

In the Matter of:

ST. JOHNS COUNTY AIRPORT AUTHORITY

WORKSHOP MEETING

September 08, 2025



1260 North Ponce de Leon Blvd., Suite E
St Augustine, FL 32084
(904) 825-0570 www.staugcr.com

ST. JOHNS COUNTY AIRPORT AUTHORITY
Workshop Meeting
held in The Conference Center Meeting Room
4730 Casa Cola Way
St. Augustine, Florida
on Monday, September 8, 2025
from 10:00 a.m. to 1:44 p.m.

* * * * *

BOARD MEMBERS PRESENT:

MICHELLE CASH-CHAPMAN
JENNIFER LIOTTA

* * * * *

ALSO PRESENT:

CHAD S. ROBERTS, ESQUIRE, The Roberts Firm, PLLC,
1633 Challen Avenue, Jacksonville, Florida, 32205,
Aviation Counsel for Airport Authority.

CHRISTOPHER A. WALKER, ESQUIRE, and JEFFREY W. KEMPF,
ESQUIRE, Lippes Mathias, LLP, 10151 Deerwood Park
Boulevard, Suite 300, Jacksonville, Florida, 32256,
General Counsel for Airport Authority.

COURTNEY PITTMAN, Interim Executive Director.

* * * * *

JANET M. BEASON, RPR, RMR, CRR
St. Augustine Court Reporters
1260 North Ponce de Leon Boulevard, Suite E
St. Augustine, FL 32084
(904) 825-0570

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I N D E X

PAGE

PLEDGE OF ALLEGIANCE	3
FINANCIAL REPORT	3
AGENDA ITEMS DISCUSSED:	
1. Financial Audit Presentation	44
2. Forensic Audit Update	73
3. Income Statement	82
4. Governance Issues	103
ADJOURNMENT	237
REPORTER'S CERTIFICATE	238
ERRATA SHEET	239

1 P R O C E E D I N G S

2 MR. PITTMAN: Excuse me. It is 10:00. I
3 would like to call this meeting to order.

4 MS. LIOTTA: Excuse me. Mr. Pittman, I've
5 asked our general counsel --

6 MR. PITTMAN: Uh-huh.

7 MS. LIOTTA: -- to call the meeting to order.

8 MS. CASH-CHAPMAN: Workshop.

9 MR. WALKER: Workshop.

10 MS. LIOTTA: Workshop, sorry.

11 MR. WALKER: Sorry. Happy to do so.

12 So, 10:00 calling the meeting to order. At
13 this point, I guess it would be the Pledge of
14 Allegiance and then we'll hand it over.

15 (Pledge of Allegiance.)

16 MR. PITTMAN: All right. So for everybody --

17 MS. LIOTTA: Excuse me, Mr. Pittman --

18 MR. PITTMAN: -- the reason --

19 MS. LIOTTA: No. Excuse me, Mr. Pittman.

20 MR. PITTMAN: If I could.

21 MS. LIOTTA: No. Excuse me, Mr. Pittman.

22 This is a board workshop.

23 MR. PITTMAN: This is a workshop.

24 MS. LIOTTA: I would like to ask you to sit
25 down. I told you in our e-mail --

1 MR. PITTMAN: Okay. I understand.

2 MS. LIOTTA: -- that this is going to be a
3 board-run meeting and I intend to stick with that.
4 So please take a seat and we can conduct this
5 workshop in an orderly fashion.

6 MR. PITTMAN: I understand, Ms. Liotta.

7 MS. LIOTTA: Please sit down.

8 MR. PITTMAN: So this board --

9 MS. LIOTTA: Mr. Pittman --

10 MR. PITTMAN: This workshop meeting was --

11 MS. LIOTTA: -- please sit down.

12 MR. PITTMAN: -- called to order --

13 MR. ROBERTS: Excuse me.

14 MR. PITTMAN: -- because of the stakeholders
15 and the tenants.

16 MS. LIOTTA: No. Mr. Pittman --

17 MR. PITTMAN: Mrs. --

18 MS. LIOTTA: This is insubordination.

19 MR. PITTMAN: -- Michelle -- Board Member
20 Michelle Cash-Chapman talked to me and we agreed
21 that we should have this workshop meeting because
22 tenants, stakeholders, and people around the
23 airport wanted to know what was going on.

24 So this was supposed to be a briefing and a
25 presentation for everybody involved. So instead of

1 us just doing the meeting ourselves, it was to do
2 it in front of the public. We haven't talked to
3 you-all in while, so we wanted to let you-all
4 know --

5 MS. LIOTTA: Mr. Pittman --

6 MR. PITTMAN: -- a state of the union.

7 MS. LIOTTA: -- this is extremely
8 inappropriate.

9 MR. PITTMAN: At this time --

10 MS. LIOTTA: Please sit down.

11 MR. PITTMAN: -- Mrs. Cash-Chapman, can you
12 please give the order of how things will proceed?

13 MS. LIOTTA: Ms. -- I think we need to talk
14 right now. This --

15 MS. CASH-CHAPMAN: Sure. I mean, I did call
16 the workshop, and so I did not have a problem
17 with --

18 MS. LIOTTA: I --

19 MS. CASH-CHAPMAN: -- the meeting starting --

20 MS. LIOTTA: I think I need to fill you in on
21 some things that have happened.

22 MS. CASH-CHAPMAN: Sure.

23 MS. LIOTTA: I got an e-mail about this, and
24 we are the only two board members, so I think
25 according to our meeting rules, if we agree on

1 something, it goes forward; if we don't agree, it's
2 a deadlock and it doesn't go forward.

3 I find some of what's been going on with staff
4 to be highly inappropriate. I got the agenda and
5 it was 13 different staff presentations of clocking
6 in, I don't know, two hours of us just sitting here
7 listening to staff with no materials, no briefing.

