



BOARD MEMBERS

Bubba Peters
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Brigette Brooks
Vice Chairman
Jeremy Johnson
Secretary Treasurer
Charles D. Thornton
Acting Secretary Treasurer
Jerry Watson
Board Member
Liz Callahan
Board Member

SANTA ROSA ISLAND AUTHORITY
PENSACOLA BEACH, FLORIDA
REGULAR BOARD MEETING MINUTES
AUGUST 23, 2023

1-3. A regularly scheduled meeting was held on Wednesday, August 23, 2023, beginning at 5:00pm. Those present were: Chair- Mr. Bubba Peters, Secretary Treasurer- Mr. Jeremy Johnson, Board Member- Mr. Charles D. Thornton, Board Member- Ms. Liz Callahan, Attorney- Ms. Mary Jane Bass, Executive Director- Ms. Leigh Davis, Director of Administration- Ms. Robbie Schrock, Director of Development Services- Mr. Juan C. Lemos, and Director of Finance- Ms. Vickie Johnson. Ms. Brigette Brooks and Mr. Jerry Watson were absent from the meeting. Mr. Bubba Peters led the Pledge of Allegiance, followed by a moment of meditation.

4. APPROVAL OF MINUTES (Regular Board Meeting 7/26/2023 & Quasi-Judicial Hearing 8/9/2023)

Upon motion of Ms. Liz Callahan seconded by Mr. Charles D. Thornton, the Board unanimously approved the minutes of the Regular Board Meeting (7/26/2023) and also approved the minutes of the Quasi-Judicial Hearing (8/9/2023). (4-0)

5. CHANGES OR ADDITIONS TO AGENDA

There were no changes or additions to the agenda.

6. ADOPTION OF AGENDA

Upon motion of Mr. Charles D. Thornton seconded by Mr. Jeremy Johnson, the Board unanimously adopted the amended agenda. (4-0)

7. CHAIR'S COMMENTS

The chairman had no comments.

8. EXTERNAL AGENCY REPORTS

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A. PENSACOLA BEACH VISITOR'S INFORMATION CENTER

Ms. Meg Peltier stated there were 2339 visitors in July. The top five states were Texas, Alabama, Tennessee, Florida, and Louisiana. The top countries were SE Asia, Canada and France. Ms. Peltier invited everyone to join the Sandshaker in celebrating 50 years on Pensacola Beach.

9. CONSENT AGENDA

A. ARCHITECTURAL & ENVIRONMENTAL COMMITTEE, MS. BRIGETTE BROOKS, CHAIR, MR. JERRY WATSON AND MR. JEREMY JOHNSON, MEMBERS

Item #1- Request by James Davidson, Sr. and James Davidson, Jr.- 21 Sugar Bowl Ln.- Lot 11, Santa Rosa Villas 2nd Addition- for approval to construct 4' tall aluminum fencing on the rear and sides of leased property for an in-ground swimming pool, per Sec. 5-9.4 (e) (4) of the Escambia County Land Development Code (LDC). (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

Item #2- Request by Paul and Marjorie Titus- for approval and execution of a Pier Amendment to Lease Agreement for 101 Sabine Dr., (Lot 1, Block C, Villa Sabine). (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

Item #3- Request by Dr. Francis Herrbold- for approval and execution of a Pier Amendment to Lease Agreement for 5 Sabine Dr., (Lot 2, Block B, Villa Sabine). (Staff report by Juan C. Lemos)

The Committee unanimously approved staff's recommendation.

B. DEVELOPMENT & LEASING COMMITTEE, MS. LIZ CALLAHAN, CHAIR, MR. CHARLES D. THORNTON AND MR. BUBBA PETERS, MEMBERS

Item #1- Request by Steven & Lisa Higgs- 306 Maldonado Dr.- Lot 4 Block 12, Villa Primera- to renew their lease for another 99-year term, under like covenants, provisions, and conditions, as are in the lease contained, including an option for further renewals. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

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Item #2- Request by Soundside Market, LLC d/b/a Soundside Centre- 5 Via de Luna Dr. #G10- to sublease to Sun Kissed Beauty Bar, LLC- to operate a salon and spa on leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

Item #3- Request by Soundside Market, LLC d/b/a Soundside Centre- 5 Via de Luna Dr. #G7 & #G8- to sublease to Bounds, Inc.- to operate an architecture and construction office on leasehold property. (Staff report by Robbie Schrock)

The Committee unanimously approved staff's recommendation.

