



**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  
OCTOBER 8, 2014  
5:00 P.M.**

1-3. A regularly scheduled meeting of the Santa Rosa Island Authority was held on Wednesday October 8, 2014, beginning at 5:03 p.m. Members in attendance were: Mr. Dave Pavlock, Mr. Jerry Watson, Mr. Ed Guernsey, Dr. Thomas Campanella, and Ms. Tammy Bohannon, Chairwoman. Ms. Janice Gilley participated via telephone. Chairwoman Bohannon led the Pledge of Allegiance followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting – 9/10/2014)

Upon motion of Mr. Dave Pavlock seconded by Mr. Jerry Watson, the Board unanimously approved the minutes of the Regular Board Meeting (9/10/2014) as presented. (6-0)

5. CHANGES OR ADDITIONS TO AGENDA

6. CHAIRWOMAN'S COMMENTS

7. ADOPTION OF AGENDA

8. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Nicole Stacey presented her report to the Board and told of a few upcoming events.

CONSENT AGENDA

9. COMMITTEE REPORTS

A. DEVELOPMENT & LEASING COMMITTEE, (09/24/2014) MR. ELWYN GUERNSEY, CHAIRMAN, MR. DAVE PAVLOCK AND MR. JERRY WATSON, MEMBERS

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Item # 1 – Request by John Ehrenreich d/b/a Bonifay Water Sports – 460 Pensacola Beach Blvd. – to bifurcate current concession agreement. (Staff report by Mike Stebbins)

**The Committee unanimously approved the bifurcation of the Concession agreement belonging to Bonifay Water Sports, dividing the parcel to include Pensacola Beach Yacht Club.**

B. ADMINISTRATIVE COMMITTEE, (09/24/2014) 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 William "Cadillac" Banks to hold the 2015 Gulf Coast Summer Festival. (Staff report by Executive Director Buck Lee)

**The Committee unanimously approved holding this item in Committee for further discussion to allow for legal review. This will be brought back to October 22, 2014 Committee Meeting.**

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

REGULAR AGENDA

10. OLD BUSINESS

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

Mr. Guernsey asked the Board to review the proposed letter in backup.

Much discussion was held regarding the future relationship between the Master Leaseholders and their sub-lessees, and it was concluded that it could be necessary to send letters to the sub-lessees, if adequate response wasn't received from the Master Leaseholders.

Mr. Pavlock made a motion to approve the letter, but having no second, the motion died.

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The Board agreed many factors are unknown until the legislation on this matter has been resolved and that there needed to be a stronger sense of urgency conveyed in the letter.

Dr. Campanella pointed out it is not up to the SRIA whether fee simple will be offered, it will be up to Escambia County to offer to let leaseholders maintain their lease, or opt for fee simple ownership.

Mr. Watson stated the Board should vote on the final revisions to the letter, prior to it being sent out.

Mr. Pavlock suggested a "due by" date should be added to the final letter.

**Upon motion of Dr. Thomas Campanella seconded by Mr. Ed Guernsey, the Board approved the letter, with Ms. Bohannon and Mr. Stebbins making changes to have it more authoritative and show a greater sense of urgency. (6-0) This item will be brought back to the October 22, 2014 Committee Meeting for review and final approval at the November 12, 2014 Regular Board Meeting.**

Item #2 – Discussion/approval of the RFP for a Community Planner. (Report by Mike Stebbins)

Mr. Stebbins pointed out the changes he made to the documents, as requested by the Board.

A brief discussion followed.

**Upon motion of Mr. Jerry Watson seconded by Mr. Ed Guernsey, the Board unanimously approved the RFP for a Community Planner as presented. (6-0)**

## 11. REPORTS

### A. EXECUTIVE DIRECTOR'S REPORT

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

### B. ATTORNEY'S REPORT

Mr. Stebbins presented his report for the review of the Board. He stated the Bosso case had been dismissed, and he had been served with a nearly identical one from another leaseholder.

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C. ENGINEER'S REPORT

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

Ms. Bohannon had questions about some of the projects listed on his report.

D. DEVELOPMENT SERVICES DIRECTOR REPORT

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

12. VISITOR'S FORUM

SPEAKER:

Shannon Johnson – She is part of the Songwriter's Festival and thanked the Board for their involvement. She stated it was an amazing event.

13. BOARD MEMBER'S FORUM

Dr. Campanella presented a certificate of appreciation from the Pensacola Beach Church relating to the golf cart raffle.

Mr. Pavlock questioned if the Beach restoration loan had been included in this year's budget.

Ms. Ford assured him it was included.

Mr. Lee stated we had received the state permit for nourishment, but the federal permit would take at least 6 more months.

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 5:40 p.m.

  
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SECRETARY

  
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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.)