8 That, I find to be completely unacceptable.
9 One would think that if staff is ready to stand up
10 and talk for ten minutes, they've prepared
11 something and that should be given to the board and
12 frankly the public ahead of the workshop so that we
13 can digest it, we can look at it, we can come
14 prepared for questions.

15 I take my fiduciary duties extremely
16 seriously, and sitting here cold -- coming in cold
17 to a meeting and being talked to for two hours is
18 not somehow I -- I do not find that acceptable as a
19 board member.

20 MS. CASH-CHAPMAN: I hear you.

21 MS. LIOTTA: And frankly I don't accept --
22 find that acceptable for the general public who's
23 walking in here not knowing what's going to happen.

24 MS. CASH-CHAPMAN: I hear you. And so, the
25 items on the agenda are --

1 MS. LIOTTA: We haven't approved the agenda.

2 MS. CASH-CHAPMAN: I understand. Thank you.

3 So the items that I requested that we put on
4 this agenda for a workshop was specifically done
5 because we haven't met in so long and because there
6 are going to be questions and because we do have
7 things going on.

8 So whether we do ten-minute presentations or
9 not is fine, I don't particularly care either
10 direction, but the purpose of this meeting isn't
11 for anyone to be walking in blind, it was so that
12 we could be caught up and brought up to speed on
13 everything in the Sunshine, all at once. So --

14 MS. LIOTTA: I disagree --

15 MS. CASH-CHAPMAN: -- I don't know --

16 MS. LIOTTA: -- with that approach and that is
17 what I made extremely clear to staff. I know we
18 can't talk outside of meetings --

19 MS. CASH-CHAPMAN: Right.

20 MS. LIOTTA: -- but I made it extremely clear
21 to staff that I was not willing to sit through
22 hours of presentation with no preparation. That is
23 what's called handling the board, being --
24 controlling the flow of information. We walk in,
25 we don't know what's going to be said --

1 MS. CASH-CHAPMAN: No, I understand that,
2 but --

3 MS. LIOTTA: It's not appropriate. If they --

4 MS. CASH-CHAPMAN: -- they put on the agenda
5 what I asked them to put on.

6 MS. LIOTTA: And they need --

7 MS. CASH-CHAPMAN: They put on the agenda what
8 I said, I want an update on the following things,
9 please have something ready and I want it presented
10 in front of the public so that we're all hearing it
11 at the same time.

12 MS. LIOTTA: I don't --

13 MS. CASH-CHAPMAN: So --

14 MS. LIOTTA: -- believe that it's appropriate
15 for that to be done in a way where we are cold --

16 MS. CASH-CHAPMAN: What would have made this
17 better for you?

18 MS. LIOTTA: If they would have done the
19 briefing memos that I requested and they said they
20 were going to do and then at the last minute said
21 they were not going to do.

22 And, Mr. Pittman, I do have a question for
23 you. On October -- August 29th, you said that
24 these briefing memos would be done so that I as a
25 board member and Mr. -- Ms. Chapman as a board

1 member could be prepared to understand and be ready
2 for questions.

3 You -- you said in an e-mail that was going to
4 happen. Nothing happened. I followed up with an
5 e-mail and said, Where are these? We're not -- I'm
6 not going to be able to be prepared as a board
7 member. And you in an e-mail said according to
8 Attorney General guidance, the briefing memos were
9 not going to be distributed.

10 What Attorney General guidance was that?

11 MR. PITTMAN: Okay. So, may I answer?

12 All right. So, the reason why we didn't do
13 memos based off the Attorney General guidance, the
14 AGO --

15 MS. LIOTTA: What guidance?

16 MR. PITTMAN: Okay. It's in the AGO.

17 MS. LIOTTA: What guidance?

18 MR. PITTMAN: So the reason -- I don't know --

19 MS. LIOTTA: Specifically --

20 MR. PITTMAN: -- about all that.

21 MR. ROBERTS: Can we do one at a time, please?

22 MS. LIOTTA: I asked a specific --

23 MR. PITTMAN: I'm trying to answer you.

24 MS. LIOTTA: -- question and I want a specific
25 answer.

1 MR. PITTMAN: And so, the reason why we didn't
2 do them, because we didn't want to lead the public.
3 We didn't want the public to think us as staff are
4 trying to sway or do it -- do anything, put it in
5 writing as in a memo, to say that, hey, this is
6 something we as staff as decided.

7 MS. LIOTTA: Mr. Pittman --

8 MR. PITTMAN: So what -- so when I talked to
9 Mrs. Cash-Chapman, she wanted -- and it's in an
10 e-mail, she wanted presentations. So instead of us
11 doing a one-on-one presentation with the board
12 members like we normally would do, she was like,
13 hey, let's do it in the public, so that way
14 everybody knows what's going on.

15 So, instead it being the general presentation
16 that we would do with board members in my off- --
17 in the conference room at the admin building, we
18 wanted to do it here. And I agreed with her. I
19 thought it was a great idea because we've been
20 quiet too long. It was something staff --

21 MS. LIOTTA: Okay. That's enough.

22 MR. PITTMAN: -- was going to do anyway.

23 MS. LIOTTA: I did not ask --

24 MR. PITTMAN: We was going to do newsletters.

25 MS. LIOTTA: Mr. Pittman --

1 MR. PITTMAN: And so here it is.

2 MS. LIOTTA: -- this meeting is to go take
3 forever --

4 MR. ROBERTS: The court --

5 MS. LIOTTA: -- if you go on and on.

6 MR. ROBERTS: The court reporter can only take
7 one person at a time.

8 MS. LIOTTA: I appreciate that. So if I can
9 just get answers to my question, only answers to my
10 question, this will go a lot faster.

