

JEKYLL ISLAND STATE PARK AUTHORITY

September 11, 2006

Page 1 of 5

The Jekyll Island-State Park Authority met in public session on Monday, September 11, 2006, in Meeting Room 9 at the Jekyll Island Convention Center on Jekyll Island, Georgia. Chairman Wood called the meeting to order at 9:44 a.m.

Members Present: Richard Wood, Chairman
Ed Boshears
Mike Hodges
Becky Kelley
Bob Krueger
Tom Lewis
Sybil Lynn
Ben Porter

Members Absent: None

Legal Counsel Present: George Zier

Staff Present: Bill Donohue, Executive Director
Laura Bonds, Deputy Director/CFO
Judy Dressner, Executive Assistant
Jim Broadwell, Projects Manager

Various members of the public were present including Mr. Kevin Runner, Mr. Larry Evans, and Mr. Jason Smith.

Chairman Wood opened the meeting by welcoming the two new board members, Bob Krueger and Ben Porter.

Discussion began concerning the Georgia Coastal Resources Division letter (which is attached and made part of the minutes). Chairman Wood stated that there is an erosion problem on the north end of the island and suggested that a proposal to start a renourishment on this end of the island be included in the RFI. Mr. Donohue and Mr. Broadwell will work toward drafting a proposal to be a part of the package to the legislators and the RFI report submitted to the Governor in mid-November.

CBRA Legislation: Ms. Bonds advised that the legislation would be on the House floor at 2:00 p.m. on Tuesday, September 12, 2006, and can be viewed on C-Span. Chairman Wood was advised that the Senate version would be introduced soon.

Liquor Ordinance: A copy of the ordinance was handed out as Mr. Zier discussed the recent revisions. It was decided to address the first reading of the ordinance at the October JIA Board meeting after everyone had a chance to review the revisions. Mr. Brad Watkins, an

Call to Order

Attendance

Recognition of New Board Members

CRD Letter re: Erosion

CBRA Legislation

Liquor Ordinance

JEKYLL ISLAND STATE PARK AUTHORITY

September 11, 2006

Page 2 of 5

attorney representing the Jekyll Island package store, spoke on behalf of the owners concerning their loss of revenue if the ordinance is adopted. Legal Counsel asked Mr. Watkins to provide a proposal including estimates on how their revenue will be affected.

Rent Adjustments: Chairman Wood discussed the outcome of the recent Hotel Committee meeting. Copies were distributed of a draft Resolution to hold off increasing any existing base rent until a new lease agreement revising the manner in which base rent is determined can be drafted. This Resolution would remain in effect until December 31, 2006. Chairman Wood asked that a motion be made to add adoption of this Resolution to the Agenda.

Conservation Plan: Mr. Donohue advised that a draft of the Conservation Plan is ready and the final plan will be ready some time in October or November.

Jekyll Ocean Oaks: Mr. Donohue presented a brief update on the Jekyll Ocean Oaks resort stating that the main building will now be located on the south side of their property. Ms. Bonds handed out a copy of the revised plans (which is attached and made part of the minutes).

Chairman Wood recessed the meeting at 10:55 a.m.

Public Session reconvened in Beachside Hall and was called to order at 11:12 a.m.

Various members of the public and press were present.

Chairman Wood introduced the two new board members, Ben Porter from Macon, Georgia and Bob Krueger from Hawkinsville, Georgia.

Chairman Wood stated that we had a good report on CBRA legislation. The bill would be on the House floor by 2:00 tomorrow afternoon and can be viewed on C-Span.

Chairman Wood asked that the Agenda be amended in order to add the request to adopt the Resolution of the Board concerning rent adjustments based on appraisals (a copy of which is attached and made part of the minutes). The motion was made by Mr. Lewis, seconded by Ms. Lynn and passed with no objections.

Mr. Donohue and Chairman Wood presented two Faithful Service Awards. Mr. Sam Spinelli received a 20-year certificate and pin for his service to the Jekyll Island Fire Department. Mr. VuVan Trinh received

Rent Adjustments

Conservation Plan

Jekyll Ocean Oaks

Meeting Recessed

Meeting Reconvened
& Called to Order

Chairman's
Comments

Award Presentations

JEKYLL ISLAND STATE PARK AUTHORITY

September 11, 2006

Page 3 of 5

a 15-year certificate for his service with the Jekyll Island Landscaping Division.

Mr. Donohue introduced Mr. Jason Richardson who was recently hired as the new Fire Chief/Director of Public Safety.

