

JEKYLL ISLAND-STATE PARK AUTHORITY

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would not begin until design guidelines are completed and approved. The title search and survey are complete, and there are 250 additional feet on the North end of the property, which will accommodate additional rooms and tennis courts. Mr. Lewis questioned if Jekyll Ocean Oaks would be back before the Board to address Phase II after the Phase I new building was complete.

Chairman Wood commented that Jekyll Ocean Oaks new proposals were very comprehensive. He appointed a Hotel Committee of Mr. Boshears, Mr. Hodges and himself to study the proposals and other hotel issues. Mr. Boshears questioned if a new facility would continue to operate under the Holiday Inn franchise. Mr. Hughes said not. Mr. Collins asked how they wanted it presented to the Blue Ribbon Committee. Mr. Runner commented he hoped not to be held to being a Holiday Inn.

Ms. Spencer, Legal Counsel, pointed out that on August 8, 2005, to facilitate Jekyll Ocean Oaks proposal at that time, the Board had approved releasing Lodgian (present Holiday Inn lessee) from further liability and extending the lease term to 2049. If the proposal is now to tear down the existing structure, this is a new proposal and requires new Board approval.

Mr. Boshears commented he was concerned about further delay in the Holiday Inn plans. He wished anyone with an issue regarding any part of the new proposal would come forward and state such. Ms. Lynn feels it is a great project. Chairman Wood stated that he and Mr. Donohue had met with Mr. Runner, Mr. Curtis and Mr. Hughes to find out what they needed from the Board for them to take over the Holiday Inn property. The most important point remains an extension of the lease in order for them to complete due diligence and get their financing in order. Chairman Wood stated it was his belief the August 8th motion was intended to extend the Holiday Inn lease so that Jekyll Ocean Oaks could either remodel the existing structure or build a new hotel. After lengthy discussion by Board members, it was decided the Hotel Committee would investigate and consider all issues pertaining to Jekyll Ocean Oaks proposals for the Holiday Inn property.

-Georgia Coast Inn- Chairman Wood, Mr. Donohue, Ms. Bonds and Ms. Spencer met on November 8, 2005, with Mr. Holloway and other Georgia Coast Inn representatives via teleconference. Various options were discussed. The Board could not approve any proposal at this time to tear down the existing structure and build a condo-hotel or to extend the lease. The ultimate recommendation was that Mr. Holloway and the present Lessees work within the existing lease. Mr. Holloway agreed to respond in two weeks or by November 22, 2005. Mr. Holloway commented that if he didn't have a new lease, he really couldn't give an answer. Chairman Wood stated the fact of the matter is Mr. Holloway had been proposing to build condominiums which would require flood insurance. The lack of congressional action on CBRA is impeding everything the Authority is trying to do and further impedes the development of condominiums.

▫ Agenda Review, Discussion (Cont'd)

▫ Hotel Committee Appointments

▫ Legal Counsel Comments

▫ Board Members' Comments

▫ Agenda Review, Discussion (Cont'd)

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Mr. Boshears asked Ms. Spencer if there was anything in the law that prevents the Authority from acting on anything until it has the approval of the Blue Ribbon Committee. Ms. Spencer responded there is not. After further discussion between Board members and Mr. Holloway about insurance and flood insurance, Chairman Wood reiterated the Authority would be anxious to hear from Mr. Holloway by November 22.

-FY 06 Capital Expenditure Request- Ms. Bonds outlined FY 06 capital expenditure request as presented in board report on page B-24 requesting funds from parking fee, water & wastewater fees, fire fees and operating revenues.

-Summer Waves- Mr. Donohue updated the Board on Summer Waves. There have been some responses already to the outside management option. Other options are to repair the wavepool at a cost of \$1.2M - \$1.5M; or to not repair the wavepool now but add an attraction elsewhere on property at a lesser cost. Once all responses have been received, Board members will be informed. A special meeting may need to be called to make a decision.

-Huddle House- Jekyll Island Authority staff requested permission from Board to take the necessary action, with guidance from the Attorney General's office, to demolish the Huddle House structure by February 15, 2006.

-F.A.A. Airport Grant Request- Jekyll Island Authority staff requested permission to accept \$300K F.A.A. Entitlement grant to be used to re-surface the runway/taxiway at the airport.

-Jekyll Island Fire Department & Jekyll Island Fire Department Volunteers- Jekyll Island Authority staff requested approval of a Coordination and Rental Agreement between Jekyll Island Fire Department, Jekyll Island-State Park Authority and Jekyll Island Fire Department Emergency Volunteers, Inc., subject to Legal Counsel final review.

-Proposed Schedule of Meeting Dates for 2006- Board agreed to meeting dates for 2006 with no meetings scheduled in April, July or December.