11 So you don't have the specific attorney -- you
12 don't have a specific --

13 MR. PITTMAN: I don't have it memorized.

14 MS. LIOTTA: -- reason why you didn't -- you
15 refused to do the thing you said you would do,
16 which is to give the briefing memos --

17 MR. PITTMAN: I answered it.

18 MS. LIOTTA: -- to me ahead of time.

19 MR. PITTMAN: I answered it. I said that way,
20 I don't come off as persuading --

21 MS. LIOTTA: You didn't -- you didn't give the
22 board --

23 MR. PITTMAN: I'm answering you.

24 MS. LIOTTA: Mr. Pittman, the format for these
25 briefing memos was provided by general counsel.

1 MR. PITTMAN: For a board meeting.

2 MS. LIOTTA: Do you think it's appropriate --
3 do you think it's appropriate -- Mr. -- general
4 counsel was well aware of the format of this
5 meeting when he provided that outline.

6 So you're saying that you have decided to
7 practice law without a license and decided what's
8 appropriate for the board to get and not get?

9 MR. PITTMAN: Okay. So I will respond to
10 that.

11 All right. So those briefing memos were for
12 board meetings, and you-all as a board have not
13 accepted those documents nor given me the
14 authorization to use said documents. And so, this
15 is not a board meeting, this is a workshop. And in
16 looking at our policy, the only way that we could
17 have this kind of forum legally is to call it a
18 workshop, right? Because it's not a -- an
19 executive session. This is not a shade meeting.
20 This is not a board meeting. So we called it a
21 workshop so we can do these presentations so the
22 public knows what's going on at the airport.

23 MS. LIOTTA: Okay. We are coming down to a
24 fundamental issue.

25 Ms. Chapman was fine coming in here as it

1 seems cold, not knowing what was going to be said,
2 not having the ability to prepare. I specifically
3 said I was not willing to have a meeting with that
4 format. You decided to listen to one board member
5 and not the other. Is that what I'm hearing?

6 MR. PITTMAN: No. I decided to call the
7 meeting because I -- so, Mrs. Cash-Chapman didn't
8 tell me to call the meeting. I was going to do it
9 anyway and I was going to do it as a state of the
10 union, right, to where I addressed -- that's what I
11 was trying to say earlier.

12 We were going to do new -- newsletters, but
13 then I was like, no, let's bring everybody in and
14 let's talk and get a state of the union address to
15 let everybody know what's going on at the airport.

16 MS. LIOTTA: Mr. Pittman --

17 MR. PITTMAN: And so --

18 MS. LIOTTA: -- I think you've got a serious
19 misunderstanding.

20 You answer to the board. You don't tell the
21 board what to do. Calling a meeting to say I'm
22 going to sit here and I'm going to have a bunch of
23 people come up and talk to you and you just have to
24 sit there and take it is just not okay.

25 MS. CASH-CHAPMAN: But he didn't do that. I

1 asked him to call this workshop. The pure purpose
2 of this workshop was to say, instead of us sitting
3 in one meeting and then you two sitting in one
4 meeting to be updated on everything, was to do it
5 all at the same time so that we could have an open
6 dialogue because we can't do that any other place.
7 So I --

8 MS. LIOTTA: I --

9 MS. CASH-CHAPMAN: -- apologize if you --

10 MS. LIOTTA: I --

11 MS. CASH-CHAPMAN: -- think I was trying to do
12 something or if that -- that we needed to prepare
13 for something. The main goal was so that we could
14 have a conversation and be updated on what is
15 happening at the airplane. We're now nine minutes
16 into the meeting and we have done nothing except
17 argue. So moving --

18 MS. LIOTTA: Well, I --

19 MS. CASH-CHAPMAN: -- forward, I would like to
20 know what would make this work for you. Because
21 I'm not going to waste hours of my day while we go
22 back and forth and argue.

23 MS. LIOTTA: Okay. And I have said I believe
24 it is inappropriate for staff to control
25 information to the board in such a manner where we

1 don't have any ability to prepare ahead of a
2 meeting, have no -- no -- don't even have copies of
3 these presentations that apparently are going to be
4 made to us. That is not us doing our job as a
5 board.

6 I would have been perfectly happy to come in
7 here with the briefing memos or whatever version of
8 the information ahead of time so that I would know,
9 hey, this is what's on the agenda, I've looked at
10 the re -- at the materials, they've been posted to
11 the website so the public can also digest it and be
12 able to come in and ask intelligent questions.

13 That -- that's been taken away from us and I
14 specifically asked for it. And I don't believe --
15 and I think it would be more appropriate for us to
16 reconvene this meeting in ten days when we've had
17 actually the information given to us.

18 Because this is not -- this -- we can't just
19 be papering over the governance issue with this
20 airport. We can't just pretend that this is
21 business as usual and that the board members not
22 being kept informed is okay.

23 And if we allow this to happen, we are telling
24 staff that it's okay to ignore a board member, it's
25 okay to not give information after they told we

1 were going to get it and be handled, and I won't
2 be.

3 MS. CASH-CHAPMAN: I'm sorry that that's the
4 experience that you had because I feel like I have
5 been asking questions throughout this process and
6 I've been getting answers, which is why apparently
7 I felt more prepared to be here than you did.

8 MS. LIOTTA: Were you given advance materials
9 on these presentations?

10 MS. CASH-CHAPMAN: When I requested what was
11 on the -- what to be put on this agenda for today,
12 when I requested what we deserve to have updates
13 on, if I had questions about things specifically, I
14 asked them specifically. So --

15 MS. LIOTTA: Did you -- but did you get --

16 MS. CASH-CHAPMAN: -- I don't have anything
17 physical, no, I don't.

18 MS. LIOTTA: So you didn't get written
19 materials to prepare for any of these topics ahead
20 of time?

21 MS. CASH-CHAPMAN: No, but I didn't feel like
22 I needed them because --

23 MS. LIOTTA: I did and I wasn't given them.

24 MS. CASH-CHAPMAN: Thank you for interrupting.
25 Let me know when you're done.

1 MS. LIOTTA: I'm a little frustrated.

2 MS. CASH-CHAPMAN: I can sense that.

3 MS. LIOTTA: I apologize for interrupting.

4 MS. CASH-CHAPMAN: So let me ask you. You're
5 comfortable -- instead of just hearing what people
6 have to say with all of us here now, you're
7 comfortable saying we're sorry we wasted
8 everybody's time, let's all go home because you
9 didn't get papers ahead of time. I just want to be
10 clear on what we're asking of everybody today.

