbins to the National Hurricane Conference in New Orleans, March 25-28, 2013. (6-0)**

Item # 2 – Request by Chairman Pavlock to hold a Special Board Meeting on October 24, 2012, prior to the Committee Meetings to discuss the approval of the

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refinancing of the Hilton and the Holiday Inn, as well as a possible Residential Lease Modification Policy for Financing and Refinancing.

**Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously approved holding a Special Board meeting on October 24, 2012, prior to the Committee Meetings. (6-0)**

Item # 3 – Request to amend Article 13 (LDC). Paolo Ghio gave the background on this request.

Mr. Pavlock explained the amendments would speed up the approval process for leaseholders on Pensacola Beach.

**Upon motion of Ms. Tammy Bohannon seconded by Mr. Vernon Prather, the Board unanimously voted to bring this item to the October 24, 2012 Committee Meeting for further discussion. (6-0)**

Mike Stebbins was asked about the possible lease revision for financing purposes. He explained the board can waive the provision by approval of a blanket policy, or the Board can address it on a case-by-case basis.

**Upon motion of Dr. Campanella seconded by Mr. Ed Guernsey, this item will be addressed at the October 24, 2012 Special Board Meeting. (6-0)**

### 13. OLD BUSINESS

Item # 1 - Ms. Karen Sindel – Request for discussion regarding a potential Dog Park for Pensacola Beach. (Referred from the 8/22/2012 Committee Meeting)  
(Staff report by Paolo Ghio)

Mr. Pavlock explained if this Ordinance was passed at the SRIA Board level, then it would have to go to the Board of County Commissioners, where it would have 2 more public hearings, before the Ordinance was amended or not.

#### SPEAKER:

Karen Sindel – She stated this is not her plan, that she had met with the Health Department, Public Safety, the Sheriff's Department, among others and this had been reviewed and approved by many groups. She presented her proposed plan. (See Attached)

Mike Piton – He loves dogs, but this is a fragile environment. He stated poop is a

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pollutant, and some beaches have had to close because of it. He said 40% of people do not clean up their animals' waste. He would like to see hefty fines, water testing, and a trial program. He provided a study from USA TODAY from 2002 to support his theories. (See Attached)

David McGehee – He supports a dog park. He has a house he rents to visitors at the Beach, and allows pets. He believes residents will use it more than visitors. He requested a third strip of land be added for use, the parcel between Avenida 13 and Avenida 14.

Rachelle Concannon – She does not support the dog park. She asked if Service Dogs were allowed at the Beach.

Mr. Lee stated they were allowed.

Ms. Concannon stated that service dogs had to have their papers. She has concerns about noise levels, child attacks, and immunizations. She feels dogs need to not only be on a leash, but muzzled as well. She pointed out that Shoreline Park has a dog area that is very close for people to use. She would like to see someone checking the immunizations of the dogs that come to the park.

Andrzes Udzok – He has concerns for the children. He stated there is solid and liquid waste. He stated this Board has been trying to promote this as an eco-destination, and this doesn't support that idea.

Mr. Lee stated that the area at Park East could only be Gulfside, because across the street is UWF property. Their permission would have to be acquired in order to use that property.

Sandy Dickerson – She owns a Pet Bakery downtown Pensacola. She is very excited about the prospect and is supportive of the dog park. She doesn't feel there are many children on the beach from sunup to 10 a.m. (The proposed times)

David Wooley – He is in favor of the park and feels more Canadians would visit our beach if there was a dog park.

Tena Wright – She is in favor of the dog park. She stated responsible owners take their dogs to the vet and to parks to play. She stated many animals produced waste in our environment, and that it is biodegradable, i.e. it goes away. She said she would be happy to clean up after the other dogs. She would like to police it, control it, allow it and try it. She stated if parents don't want their kids around the dogs, they should take them to the baby beach.

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Linda Fogle – She has 2 dogs and often goes to Bayview Park. She stated the water is often contaminated, but it's not due to dog waste. She stated it is human feces that contaminates the water. She is very much in favor of water testing.

Mr. Guernsey stated he loves dogs, but doesn't agree that the Beach is the best place for them. He has many concerns, such as: 1) we are trying to project ourselves as an eco-tourism area and this will not be good for our sensitive beaches where birds and other animals live. 2) It would have to be policed from sunup to 10 a.m., to have someone on duty at all times. 3) We would have to have a system of fines for rule-breakers. 4) What would the cost involve? 5) Ban people if they broke the rules? 6) Need a budget for staffing this area.

Mr. Gant has concerns that this wouldn't project an eco-friendly environment, the cost issues, and the water quality issues. He stated he is open to the idea and needs more information to reach a decision.

Ms. Bohannon stated she had heard from many people on this subject, both pro and con. She said this item fell right into line with the eco-tourism project/image. She does have some cost concerns, but thinks owners will police themselves. She is in favor of this project.

Dr. Campanella has no comment at this time, but will bring facts and back up to the next meeting.

Mr. Prather thanked all the audience for giving their input at this hearing. He stated it is hard to make humans follow rules. He requested an "Official position" from the Pensacola Beach Chamber and Pensacola Beach Advocates. He agrees with the hours proposed, and suggested permits might be in order.