-Georgia Tourism Foundation Agreement- Mr. Donohue distributed a memo to the Board explaining the function of Georgia Tourism Foundation. Mr. Wood stated that based on Authority revenues, a contribution could be funded from the Marketing and Advertising budget. After discussion, the Board agreed to contribute \$25K.

Meeting recessed at 11:18 a.m. on Monday, November 14, 2005.

▫ Agenda Review,
Discussion (Cont'd)

▫ Meeting Recessed

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<p>Public session reconvened and was called to order by Chairman Wood at 11:18 a.m. on Monday, November 14, 2005 in the West Conference Room, 2nd Floor at Morgan’s Grill on Jekyll Island, Georgia.</p> <p>Chairman Wood noted that Mr. Hodges was present via teleconference.</p> <p>Ms. Lynn moved, seconded by Ms. Kelley, to approve the minutes of the October 17, 2005, Board meeting. Motion carried with all in favor.</p> <p>Ms. Bonds requested that Board members approve a three-year lease renewal for SeaShell Enterprises³ at the current rent structure. Mr. Lewis moved, Mr. Collins seconded, Motion to approve carried with all in favor.</p> <p>Ms. Bonds requested that Board members approve a two-year lease renewal to First Bank of Brunswick⁴ at the current rent structure. Mr. Collins moved, Mr. Lewis seconded, Motion to approve carried with all in favor. Mr. Hodges abstained from voting.</p> <p>The Georgia Tourism Foundation⁵ was created last year by Georgia Economic Development to promote tourism in Georgia. The Foundation requested a contribution to help with start-up costs. A Motion was made by Ms. Kelley, seconded by Ms. Lynn to contribute \$25K from the Marketing and Advertising budget, specifically from the hotel/motel tax funds. Motion carried with all in favor.</p> <p>Mr. Lewis moved and Mr. Collins seconded a schedule of proposed meeting dates⁶ for 2006 for the Jekyll Island Authority Board, with no meetings scheduled in April, July or December. The Motion was carried with all in favor.</p> <p>Presented for approval, subject to Department of Law final review, was the Coordination and Rental Agreement⁷ among Jekyll Island Fire Department, Jekyll Island-State Park Authority and Jekyll Island Fire Department Emergency Volunteers, Inc. The Agreement has a lease term of fourteen (14) years for the new fire truck at \$1.00 per year, renewable automatically on an annual basis at the end of the initial term. Mr. Collins moved, Mr. Lewis seconded, the Motion to approve the Agreement was carried with all in favor.</p> <p>Mr. Lewis moved, Mr. Boshears seconded, to accept \$300K F.A.A. Entitlement grant⁸ to resurface the runway and taxiway at the airport, consistent with the Authority 5 year capital implementation plan. Jekyll Island Authority and Georgia D.O.T. will each pay 2 ½% to match the grant. The Motion was carried with all in favor.</p> <p>It was motioned by Mr. Boshears and seconded by Ms. Lynn to direct the Executive Director to execute all documents and do all things necessary, with the guidance of the Attorney General’s office, to demolish the Huddle</p>	<ul style="list-style-type: none">▫ Meeting Reconvened & Called to Order ▫ Conference Call Attendee ▫ Minutes Motion & Approval ▫ 3-Year Lease Renewal SeaShell Enterprises Motion & Approval ▫ 2-Year Lease Renewal First Bank of Brunswick Motion & Approval ▫ Georgia Tourism Foundation Motion & Approval ▫ 2006 Proposed Meeting Dates Motion & Approval ▫ JIFD, JISPA & JIFD Emergency Volunteers, Inc. Coordination & Rental Agreement Motion & Approval ▫ F.A.A. Airport Grant Request Motion & Approval ▫ Huddle House Demolition Motion & Approval
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<p>House structure by February 15, 2006. Motion was carried with all in favor. Staff is identifying Summer Waves options. It requested the Board to consider of a called Board meeting, if needed, to approve capital dollars to make improvements or to execute a contract with a third party. No action was taken.</p>	<ul style="list-style-type: none">▫ Summer Waves
<p>Ms. Bonds outlined the FY 06 Capital Expenditure request as follows: \$402,900 in capital projects from parking fee funds, \$341,370 in Water and Wastewater capital expenditures from Water Wastewater fees, \$136,000 for fire rescue vehicle from fire fees and up to \$586K for various facility improvements and equipment from operating revenues. Operating revenue fund capital expenditures, unless necessary, will be delayed to later in the year. Ms. Kelley motioned and Mr. Collins seconded. Motion was carried with all in favor.</p>	<ul style="list-style-type: none">▫ FY 06 Capital Expenditure Request Motion & Approval
<p>No action was taken on the Georgia Coast Inn. Mr. Donohue stated that a meeting was held November 8, 2005 among himself, Ms. Bonds, Ms. Spencer and Georgia Coast Inn representatives. Mr. Holloway's group is to submit a proposal by November 22, 2005. Mr. Boshears requested a copy of proposal so it can be reviewed as soon as possible. Chairman Wood noted the Hotel Committee would study proposals regarding the Holiday Inn, Jekyll Oceanfront and Georgia Coast Inn.</p>	<ul style="list-style-type: none">▫ Georgia Coast Inn
<p>Ms. Kelley stated that no comments on the standard lease document or on protocols were received by the October 28, 2005 deadline. She would like to refer to the document to the hotel committee at this time. Mr. Collins thanked Ms. Kelley for her prior presentation. Chairman Wood stated he would like to see her committee come up with a checklist for future requests from hotels.</p>	
<p>Under old business, Mr. Collins asked for Board approval of the 2% annual salary increase for Executive Director even though it had been approved by the Governor's office. Motion made by Mr. Collins and seconded by Ms. Kelley to approve the 2% salary increase for Executive Director. Motion carried with all in favor. Mr. Boshears asked staff to respond to the motion. 100% of Authority staff present stood and applauded Mr. Donohue. Ms. Bonds followed with positive comments on Mr. Donohue's leadership. Mr. Hodges commented that there should be a formal process for evaluating the Director's performance.</p>	<ul style="list-style-type: none">▫ Old Business▫ Executive Director Annual Salary Increase Motion & Approval
<p>Chairman Wood appointed a committee of Ms. Kelley and Mr. Hodges (chair) to develop an evaluation process for the performance of an Executive Director.</p>	<ul style="list-style-type: none">▫ Evaluation Committee Appointment
<p>Mr. Collins stated that Dr. Jones' concern at last board meeting regarding CBRA should be looked into and the Board needed to let U.S. Fish and Wildlife know that parts of Jekyll Island should not be designated "OPA".</p>	<ul style="list-style-type: none">▫ CBRA Discussion