11 MS. LIOTTA: That is my job, is to per -- is
12 to have oversight.

13 MS. CASH-CHAPMAN: Do you typically get
14 preparations in advance before they're prepared to
15 you?

16 MS. LIOTTA: If I'm presenting to a board,
17 damn straight. I've worked for boards. They
18 demand the materials at least a week in advance.

19 MS. CASH-CHAPMAN: Well, I will let that be
20 your decision. If you would like to tell everybody
21 here that we've all wasted our time to be here
22 today, then you do that.

23 MS. LIOTTA: I don't consider it a waste of
24 time to be prepared. I consider it a waste of time
25 to be -- come in, sit for the --

1 MS. CASH-CHAPMAN: You and I are not going to
2 agree on this, because the way I see today's
3 meeting -- workshop, is that they present to us so
4 that we can digest it and ask our questions and
5 then have another hopeful meeting at some point
6 when we can make some --

7 MS. LIOTTA: Having to do all that --

8 MS. CASH-CHAPMAN: -- decisions.

9 MS. LIOTTA: -- could and not have the ability
10 to look at something ahead of time is not being
11 prepared.

12 MS. CASH-CHAPMAN: I've heard you. I've heard
13 you loud and clear every time you've said it. So
14 please make the decision if we're continuing with
15 this workshop or if we're ending it.

16 MS. LIOTTA: Well, I think that's a pretty
17 narrow way to look at things, so we have to do
18 exactly what staff wants or we can't talk.

19 MS. CASH-CHAPMAN: It's not what staff wants.
20 It's what I asked them to do.

21 MS. LIOTTA: And it's not what I asked them to
22 do.

23 MS. CASH-CHAPMAN: Right. So I'm giving you
24 now the opportunity to make the decision on what
25 you would like to do.

1 MS. LIOTTA: Well, maybe we can talk about
2 things that we can both agree --

3 MS. CASH-CHAPMAN: Sure.

4 MS. LIOTTA: -- could here on this board -- so
5 the -- on the agenda.

6 MR. WALKER: So, point of order. If we're
7 going to amend the agenda, under workshop sections
8 of the Florida Statute, there needs to be a good
9 cause in order to amend the agenda.

10 Hearing the back and forth, I would lean
11 towards that there is good cause if there -- given
12 everything that's going on with the Authority, to
13 potentially amend the agenda, provided that there
14 are certain topics that I think would be
15 inappropriate for an agenda.

16 So if we want to talk about airport
17 operations, if we want to talk about those things
18 from a workshop perspective, that would be
19 acceptable. If there are governance questions,
20 that would be acceptable. If there are decisions
21 that would be required to come out of the workshop
22 in any way, shape or form, those things would not
23 be acceptable topics. Anything added to the agenda
24 would require public comment. Because we are
25 adding something to the agenda, typically they

1 would have an opportunity to comment.

2 So I'm not saying you should or shouldn't
3 amend the agenda; I just want to make a point of
4 order -- a point of information, excuse me, that
5 that would be the appropriate legal procedure to do
6 so under Florida Statute.

7 MR. PITTMAN: And if I may, nothing on the
8 agenda requires a vote. Everything is just
9 informational. So everything's neutral.

10 So if anybody's worried about being --
11 anything being combative, anything bring -- talking
12 about anyone in a negative light, no, everything's
13 neutral and informative in nature, and nothing is
14 present -- will be presented that requires a vote.

15 MS. CASH-CHAPMAN: What would you be
16 comfortable keeping on today's agenda?

17 MS. LIOTTA: I did get a copy of
18 Cherry Bekaert's executive summary. It was I'd
19 note the only substantive information that was
20 provided ahead of time, although it was dated
21 August 21st and we got it on September 2nd, which
22 is concerning.

23 I do have a list of questions for the auditor.
24 I don't think it's necessary for them to read us
25 their PowerPoint, but I am prepared to have a list

1 of questions. And that same document is available
2 to the public, so I don't think we're depriving the
3 public of -- of anything by skipping the
4 presentation. That, I would be comfortable with.
5 And I think we need to talk about governance.

6 MR. WALKER: Point of information, if I may.

7 My colleague is prepared to give an update on
8 the forensic audit. The reason that that
9 information wouldn't be circulated is because it is
10 privileged information prior to the meeting. So we
11 can give an update on that and a recommendation as
12 to what would occur there, so...

13 MS. LIOTTA: Okay. I'd be prepared to talk
14 about that as well. Because there's a reason why
15 that information wasn't prepared -- wasn't
16 circulated at the time.

17 MR. ROBERTS: Just for clarity of your
18 comments, there -- there's nothing precluding the
19 executive director from having held a public
20 meeting.

21 It's not -- as a town hall meeting, in other
22 words, Mr. Pittman could come into this conference
23 room and provide an update to anybody who wants to
24 come unilaterally, not as a noticed meeting
25 necessarily.

1 MR. WALKER: Yes. Mr. Roberts, thank you. I
2 do agree with that statement with the caveat that
3 if it is a meeting of two board members --

4 MR. ROBERTS: Right.

5 MR. WALKER: -- it would need to be
6 consistent --

7 MR. ROBERTS: Yes.

8 MR. WALKER: -- with the procedure set forth
9 in public. So Mr. Pittman could open up a town
10 hall any time he wants. But if there are going to
11 be more than one board member present, it would be
12 need to be a meeting that was convened by a member
13 of the board.

14 MR. ROBERTS: Right.

15 MR. PITTMAN: A hundred percent. And that's
16 what I was trying to do.

17 The problem in this situation, we don't have a
18 chair, a vice chair, or a quorum to even vote in a
19 temporary chair. And so, again, with talking with
20 Mrs. Cash-Chapman, like I said, this was something
21 I wanted to do anyway, and we agreed that this
22 would be a great opportunity to brief the public
23 and to brief both board members.