Approval of Minutes: Ms. Kelley made a motion to approve the August 14, 2006, JIA Board meeting minutes. Mr. Hodges seconded the motion. There being no objections the motion passed.

Election of New Officers: Chairman Wood presented the following nominations for the JIA Board officers:

Mike Hodges, Vice Chairman
Ed Boshears, Secretary
Laura Bonds, Treasurer
Judy Dressner, Asst. Secretary

Mr. Lewis made a motion to accept the nominations, Ms. Lynn seconded the motion and with no objections the motion carried.

Second Reading of Flood Prevention Ordinance: Ms. Lynn made a motion to approve and adopt the second reading of the Flood Prevention Ordinance. Mr. Hodges seconded the motion and with no objections, the motion carried.

Executive Director's Report: Mr. Donohue referred to the invitations regarding the kick-off of the Governor's initiative on Customer Service on September 22 at the beach deck from 7:30 to 8:30 a.m. and invited everyone to come.

Mr. Donohue stated that the staff would be looking at some of the issues on the draft conservation plan next week.

Mr. Donohue advised that staff met with partners of Jekyll Ocean Oaks last week and was shown the revised site plan placing the main building on the south end instead of the north end of the property. Chairman Wood asked if there were any opposition to changing the site plan and there were none voiced.

Mr. Donohue discussed the outcome of the GCI hearing last week. The Judge has given the affected party until September 18, 2006, to come to a resolution.

Mr. Donohue announced the upcoming 5th Annual Family Weekend starting on October 8th. The funds raised will be used for the Georgia Sea Turtle project.

Introduction of New Fire Chief

Motion Approved

Motion Approved

Motion Approved

Executive Director's Report

JEKYLL ISLAND STATE PARK AUTHORITY

September 11, 2006

Page 4 of 5

Jim Broadwell distributed copies of the draft RFI 233 Summary (a copy of which is attached and made part of the minutes) and briefly discussed the written responses. He summarized the responses into 4 distinct options: (1) keep the status quo, (2) execute Jekyll Island 20/20 development plan and the conservation plan, (3) select a private sector master developer, (4) conversion to fee simple. He stated most comments were concerning the 65/35 development law and the no high rise issue, and that copies of the matrix of comments were available to those who wanted it.

The board was advised that the Governor's office will need to hear from JIA on the RFI by mid-November. Mr. Boshears had some questions about some of the comments and voiced his concern that we may be reducing access for the average income citizen of Georgia and thus moving away from the original intention of the state park.

Ms. Kelley echoed Mr. Boshears' comments and asked that the Board, as a whole, look at this issue. A request was made and agreed upon by the Board to have an interim Board meeting as soon as possible to discuss the RFI.

Ms. Bonds briefly reported on the CBRA legislation stating that the bill will be on the House floor on Tuesday, September 12, 2006. Ms. Bonds stated that leadership on both parties had given consent with no objections to the adoption of the map.

Ms. Kelley recommended that former Board Members Jack Collins and Steve Scheer be recognized in appreciation for all the years of service they gave to the Jekyll Island Authority. Mr. Lewis seconded the recommendation.

Referring to the public sign-in sheet, Mr. Steve Sharp was recognized to address the Board. Mr. Sharp identified himself as the owner of Larry's Subs and made a request to the board that the wave pool at Summer Waves be brought back. Mr. Donohue stated that staff was working on that issue.

The Board then recognized Mr. Tise Eyler with the Jekyll Island Citizens Association. Mr. Eyler welcomed the two new board members and expressed a desire to have a Jekyll Island resident on the board. He voiced his concern over the number of comments on the RFI and stated that these materials should be available to the residents. Mr. Donohue advised that these materials were available at Villa Osposo. Mr. Eyler commented that the 4H and Soccer were good things for the island and should not be taken away. He stated that Jekyll needs to be treated equally in reference to distributing SPLOST funds. Ms. Poleszak responded that Jekyll Island was unique and should be treated special.

RFI Summary

CBRA Legislation

Recognition of former Board Members

Public Comments

JEKYLL ISLAND STATE PARK AUTHORITY

September 11, 2006

Page 5 of 5

There being no further business, Ms. Kelley made a motion to adjourn. Mr. Lewis seconded the motion and with no objections the meeting adjourned at 12:30 p.m.

ATTEST:

APPROVED:

William A. Donohue
Executive Director

Richard V. Wood
Chairman

- Motion to Adjourn
- Motion Approved

Attachments:

- 1- Agenda
- 2- CRD Letter
- 3- Liquor Ordinance
- 4- Resolution concerning rent adjustments
- 5- Draft RFI Summary
- 6- Public Sign-In Sheets