C. ADMINISTRATIVE COMMITTEE, MR. JEREMY JOHNSON, CHAIR, MS. BRIGETTE BROOKS AND MR. BUBBA PETERS, MEMBERS

Item #1- Acceptance of the Treasury Management Services Master Services Agreement with Synovus. (Staff report by Leigh Davis)

The Committee unanimously accepted staff's recommendation.

D. OPERATIONS COMMITTEE, MR. JERRY WATSON, CHAIR, MS. LIZ CALLAHAN AND MR. JEREMY JOHNSON, MEMBERS

Item #1- Notification of an Escambia County project for the construction of changing rooms at Casino Beach. (Staff report by Juan C. Lemos/Escambia County representative)

Notification only. No action taken.

Item #2- Authorization to issue an invitation to bid for the purchase of three (3) new open-air trolleys for Pensacola Beach. (Staff report by Leigh Davis)

The Committee unanimously approved staff's recommendation.

Upon motion of Ms. Liz Callahan seconded by Mr. Charles D. Thornton, the Board unanimously approved the consent agenda. (4-0)

10. REGULAR AGENDA

A. NEW BUSINESS

Item #1- Report on Financial Statements and Expenditures. (Staff report by Vickie Johnson)

Ms. Vickie Johnson stated that June 2023 revenues were down 3.8% from June 2022.

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Upon motion of Mr. Charles D. Thornton seconded by Mr. Jeremy Johnson, the Board unanimously accepted the report on financial statements and expenditures, as presented. (4-0)

Item #2- Authorization to issue an invitation to bid for the Baby Beach nourishment project. (Report by BDI/Jeff Huggins)

Mr. Bubba Peters asked if \$550,000 was what was originally budgeted for the project.

Ms. Leigh Davis stated the project was budgeted significantly lower, but the scope of the project was expanded.

Upon motion of Ms. Liz Callahan seconded by Mr. Jeremy Johnson, the Board unanimously authorized issuing an invitation to bid for the Baby Beach nourishment project.

11. STAFF REPORTS

A. EXECUTIVE DIRECTOR'S REPORT

Ms. Leigh Davis presented her report. She updated the Board on a meeting that was held regarding reimagining Cowley Park. This meeting was not held by the SRIA. There were no questions from the Board.

B. ATTORNEY'S REPORT

Ms. Mary Jane Bass presented her report. She stated that a non-monetary lease default was added since her report was submitted. The leaseholders of 1206 Panferio Dr. have not responded to communication from the SRIA regarding the construction taking place below the base flood elevation. The leaseholders may voluntarily cure the default, but if not, Ms. Bass informed the Board that Beggs & Lane have a conflict of interest. If any legal action is pursued, Ms. Bass would like to refer this matter to attorney, Mr. John Trawick. The Board had no objections.

C. DEVELOPMENT SERVICES DIRECTOR REPORT

Mr. Juan C. Lemos presented his report. He informed the Board that ECUA is requesting a 15-foot easement on SRIA leasehold property near the water tanks for a project.

Ms. Leigh Davis asked if the Board had any objections to the easement, and if not, ECUA would prepare the legal document, and it would be brought back to the Chairman for execution. The Board had no objections.

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D. ENGINEER'S REPORT

Mr. Jeff Huggins presented his report. There were no questions from the Board.

12. VISITORS' FORUM

Speaker- Liz Hewson- 1203 Ariola Dr.

Ms. Liz Hewson thanked staff for listening and working on a welcome sign for the east end of the island.

Speaker- Tom Jardine- 1112 Via de Luna Dr.

Mr. Tom Jardine thanked the Board and staff for the water fountain in the lobby. He asked what the benefit of the lease system was.

13. BOARD MEMBERS' FORUM

There were no comments from the Board.

14. ADJOURN

There being no further business to come before the Board, Chair Mr. Bubba Peters declared the Regular Board Meeting of the SRIA Board adjourned at 5:25pm.


SECRETARY


VICE-CHAIR

(Please note that the Santa Rosa Island Authority does not make verbatim transcripts of its meetings, although the meetings are recorded. Any person desiring a verbatim transcript of a meeting of the Santa Rosa Island Authority will need to independently secure such verbatim transcript.)