24 So if you look at the items, I'll bring them
25 up on the screen so everybody can see it.

1 MS. LIOTTA: Okay. I don't want to waste
2 people's time --

3 MR. PITTMAN: I'm not --

4 MS. LIOTTA: -- Mr. Pittman.

5 MR. PITTMAN: I'm not. So --

6 MS. LIOTTA: Let's just stop there and let's
7 agree -- let's work on what's going to be on the
8 agenda.

9 MR. PITTMAN: That's what I was about to do,
10 ma'am, to show you that --

11 MS. LIOTTA: I --

12 MR. PITTMAN: -- there didn't need to have --

13 MS. LIOTTA: I think Ms. -- I want to discuss
14 that with Ms. Chapman. The -- the agenda says what
15 it says. We can read the items ourselves.

16 MS. CASH-CHAPMAN: What else are you
17 comfortable keeping for today? Just those two
18 things?

19 MS. LIOTTA: Potentially if we just -- we just
20 received an update on the income statement. So we
21 have -- if either -- I've got a couple of questions
22 on budget-type issues.

23 MS. CASH-CHAPMAN: And then this -- I don't
24 know where this is going to fall under. We need
25 our budget meetings done in September. And, I

1 mean, clearly --

2 MS. LIOTTA: Well, I --

3 MS. CASH-CHAPMAN: -- it's very clear the two
4 of us don't talk outside of meetings here because
5 we're working it out in front of everybody.

6 MS. LIOTTA: Well, I think --

7 MS. CASH-CHAPMAN: I feel very lost in a lot
8 of this, and this is the reason why I called this,
9 because I feel like I'm in left field and we don't
10 know what's going on. And I know that we have
11 deadlines coming up, we have grant deadlines coming
12 up, we have a lot coming up, and we can't do
13 anything --

14 MS. LIOTTA: Well --

15 MS. CASH-CHAPMAN: -- so we need the --

16 MS. LIOTTA: -- I think that's --

17 MS. CASH-CHAPMAN: -- budget meetings --

18 MS. LIOTTA: -- maybe something just to like
19 let everybody -- I mean, we both know, but I --
20 staff knows, everyone -- everyone at this table
21 knows, but I think maybe the general public doesn't
22 know. We don't -- we've got two board members.
23 It's not enough for a quorum. We don't have a
24 chair, so we --

25 MS. CASH-CHAPMAN: We can quite literally do

1 nothing.

2 MS. LIOTTA: -- as a board, we can literally
3 do nothing. We know -- we have to wait for the
4 governor to make at least one appointment for there
5 to be a quorum.

6 And I think there's -- there's maybe been
7 some -- I haven't directly been in contact with
8 anyone at the governor's office. I have no idea
9 how long that's going to take.

10 Staff did circulate a letter for -- I'm
11 assuming you got a copy, too, for us to sign to the
12 governor's office saying, please, pretty please,
13 make an appointment because for the reasons you
14 say, we -- we have things as a board we need to be
15 doing.

16 And it's super frustrating I'm sure for
17 everybody that we are unable to function as a
18 board, to do the things we're required by statute,
19 by charter. Oversight of the staff, we can't make
20 any decisions. And it's -- it's an issue. And I
21 wish I had an answer, but I don't, and I think
22 maybe some that people might have come in here with
23 questions like what's going to happen --

24 MS. CASH-CHAPMAN: I think we all came in with
25 those questions.

1 MS. LIOTTA: And at the end, we have the same
2 questions.

3 MR. WALKER: So, point -- point of order.

4 If we would like to discuss further on that,
5 there would need to be a -- an addition to workshop
6 agenda because governance would be considered a
7 workshop item, you could talk governance, but it
8 would need then to be opened up for public comment.

9 MS. LIOTTA: Okay.

10 MR. WALKER: But I would -- I -- we're varying
11 closely to that line of getting into substantive
12 conversations without it being an agenda item on
13 the agenda.

14 MS. LIOTTA: Okay. So I'd like to add
15 governance, I think is probably top of mind for a
16 lot of people. Would you like to -- do you agree
17 with that?

18 MS. CASH-CHAPMAN: I do. Not -- we can't
19 motion or vote on it, right? We're just --

20 MR. WALKER: You can if --

21 MS. LIOTTA: Well, the two of us, I --

22 MR. WALKER: -- in a workshop --

23 MS. CASH-CHAPMAN: I'm not trying to break the
24 law today, so...

25 MR. WALKER: Just -- just for information. In

1 a workshop, right, if there's good cause -- since
2 we're not taking official action on any airport
3 business, okay, if there's good cause to add an
4 item and as long as we open it to the public, okay,
5 for additional comment or anything else, it can be
6 added. The -- the key is that we keep it to things
7 that would fall under good cause at this point.

8 The alternative is also you could hold a
9 special meeting of the board where you can discuss
10 these items as well. However, there would no
11 ability to take action on any of those items.

12 MS. CASH-CHAPMAN: Right.

13 MR. PITTMAN: Can I make a suggestion that
14 will protect us all? Because in that situation, so
15 one board member says put it on the agenda and the
16 other board member says not to, that could come off
17 as a vote if they both agree.

18 So there's a section on here for board member
19 comments at the end. So if they wanted to make --
20 whatever they wanted to say, they could say it in
21 board member comments and that way they don't have
22 the burden of --

23 MS. LIOTTA: Mr. Pittman --

24 MR. PITTMAN: -- agreeing or disagreeing.

25 MS. LIOTTA: Mr. Pittman, I think we should

1 rely on our counsel.

