

JEKYLL ISLAND-STATE PARK AUTHORITY

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<p>Oaks, LLC, is the proposed new lessee. The four owners of Jekyll Ocean Oaks, LLC are the same four partners of Jekyll Club Associates. Ms. Bonds distributed correspondence¹ concerning the Holiday Inn lease and updated the board on the pending status of the Holiday Inn franchise application and the Property Improvement Plan to be prepared by the Holiday Inn franchisor. It was anticipated the cost of the PIP would be far in excess of the \$2.5M investment proposed by the potential purchasers to renovate the hotel. Once Ocean Oaks, LLC receive this information from Holiday Inn Corporate they will be able to determine how to move forward. This will result in the LLC developing an operating plan for the JIA's review. Ms. Bonds stated the JIA now has a better understanding of the investors. Financial statements have been reviewed, net worths exceed the amount disclosed at the August 8, 2005, meeting, and written authorization will be requested to obtain credit checks. A short discussion followed on the need for personal guarantees. Chairman Wood stated the committee he had just appointed would look at this need and other issues.</p>	<ul style="list-style-type: none">▫ Holiday Inn Update (cont'd)
<p>Ms. Bonds stated the JIA needs a new survey of the approximately 14-acre Holiday Inn site. Ocean Oaks is reportedly in the process of obtaining a new survey, which may take 45 days. Chairman Wood questioned the importance of completing a survey before proceeding with a lease agreement; Ms. Bonds asked that a survey be completed within 60 days from the date of the lease. A final issue identified by Ms. Bonds was the JIA policy not to enter into additional or new agreements with lessees if there were outstanding accounts. There is an outstanding issue with the Jekyll Club Associates regarding improvements made to the Jekyll Island Club Hotel leased property during Phase II of the Circulation Plan. After discussion between the Board and Jekyll Club Associates present, Chairman Wood asked for JIA staff and Jekyll Island Club Hotel representatives to meet at the conclusion of the Board meeting to resolve these outstanding issues.</p>	
<p>Chairman Wood noted the agenda called for the election of officers. Following discussion, it was agreed to retain current officers with the exception of electing Cynthia Hutchinson as Assistant Secretary to replace Cindy McDonald.</p>	<ul style="list-style-type: none">▫ Election of Officers Proposal
<p>Meeting recessed at 10:55 a.m. on Monday, September 12, 2005.</p>	
<p>Public session reconvened and the meeting was called to order at 11:07 a.m. on Monday, September 12, 2005 in Beachside Hall at the Jekyll Island Convention Center.</p>	<ul style="list-style-type: none">▫ Meeting Recessed
<p>Chairman Wood noted that Governor Perdue supports the Jekyll Island Authority in redesignation of the CBRA map, and that Mr. Pat Wilson, Georgia's Federal Affairs Director in Washington, D.C., will ensure the</p>	<ul style="list-style-type: none">▫ Meeting reconvened & called to order

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<p>Governor’s views are made known to the proper persons. Congressman Kingston’s staff has met with staff of both U. S. Fish and Wildlife and House Resource Subcommittee Chairman Gilchrest. Next, Congressman Kingston will meet with Subcommittee Chairman Gilchrest prior to the hearing scheduled for October 27, 2005.</p> <p>Chairman Wood also noted the JIA staff had presented proposed SPLOST language changes to the Governor's office to clarify that Jekyll Island Authority, as a state authority, can participate in the sharing of SPLOST funds.</p> <p>Ms. Lynn moved, seconded by Mr. Collins, to approve the minutes of the August 8 and August 12, 2005 Board Meetings. Discussion and clarification of certain minute’s items followed. Mr. Scheer recused himself from approval of the August, 2005 minutes. The remainder of the board unanimously approved the Minutes as corrected.</p> <p>Ms. Bonds requested approval of acceptance of a grant² from DNR-EPD of up to \$200,000 for clean-up of the future Georgia Sea Turtle Center site. A motion made by Ms. Lynn, seconded by Mr. Lewis, carried unanimously to approve acceptance.</p> <p>Ms. Bonds recommended Board approval of a Villas By the Sea request to construct a 16’ X 34’ storage facility located at the backside of the conference center which is not in the public view to be used for Villa owners’ bicycles only and not to store bicycles for rental. This request is subject to Villas obtaining all permits required by Glynn County and the Jekyll Island Fire Department. Motion made by Mr. Scheer, seconded by Ms. Kelley, carried unanimously to approve the request.</p> <p>Chairman Wood reviewed the Board offices to be filled, noting the office of Chairman is appointed by the Governor. Mr. Collins moved, Ms. Kelley seconded, to elect as officers for 2005-2006 J. Y. Jones as Vice-Chairman, Mike Hodges as Secretary, Cynthia Hutchinson as Assistant Secretary and Laura Bonds as Treasurer.</p> <p><i>Old Business:</i> <i>-Circulation Plans-</i> Ms. Lynn made a motion to direct the Jekyll Island Authority staff to seek advance approval of the Board for all proposed assessments on leaseholders for improvements to leased property and for all proposed changes to a circulation plan. Mr. Boshears seconded the motion. Following discussion, Ms. Lynn withdrew the motion with Mr. Boshears’ concurrence. Mr. Scheer then moved to direct JIA staff to seek Board approval prior to the implementation of all substantive circulation plan changes. The motion was seconded by Ms. Kelley and passed unanimously.</p>	<ul style="list-style-type: none">▫ Chairman’s Comments ▫ Minutes Motion & approval ▫ DNR-EPD Grant Motion & approval ▫ Villas By The Sea Storage Facility Motion & approval ▫ Election of Officers ▫ Circulation Plans Motion & approval
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no official voice in making decisions. He thanked Mr. Boshears for his request of weekly updates on CBRA. Mr. Eyler reminded us that Jekyll Island had so far received \$3.2M in SPLOST revenues and he encouraged residents to be sure to go vote in favor of SPLOST on November 8. Mr. Eyler then focused on the intersection at the Jekyll Causeway and U. S. 17 and his efforts to have this dangerous intersection corrected.

Mr. Lucien DeBacker requested for residents to be copied on any report regarding proposed substantive changes to the historic district circulation plan. Mr. Donohue responded that he would provide that information.

There being no further business, Mr. Collins moved and Ms. Lynn seconded the motion to adjourn the September 12, 2005 meeting of the Jekyll Island-State Park Authority. The motion passed unanimously.

Meeting adjourned at 12:40 p.m.

ATTEST:

APPROVED:

William A. Donohue
Executive Director

Richard V. Wood
Chairman

- **Motion to Adjourn**

- **Meeting Adjourned**

Attachments

- *Agenda*
- ¹ - *Holiday Inn Lease Correspondence*
- ² - *DNR-EPD Grant*
- ³ - *Sign-In Sheet – Public Comments*