

Regular Board Meeting Minutes

October 11, 2022 5:00 PM - Airport Conference Room

In attendance were board members, participants and guests as listed on the attached attendance sheet.

1. **Call to Order-** Chairman Locke called meeting to order at 4:52 PM; a quorum was confirmed.
2. **Invocation** – Frank Acuff
3. **Review of Agenda.** The agenda was accepted with the addition of annual elections as item 4, and by the addition of three New Business items by Secretary.
4. **Election of Officers.** Statham moved and Brooks seconded that we continue the service of Jack Locke as Chairman, Roy Brooks as Vice-Chairman and Ross Statham as Secretary, and that we elect Tommy Leuenberger as Treasurer and Frank Acuff as Grants Coordinator. Motion carried unanimously.
5. **Consent Agenda** items were, as previously determined by procedure, approved as submitted:
 - a. Last month's meeting minutes
 - b. Treasurer's report
 - d. Technology Report (No activity)
 - e. Grant Activity Report (No activity)
6. **Audience wishing to speak:** Airport tenant Avery Baker briefly spoke to the Board about potentially serving on the Board and regarding the flyable aircraft rule and home-built aircraft. The Board thanked him for his interest and his input.
7. **Airport Manager Report:** There was a discussion about our lower 100LL fuel prices, our recent fuel purchases and about the need to have our runway and taxiway light "pilot control" relay be looked at via a service call. (Currently the lights are staying on all night.) No action needed by the Board. Report enclosed.
8. **AVCON Report:** Calvin Palmer from AVCON (report enclosed) discussed the current terminal improvements project now underway, the obstruction removal (trees) and the upcoming electrical vault project. The Board, AVCON and Airport Manager discussed the importance of tree removal from the dry areas surrounding the wet area to the north of the terminal building and the need to obtain three quotations. Statham moved and Brooks seconded that we direct the Chairman to sign the Electrical Vault paperwork provided by AVCON. Carried. Palmer also indicated we should consider signing an FAA Grant Pre-Application for a grant; Statham moved and Leuenberger seconded that we direct the Chairman to sign this application. Carried.
9. **Old Business:**
 - a. The Chairman reported that the lease proposal discussions with the Baptist College of Florida are continuing towards closure and that we appear to have a verbal agreement in principle. (For clarification, the college is currently in default of their land lease agreement with the Authority, and we are seeking to resolve the manner without having to resort to legal action.) After discussion regarding the default, as well as their current tenant (The Chamberlain Foundation) who paid for much of the construction and has been using one hangar and one building, Brooks moved and Leuenberger seconded that we state our position to the College as follows:
 - i. Title to both hangars and the building return to the Airport authority on or before December 31, 2022;
 - ii. The Chamberlain Foundation to sign a lease or leases for the north hangar and for the office building, to run for five years at no charge;

- iii. The Chamberlain Foundation to provide liability, damage and replacement insurance for both the north hangar and the office building for the duration of the lease and to provide proof of such to the Airport Authority;
 - iv. The Chamberlain Foundation to provide their own maintenance and upkeep of the north hangar and office building, subject to our periodic inspections and subject to Airport Authority's satisfaction that the facility is being properly maintained;
 - v. The Chamberlain Foundation to pay all utilities for the north hangar and the office building; and
 - vi. The Airport Authority to properly maintain the secure entry gate.
- b. There was a discussion about the Flyable Aircraft Policy by the Board with the Airport Manager and among the Board. No action was deemed necessary.
 - c. Statham reported that the wife of James P. Neill (who passed away in May 2022), called and offered to pay us what was owed for back rent. Airport Admin Brenda Wilson reported that a balance was provided to her but that we have received no payment. Statham also reported that Airport Manager Mark Wilson was contacted by a law firm in Texas regarding the aircraft and indicated that there was a \$4 million judgment against Neill; Statham indicated that he had also spoken with the attorney two weeks ago, but that we have heard nothing since. No action, but we will continue to monitor.
10. **New Business**
- a. Statham moved, and Brooks seconded that we direct the Airport Manager to contact Starlink regarding high speed internet connectivity for the airport and to purchase the service if available. After a brief discussion the motion carried unanimously.
 - b. Statham inquired as to the status of new Board appointments for openings for Holmes and Jackson Counties. The Chairman indicated that Holmes County has provided a replacement that should be starting by year end. Norm MacLeod and Frank Acuff indicated that they have some ideas regarding Jackson County.
 - c. Statham asked that new Treasurer Leuenberger and new Grants Coordinator Acuff meet with the Chairman, Secretary and the Staff immediately after the meeting to discuss their new duties and responsibilities.
11. **Adjourn:** There being no other business, the meeting was adjourned at 6:06 PM.

These minutes were compiled by the Secretary on behalf of the Board of Directors, and when subsequently approved by the Board of Directors (the following meeting) and signed by the Secretary, shall constitute a true record to be included with the official legal records.



Ross E. Statham, Secretary