2 MR. PITTMAN: That's -- I'm asking.

3 MR. WALKER: I would prefer, given the
4 situation -- normally, I would say that's probably
5 a -- an acceptable solution; however, given the
6 numerous items from a governance perspective where
7 we have come from and where we're going in a
8 positive direction, I would feel -- I feel it would
9 behoove the agency to, if there are items we know
10 we want to discuss, specific items, either on this
11 agenda asking for them to be added and citing the
12 reason for the good cause to add them, or a
13 separate meeting be convened with those specific
14 items identified in advance.

15 MS. CASH-CHAPMAN: I think that we should
16 amend today's agenda for good cause, seeing as we
17 won't have a quorum for we don't know how long. It
18 would be helpful if Ms. Liotta and I could work out
19 right now moving forward what the two of us will
20 look like until we have a board.

21 MR. ROBERTS: Can I make a suggestion?

22 MR. WALKER: Yeah. Mr. Roberts?

23 MR. ROBERTS: Perhaps that could meet the best
24 of interest of everything, one of the purposes as
25 is described up there is -- is to make a record.

1 And some of the purpose of this is to memorialize
2 what the airport's doing.

3 That way, if it were the case -- let's say
4 there's a lowest common denominator of what both of
5 the board members want to have on today's agenda,
6 three items. They could do those three items, we
7 could end the board meet -- we could end the
8 workshop, and if Mr. Pittman wants to continue and
9 make the record for the public that wants to stay
10 and get an update on all these things, 139 audits,
11 all these things, if -- if Mr. Pittman could just
12 stay and make the same presentation to whoever
13 wants to stay for it.

14 That way, at least there's a record made,
15 which is one of the purposes -- which is one of the
16 purposes I think we have and a need that we have
17 for an update on the items that are on the agenda.

18 MS. LIOTTA: Well, I think there's a glaring
19 problem with that. Not that they're -- not that
20 the board such as it is with just the two of us or
21 the public don't deserve information; I think they
22 do.

23 I think the problem with us not getting this
24 information or the public getting the information
25 ahead of time is to being able to ask critical

1 questions. And I think it creates a false sense of
2 completeness that it's okay for staff to just put
3 out the version they want with nobody having any
4 advance notice of what's going to be said, be able
5 to ask questions, may be -- that is just bad
6 governance, and I don't want to have a bad example
7 of something that it's -- coming off the history
8 that we have had, I think if we -- erring on the
9 side of caution and having the best controls we can
10 is what we should be doing.

11 MS. CASH-CHAPMAN: So you would be more
12 comfortable if we have Courtney and his team send
13 all of us or send the two of us all of the
14 presentations and doing this again. How much time
15 do you need do you think to digest and have your
16 questions asked and answered before we convene?

17 MS. LIOTTA: Well, that's a little bit of an
18 unknown because, one, we have to have at least ten
19 days' notice --

20 MS. CASH-CHAPMAN: Because I'm sure we can
21 get --

22 MS. LIOTTA: -- for a workshop.

23 MS. CASH-CHAPMAN: -- all of those
24 presentations sent to us no later than this
25 afternoon, as they were prepared to give --

1 MS. LIOTTA: Well, the minimum --

2 MS. CASH-CHAPMAN: -- them today.

3 MS. LIOTTA: The minimum notice period to be
4 able to do a workshop would be ideal, but that
5 assumes that we get the information immediately,
6 have time. Maybe there's some follow-up questions
7 like, hey, when I show up to this, here's some --
8 some things I want to make sure that you're ready
9 to talk to -- to talk -- to address, like, you
10 know, as per the staff, not -- not you, sorry.

11 But like for me to have the ability and for
12 you to have the ability to say I've looked at this,
13 I have these follow-up questions, be prepared to
14 talk about them at the meeting, that's how it
15 should work. And assuming that that happens, I'd
16 be prepared to have the meeting as soon as
17 possible. But if I'm not given information, I
18 can't do my job.

19 MS. CASH-CHAPMAN: Okay. I think we might be
20 heading in toward the governance conversation, so
21 I --

22 MR. WALKER: Yes.

23 MS. CASH-CHAPMAN: -- have a feeling that we
24 have to open it up for public comment --

25 MR. WALKER: So --

1 MS. CASH-CHAPMAN: -- to add this to our
2 agenda.

3 MR. WALKER: -- is there consensus amongst the
4 two members that there would like to be an -- an
5 additional item added for governance?

6 MS. CASH-CHAPMAN: Yes.

7 MS. LIOTTA: Yes.

8 MR. WALKER: Okay. And so --

9 MS. LIOTTA: I prefer it to be at the top.

10 MR. WALKER: Okay. So, so we can get the
11 agenda situated, we'll add governance as number
12 one. Is there consistency there?

13 MS. CASH-CHAPMAN: Yes.

14 MS. LIOTTA: Uh-huh.

15 MR. ROBERTS: Okay. And that will require
16 public comment. Is there a second item that the
17 board -- or, excuse me, the members are comfortable
18 with?

19 MS. LIOTTA: I think the -- some of the topics
20 I wanted to talk about were specifically
21 information-related.

22 MR. WALKER: Okay.

23 MS. LIOTTA: I think that that falls under
24 governance. Like, I -- I have a bunch of
25 information requests that have gone --

1 MR. WALKER: Okay.

2 MS. LIOTTA: -- unanswered.

3 MR. WALKER: Yes.

4 MS. CASH-CHAPMAN: I mean, I also have
5 questions that I don't expect answers for today,
6 which is why I was saving them, so when we had our
7 board comment, I would ask them and then they would
8 hopefully have answers for us by the next workshop
9 or meeting.

10 MS. LIOTTA: And I'm --

11 MS. CASH-CHAPMAN: So I'm comfortable waiting
12 on that stuff until --

13 MR. WALKER: If there are --

14 MS. CASH-CHAPMAN: -- there's some timeline.

15 MR. WALKER: -- record request informations --

16 MS. LIOTTA: Yeah.

17 MR. WALKER: -- and I want to be clear, are we
18 talking about third-party record requests or are we
19 talking about board requests for documents?