Mr. Pavlock read the names of the people that sent emails to be submitted on this item. All were negative responses. They were as follows: Lucy Michel, Ann T. Forster, Naita Peschel, Lucy Duncan, and Jere French.

Mr. Pavlock questioned if fleas can live on the Beach? He also has questions about the cost and agrees with a confined sector, a permit to be renewed each year, and a trial period.

**This item was informational only, no action taken at this time.**

**A ten (10) minute break was taken at this point during the meeting.**

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Item # 2 - Request approval of the Interlocal Agreement for Landscaping and Palm Tree planting on Pensacola Beach. (Staff report by Mike Stebbins)

Mr. Mike Stebbins reviewed the Interlocal Agreement.

Mr. Guernsey questioned why the County was doing this project and not the SRIA.

Mr. Lee explained it was the County's road median and right-of-way. The County will lead this project.

Mr. Prather asked how they intended to irrigate.

Mr. Lee explained that the SRIA does the irrigation currently. He stated that the residents that accept responsibility for palm trees on the North side of the road will be responsible for their own irrigation.

Mr. Prather stated he would like to see the plan.

Mr. Langston (Baskerville Donovan, Inc., BDI) stated they were only planting trees on the North and South sides of the road, not in the medians.

Ms. Bohannon stated she had seen the plan and was very pleased with it.

Mr. Gant applauded Ms. Bohannon on her diligence with the landscaping plan.

Ms. Bohannon stated that BDI and the County were wonderful to work with.

**Upon motion of Ms. Tammy Bohannon seconded by Dr. Thomas Campanella, the Board unanimously approved the Interlocal Agreement between the SRIA and Escambia County for Landscaping and Palm Trees on Pensacola Beach. (6-0)**

Item # 3 – Discussion regarding the extension and fee adjustment of the SRIA Building Time Provision Policy (Referred from the 9/26/2012 Committee Meeting.) (Staff report by Paolo Ghio).

Mr. Ghio gave background on this item.

Motion from 9/26/2012 Committee Meeting:

**Upon amended motion of Mr. Ed Guernsey seconded by Mr. Fred Gant, the Committee approved an extension on the SRIA Building Time Provision until**



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**May 4, 2016, with the fees being \$1,000.00 the first year (no construction commenced by May 4, 2016), \$2,000.00 the second year (no construction commenced by May 4, 2017), and \$3,000.00 the third year (no construction commenced by May 4, 2018). (3-0)**

Discussion followed.

Mr. Pavlock stated the current fees were too high.

Final Board approved motion:

**Upon motion of Mr. Ed Guernsey seconded by Mr. Vernon Prather, the Board approved the revision to the Revocation of Waiver of Single Family Residential Building Time Provision Policy to: May 4, 2016, with the fees being \$2,000.00 the first year (no construction commenced by May 4, 2016), \$4,000.00 the second year (no construction commenced by May 4, 2017), and \$6,000.00 the third year (no construction commenced by May 4, 2018). (4-2) Mr. Pavlock and Dr. Campanella voted in the negative.**

Item # 4 - Discussion regarding the request to paint exterior of commercial building Pensacola Beach Elks Lodge #497 – 655 Pensacola Beach Blvd. (Referred from the 9/26/2012 Committee Meeting.) (Staff report by Paolo Ghio).

Mr. Ghio reviewed this item with the Board and pointed out that the colors selected were on the approved color palette.

Motion from 9/26/2012 Committee Meeting:

**Upon motion of Mr. Fred Gant seconded by Mr. Ed Guernsey, the Committee unanimously approved staff's recommendation. (3-0)**

Final Board approved motion:

**Upon motion of Mr. Vernon Prather seconded by Mr. Ed Guernsey, the Board unanimously approved the request by the Elk's Lodge to paint the exterior of their commercial building in the colors presented. (6-0)**

Item # 5 – Discussion regarding an on-going maintenance contract for the Beach Ball Water Tower. (Staff report by Paolo Ghio)

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Mr. Ghio explained that the Water Tower was still under warranty and provisions had been made in next year's budget for a maintenance contract. It will be for a 5 - 10 year period and will overlap with the current warranty.

Mr. Prather encouraged Mr. Ghio not to wait until the last minute to go out for an RFP.

14. REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Mr. Lee gave his Executive Director's report for review. He announced the Employee Christmas Luncheon with all of the trimmings, will be held Wednesday, December 5, 2012, at Flounder's restaurant.

He told the Board the wood replacement project was due to begin very soon, and asked for a continuation of the previous electrical contract with Electrical Services of Pensacola for the lighting on the Boardwalk.

Mr. Prather asked the date of the original contract.

Mr. Ghio stated it was in 2010 and was still under warranty.

**Upon motion of Mr. Vernon Prather seconded by Ms. Tammy Bohannon, the Board unanimously approved the extension of the contract with Electrical Services of Pensacola, not to exceed a cost of \$10,000.00. (6-0)**

Mr. Lee explained the current sand fencing and planting of sea oats project is not the SRIA's contract. He explained the drawings the contractor was given were not followed correctly.