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Legal Counsel should be contacted to see if there are other options the Authority could follow to those presently being tried. Jekyll Island concerns should not be put on hold because of hurricane damage to other parts of the country. Chairman Wood had asked Ms. Kelley to check with Mr. Pat Wilson of the Governor's office. Ms. Kelley stated Mr. Wilson was presently in Washington, D.C. on the issue. Chairman Wood noted that Heather McNatt is leaving Congressman Kingston's office and is being replaced by Ms. Emily Howard who is aware of CBRA issue. Mr. Donohue responded that the Authority planned to speak with Ms. Howard this week.

Mr. Boshears made a motion, seconded by Mr. Collins, to direct the Chairman and the Executive Director to look into asking State Legislators to take appropriate action at the Congressional session in January to get Jekyll Island removed from OPA as soon as possible. Chairman Wood stated that we should give Mr. Wilson and Congressman Kingston's office an opportunity to present Jekyll Island's case. He then asked Ms. Kelley and Mr. Lewis to contact Mr. Wilson and report back to Board. Mr. Boshears rescinded his motion and Mr. Collins rescinded the second to the motion.

Chairman Wood recognized Mr. Eyler, JICA President, to address the Board. Mr. Eyler stated the CBRA issue was not an issue for the Authority alone but one that affects all property owners on the Island. He suggested everyone go forward on solving the matter in a unified way.

Ms. Spencer clarified the issue that a Special Assistant Attorney General would have to be appointed to handle the issue through litigation. Previous action approved by the Board was only for hiring a firm as consultants or lobbyists.

No members of the public had scheduled to address the Board.

Next meeting of the Jekyll Island Authority is scheduled for January 9, 2006.

There being no further business to discuss, a motion was made by Mr. Collins, seconded by Mr. Lewis to adjourn. Motion passed with no opposition.

Meeting adjourned at 12:11 p.m.

ATTEST:

APPROVED:

William A. Donohue
Executive Director

Richard V. Wood
Chairman

- CBRA Discussion (Cont'd)
- CBRA Motion
- Discussion
- CBRA Motion Rescinded
- Mr. Eyler
- Legal Counsel
- No Public Comments
- Motion to Adjourn

Attachments

- 1 Agenda
- 2 Jekyll Ocean Oaks Letter
- 3 Sea Shell Enterprises Lease
- 4 First Bank of Brunswick Lease
- 5 Georgia Tourism Foundation Agreement
- 6 2006 Meeting Dates
- 7 JIFD, JISPA & JIFD Emergency Volunteers Coordination & Rental Agreement
- 8 F.A.A. Entitlement Grant