20 MS. LIOTTA: Specifically I'm talking about
21 board -- board requests for documents that I have
22 made in my capacity as a board member going back to
23 March that have not gotten answered.

24 MR. WALKER: Okay. Those would go under a
25 governance --

1 MS. LIOTTA: Okay.

2 MR. WALKER: -- question.

3 MS. LIOTTA: And I'm not talking about getting
4 into the substance of what --

5 MR. WALKER: Correct.

6 MS. LIOTTA: -- those --

7 MR. WALKER: You would not talk about the
8 substance of those items --

9 MS. LIOTTA: Right. Procedural.

10 MR. WALKER: -- Commissioner, but yes, we
11 would -- you can talk about the process around
12 delivery and what's going on. That would be --

13 MS. LIOTTA: I'd -- I'd also like to talk
14 about outside counsel coordination, because I think
15 that might be an issue.

16 MR. WALKER: Is that --

17 MS. CASH-CHAPMAN: What do you mean?

18 MS. LIOTTA: It's a little unclear to me, and
19 this is -- my understanding is all counsel works
20 for the board, not staff. So that would be
21 aviation counsel, outside general counsel office.
22 And I'd like to discuss if we're having a proper
23 coordination of what that should look like.

24 MS. CASH-CHAPMAN: I mean, I feel like that
25 falls under governance as well, so...

1 MR. WALKER: We could -- that would -- I would
2 think probably we could get under governance as
3 well.

4 MR. ROBERTS: Sure.

5 MR. WALKER: I don't -- most of these items,
6 Ms. Liotta, it sounds like are going to be
7 governance-related. And we can open that up and if
8 there's a need to --

9 MS. LIOTTA: Okay.

10 MR. WALKER: -- add an item, we could probably
11 do so.

12 MS. LIOTTA: All right. Okay. Well, maybe
13 then instead of getting into subtopics, we'll do it
14 the other way; we'll do governance as a top line
15 topic, and if you're like, hey, that's looking like
16 it needs to be something special and different, we
17 can address it then.

18 MR. WALKER: And there was previously it
19 sounded like agreement on the financial audit
20 presentation and the forensic audit update. Are
21 those still --

22 MS. LIOTTA: Yes. So I'm -- I'm good with
23 both of those. I -- I think we didn't want to hear
24 the presentation on the forensics. We don't have
25 any documents on that ahead of time. And the

1 Cherry Bekaert, potentially we could -- I don't
2 know if Cherry Bekaert is -- wants to go first so
3 we can let them go if they need to.

4 MR. WALKER: Okay. And again, I apologize to
5 the board members, but just to keep it moving
6 along, are there -- is there -- and I'm going to
7 run down through the list, if that's acceptable to
8 the board members.

9 MS. LIOTTA: Uh-huh.

10 MR. WALKER: The FDOT audit update, would that
11 be something you'd like to discuss or defer?

12 MS. LIOTTA: I -- I would like to defer
13 everything else because I don't have -- I'm not
14 prepared.

15 MR. WALKER: So I look to the other board
16 member. Is there an agreement to defer, in which
17 case, Mr. Pittman, you know, to Mr. Roberts' point,
18 there is nothing that prohibits an executive
19 director under statute of holding a town hall to
20 discuss items. So if one board would like to stay,
21 that is perfectly acceptable. Since this was
22 noticed, both board members can stay. I will
23 say --

24 MS. LIOTTA: Well, to be clear, though, if
25 there's a town hall situation where information is

1 given cold to an audience, I don't think that
2 should preclude staff having to give the same
3 briefing memos and be prepared to answer board
4 questions about it at a later meeting.

5 MR. WALKER: Yeah. As -- as a member of the
6 board, you are entitled obviously to information
7 requests from folks -- and we can get into this in
8 the governance if you'd like, but nothing would
9 preclude a board member from requesting the
10 materials, et cetera, and requesting that the items
11 be put on the agenda for a later date.

12 And if there is only one board member present
13 at a continuing workshop and not at least two --
14 and frankly with -- because this would be
15 governance with the governor appointments, it would
16 probably behoove the board members to ensure that
17 there is another workshop when board members are
18 appointed or actually a meeting to go through these
19 items as well.

20 MS. LIOTTA: And that is --

21 MR. WALKER: That would be counsel's
22 recommendation.

23 MS. LIOTTA: That -- that is part of why I
24 think I'm being, so let's face it, strident about
25 this.

1 What we do now is setting a precedent for what
2 we think is appropriate for what the new board
3 members are going to step into. And I don't think
4 it's appropriate to say, New board members, it's
5 okay to just come into a meeting and not have any
6 idea what's going to happen. They should have some
7 materials to look at.

8 MS. CASH-CHAPMAN: I agree with you, and we're
9 not going to agree because the purpose of this is
10 very different in my head from what you're seeing.
11 So that's fine. I'm not here to make anyone
12 uncomfortable. You have just as much authority as
13 I do. If you're uncomfortable, then we don't talk
14 about it.

15 MR. WALKER: The only other one that there
16 seemed to be consensus on today which would need to
17 be added was, I guess, a brief update to the
18 financials, income statement and balance sheet,
19 which I think was circulated which is not on the
20 agenda. So that would need to be added.

21 So for clarity, I now have one, two, three,
22 four agenda items, which if there's consensus,
23 we'll need to open up each one for public comment.
24 The first would be -- did -- was there consensus to
25 do the audit items first to allow --

1 MS. CASH-CHAPMAN: I think we should.

2 MS. LIOTTA: Yeah.

3 MR. WALKER: Okay.

4 MS. LIOTTA: Cherry Bekaert first.

5 MS. CASH-CHAPMAN: But we don't need public
6 comment on that, right?

7 MR. WALKER: Correct. It was noticed and the
8 presentation materials were posted, I believe the
9 audit, correct. So that would be first. And then
10 I would recommend a forensic audit update because
11 it kind of ties --

12 MS. LIOTTA: Okay.

13 MR. WALKER: -- would be two. And then I'll
14 leave it to the board governance or income
15 statement, whichever the board members would like
16 to put third and fourth.