Mr. Gant stated the County should not move forward with projects on Pensacola Beach without input from the SRIA. He stated the SRIA's opinion is a very important consideration on Beach projects.

Dr. Campanella asked if there was a timeline the County had to spend the \$500,000.00 they received from NRDA.

Mr. Lee stated the SRIA had not seen the contract.

Dr. Campanella stated the County should have come to us for input.

B. ATTORNEY'S REPORT

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Mr. Stebbins submitted his monthly report for review.

C. ENGINEER'S REPORT

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

There was much discussion.

15. VISITORS FORUM

SPEAKER:

Jim Cox – Regarding the RESTORE Act monies: 1) The County is establishing the criteria and 2 Commissioners Mr. Cox spoke with are in favor of geographic considerations. 2) Our list of 6 projects the SRIA turned in to the County needs a 5-10 page proposal attached to each project addressing the details. Mr. Cox stated that Commissioner Robinson said County staff would not be preparing these and SRIA staff would have to prepare these proposals. Mr. Cox told Ms. Bohannon she needed to start a discussion at the Committee Meeting regarding starting the proposals. 3) Mr. Cox would like for Ms. Bohannon to add turtle-friendly lighting on Via de Luna to the list of projects already turned into for possible funding from the RESTORE Act, as well as monies to help offset the cost of Commercial Leaseholders that need to change their lighting in order to be more turtle-friendly.

Mr. Lee pointed out that Commissioner Robinson already has 6 SRIA Board approved projects in hand, and does the Board want to add more?

Mr. Gant stated that Mr. Cox challenged Ms. Bohannon with lots of work to be done, and that 6 projects were easier than 8 to provide documentation and backup for.

Mr. Lee stated he would call Commissioner Robinson and see if one paragraph or 10 pages are needed for backup.

Dr. Campanella stated he is confused. The SRIA could not apply for the desired projects from the RESTORE Act monies, but the SRIA is expected to provide the backup for support of the projects? He stated that the SRIA would have been better going out on our own for these projects, because the County is not going to just give the money to the SRIA to complete the desired projects.

Mr. Prather explained that the SRIA could not submit for these projects, and that

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we had to apply through our Commissioner for this district, because the RESTORE money goes to the County. He stated our success in receiving funds will be largely influenced by the quality of the narratives and how we describe our projects.

Dr. Campanella stated if we had known the ground rules, we would have prepared much better. The SRIA wouldn't have sent the initial 6 wishes, we didn't have full disclosure.

Mr. Pavlock asked Mike Langston (BDI) if they could help provide the necessary information for back up to our projects.

Mr. Langston said yes, BDI could help with that.

Mr. Lee asked BDI if they could provide us with a copy of what the County turned in with their proposal for the Beach nourishment project to NRDA.

**Upon motion of Mr. Fred Gant seconded by Mr. Vernon Prather, the Board unanimously approved tasking staff to look at the resources needed to put together a narrative to polish up our proposal we sent to the County, to see what backup is needed to enhance our position to hopefully get funded for our proposals. (6-0)**

SPEAKER:

Teresa Preston – Chairperson of the beach keepers dune restoration and preservation group – She acknowledges the sand fencing was put in the wrong place, but she disagreed with the comment that the dunes don't need 15 feet of sea oats. She also does not agree the dunes are ok. She feels like more houses could be saved if the dunes were higher. She supports the current dune restoration project.

Dr. Campanella pointed out that the plan had been to plant the sea oats 15 feet South of the fencing, not at the base and on the dunes, where they should be planted. The project was to grow the Beach, not just the dunes.

16. BOARD MEMBERS FORUM

Ms. Bohannon questioned the transition at the Toll Plaza to the County.

Mr. Ghio stated it had been seamless.

Ms. Bohannon also said she thought the Songwriter's Festival was a spectacular

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event and the SRIA should support it.

Mr. Lee stated we already give them \$5,000.00.

Ms. Bohannon asked when Maureen LaMar was leaving (Oct. 19) and asked if anything was going to be done for her. Ms. Bohannon stated this is a huge loss and she will be missed. She said Ms. LaMar is a very talented person who brought a lot to the Chamber. Ms. Bohannon would like to see some sort of recognition for Ms. LaMar.

Mr. Guernsey suggested a reception in her honor at the expense of the SRIA and have Ms. Bohannon present her with a resolution on behalf of the Board.

Mr. Gant pointed out the Pensacola Beach Chamber should be involved, since she works for them, not the SRIA.

**Upon motion of Ms. Tammy Bohannon seconded by Mr. Vernon Prather, the Board unanimously approved to provide funding for a going away party for Maureen LaMar, not to exceed \$1,000.00, including the Pensacola Beach Chamber in the planning. (5-0) (Dr. Campanella had left the room)**

17. ADJOURN

There being no further business to come before the Board, Chairman Pavlock declared the Regular Board Meeting of the SRIA Board adjourned at 7:32 p.m.

  
SECRETARY

  
CHAIRMAN

(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.)