

**ST. AUGUSTINE PORT, WATERWAY & BEACH DISTRICT**  
**MINUTES OF REGULAR MEETING**  
**Tuesday, January 21, 2025**

The regular meeting of the St. Augustine Port, Waterway & Beach District was held at the St. Augustine Beach City Commission Meeting Room, 2200 A1A South, St. Augustine Beach, Florida, on Tuesday, January 21, 2025.

**1. CALL TO ORDER**

Chairman Matt Brown called the meeting to order at 3:00, p.m.

**2. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance to the flag of the United States of America followed.

**3. INVOCATION**

The Invocation was given by Vice-Chairman Rivers.

**4. ROLL CALL**

Chairman Matt Brown, Vice-Chairman Tom Rivers, Commissioner Nicholas Binder, and Commissioner Sandy Flowers were present in person. The meeting was also attended in person by Secretary-Treasurer Elyse Kemper and Clay Meek, General Counsel for the District.

**5. ADOPTION OF AGENDA**

**A motion to approve the agenda was made by Vice-Chairman Rivers, seconded by Commissioner Binder, and passed by a 4-0 vote.**

**6. PUBLIC COMMENT**

None.

**7. GOVERNMENT REPRESENTATIVE COMMENTS**

None.

**8. SECRETARY-TREASURER'S REPORT**

Secretary-Treasurer Kemper then delivered the financial report. As of December 31, 2024, the District spent: \$0 for overtime hours of police officers of the City of St. Augustine; \$665 for overtime hours of the City of St. Augustine Fire Department; \$6,747 for overtime hours of deputies of the St. Johns County Sheriff's

Department; \$6,932 for derelict boats; \$0 for debris removal; and, \$18,054 for channel marker repairs. As of January 15, 2025, the State Board of Administration account had a balance of \$26,226. The Operating Account had \$615,997 as of January 15, 2025. The money market account had \$500,000 in the reserve for projects and \$1,325,648 in amounts not reserved for projects. Taxes received as of January 15, 2025, were \$638,105 for the current year and the balance of the remaining expected tax income was \$292,661.

**9. APPROVAL OF MINUTES**

**A motion to approve the minutes of the December 17, 2024, regular meeting was made by Commissioner Binder, seconded by Vice-Chairman Rivers, and passed by a 4-0 vote.**

**10. ENGINEERING REPORT**

None.

**11. OLD BUSINESS**

None.

**12. NEW BUSINESS**

**A. Sol Margin Introduction**

Sam Baker and Ginger Baker Sanhueza of Sol Margin Fishing introduced themselves and their organization, which is a not-for-profit 501(3)(c). Sol Margin has various goals and initiatives regarding the waterways, including education and safe-angling programs, assisting with research, and conservation. They indicated no funding or grant request was being made at the current time and the sole purpose of coming before the Commission was introduce themselves and their organization and answer any questions the Commissioners had. All the questions given by Commissioners were answered and the Commissioners thanked them for coming to the Commission.

**B. Discussion Regarding TRIM Notice**

A discussion was had on the notice from the Florida Department of Revenue regarding the vote adopting the millage rate at the final TRIM hearing. General Counsel Meek discussed and advised as to the provisions of the applicable statute and options and timeline for holding a new final TRIM hearing. Within that discussion, he advised that the penalty prescribed by Florida Statute was

forfeiture of any \$.005 sales tax revenue from the State that would otherwise come to the District for the fiscal year, unless a new Final TRIM hearing was held and a millage rate was adopted there in accord with Florida Statute Section 200.065. However, given the nature of the District, it does not, has not, and will not receive any \$.005 sales tax revenue from the State under current law, regardless of any action taken by the Commission regarding millage.

Commissioner Flowers alleged that she had communicated with General Counsel Meek in years previously when similar issues had occurred. General Counsel Meek advised that Commissioner Flowers was mistaken and began discussing the millage process since he had been the General Counsel. Commissioner Flowers interrupted, shouted, accused General Counsel Meek of being a liar and had to be gaveled to order. General Counsel Meek also reminded of the requirement of all Commissioners to conduct themselves appropriately in meetings. Commissioner Flowers eventually stopped interrupting loudly, but continued to make facial expressions and to make grunts and comments under her breath throughout the rest of General Counsel Meek's presentation on the topic.

It was also discussed that the Commission still has one vacancy until appointment is made by the Governor. It was suggested that further discussion on whether or not to hold a new final TRIM hearing should not occur until at least when the Commission has all five seats filled and a majority agreed with this.

### **13. PUBLIC COMMENT**

Carl Blow of the Florida Inland Navigation District ("FIND") spoke briefly to remind of the FIND grant program cycle, potential funding availability of up to \$1,100,000.00 within St. Johns County, and that the deadline for applications is March 28, 2025.

### **14. COMMENTS BY COMMISSIONERS**

Commissioner Binder mentioned the Port District grant funding application calendar and indicated that he had been keeping track of the Ocean Hammock Walkway project progress in order to be able to inform upon and discuss it in conjunction with any new funding requests that are made.

Commissioner Flowers Indicated that she had purchased a bond and alleged that she had e-mailed Secretary-Treasurer Kemper for

reimbursement. Secretary-Treasurer Kemper advised that she had not received any such e-mails and began asking about when and to what address the e-mails were sent. Commissioner Flowers interrupted, shouted, and made various accusations.

Commissioner Flowers continued shouting and indicated that a letter from an attorney was being sent and intimated that she was planning to sue the District. Chairman Brown had to repeatedly gavel Commissioner Flowers due to her behavior.

After indicating she was going to sue the District, and prior to the meeting concluding, Commissioner Flowers abruptly got up and left. Following Commissioner Flowers's outburst and departure, Chairman Brown announced the next meeting date and then gaveled the meeting to a close due to the disruption caused by and exit of Commissioner Flowers, rather than continuing with Commissioner comments.

**15. NEXT MEETING**

February 18, 2025, was announced as the next regular meeting date. As such, the **next regular meeting will be at 3:00, p.m., on January 21, 2025**, at the St. Augustine Beach City Commission Meeting Room, 2200 A1A South, St. Augustine Beach, Florida.

**16. ADJOURN**

Chairman Matt Brown adjourned the meeting at 4:05, p.m.

---

Secretary-Treasurer

---

Commission Chairman Brown