17 MS. CASH-CHAPMAN: Do you want to just stick
18 with income, so we do all the financial stuff and
19 then we keep work up all the governance stuff
20 before we end?

21 MS. LIOTTA: That makes sense.

22 MR. WALKER: Okay. So at this point, what we
23 would do is we would proceed with the -- the agenda
24 items 1, 2, throwing in 3 the income statement and
25 the financials would need public comment as they

1 were not previously added to the agenda and then
2 there could be a discussion on those. And then the
3 same thing with 4, there would be cover -- public
4 comment on the governance section before there
5 would be a substantive discussion.

6 MS. MARTIN: What about general public
7 comment?

8 MR. WALKER: Because this is a workshop, there
9 typically isn't a general public comment because
10 all the information would have been posted.

11 Let me rephrase. There would have been public
12 comment on the individual items. But as those
13 items are potentially being deferred, and if this
14 goes to a town hall and not a workshop, that would
15 be up to Mr. Pittman to decide. Because we're no
16 longer in a workshop setting, we would then be in a
17 town hall setting, and that would be up to
18 Mr. Pittman in his capacity as executive director
19 as to whether or not to take public comment on
20 those items.

21 MS. LIOTTA: And I think just to be clear, if
22 we're going to go into a town hall type of
23 situation, it probably makes more sense to just
24 wrap up the workshop first. Specifically, like if
25 counsel wants to stay or go, I think that's up to

1 them. Also, I don't think we need to be taking
2 minutes with a court reporter for a town hall.

3 MS. CASH-CHAPMAN: I have a feeling that was
4 the purpose of doing the town hall, was to have it
5 on record.

6 MR. ROBERTS: So it can --

7 MS. LIOTTA: Well, I think -- I think a big
8 part of having a meeting with notice and materials
9 posted to the -- to the public, which is actually a
10 statutory requirement, is so that there's actually
11 meaningful transparency to the public and
12 oversight. And we don't have those materials, and
13 again, I don't --

14 MS. CASH-CHAPMAN: So you'd prefer public
15 record or --

16 MS. LIOTTA: If we're going to have something
17 on the record, I want it to be something --

18 MS. CASH-CHAPMAN: During a workshop.

19 MS. LIOTTA: -- that the public has had a
20 meaningful opportunity to have transparency into
21 what the public agency is doing and be able to ask
22 intelligent questions, which is not going to happen
23 today.

24 MS. CASH-CHAPMAN: Okay. So it sounds like
25 you're more comfortable with not having the

1 court reporter here should we move toward a
2 town hall and to save that for when we have our
3 workshop addressing the same listed items, yes?

4 MS. LIOTTA: Right. With properly prepared
5 materials --

6 MS. CASH-CHAPMAN: Okay.

7 MS. LIOTTA: -- notice to the public and board
8 members and do it the right way.

9 MR. ROBERTS: Question. Just point of order.
10 How would the people that can't be here today
11 get that information if it's not --

12 MS. LIOTTA: It should be posted to the
13 website when there's written materials, just like
14 any other meeting.

15 MR. PITTMAN: May I ask a question of counsel?
16 Since it's a town hall meeting -- well,
17 actually, it's a state of the union meeting and the
18 board has nothing to do with this, this is my
19 meeting, and if I want a court reporter there for
20 my meeting to address the public and let them know
21 the state of the airport, and if I would like to --
22 it's for the people that's not here and if I would
23 like to share it for the people that got -- that
24 missed it so I want it recorded, that is a total
25 separate situation.

1 So, for example, if I go on behalf of the
2 airport and talk to the county commissioners, they
3 record what I say. So what would be the difference
4 in this scenario, just so I could capture -- so to
5 capture this information for others to disseminate?

6 Nothing that I'm saying at the -- at the state
7 of the union is something that the public shouldn't
8 be made aware. We're a public-facing airport. And
9 so I think that would be my prerogative in that
10 instance.

11 MR. WALKER: So if I -- if I may. The answer
12 to your question, Mr. Pittman, would be there is
13 nothing that would prohibit you from doing so
14 unless the board directed you otherwise, and the
15 board does not have quorum --

16 MS. LIOTTA: Correct.

17 MR. WALKER: -- to make those decisions. So
18 in this situation, you have the ability to make
19 that decision. How -- you have the decision [sic]
20 to make that decision obviously with input and
21 comment from your board members.

22 MR. PITTMAN: Thank you.

23 MR. WALKER: But absent a quorum, that would
24 fall within the scope of your decision-making.

25 MR. PITTMAN: Thank you.

1 MS. LIOTTA: Okay. I think it would be a
2 waste of money and would -- I -- I'm worried about
3 the false sense of perception that this is somehow
4 being done the right way, and I don't think it is.

5 And so, I want to avoid spending money having
6 the court reporter take down something when the
7 public doesn't even know what's going to be said or
8 be able to adequately respond, let alone the board
9 members.

10 So it's more of a philosophical objection, but
11 I understand that as executive director, you can
12 spend the airport's money that way if you see fit
13 right now.

14 MR. PITTMAN: Thank you.

15 FINANCIAL AUDIT PRESENTATION

16 MR. WALKER: So if I may. I think we're at
17 agenda item 1, which is the financial audit
18 presentation. Would the board like to open this up
19 for public comment?

20 I -- given the back and forth on a lot of
21 things here, I think it would be wise to at least
22 give the opportunity for public comment on these
23 items as we go through with them. There may be
24 none, there may be some, but I would caution the
25 board, given the back and forth here this morning,

1 to not open up these items for public comment.

2 MS. CASH-CHAPMAN: I think we should. I mean,
3 again, the purpose of me calling this workshop was
4 specifically for this, for information and for any
5 discussion that needs to take place. So my --

6 MS. LIOTTA: Do we -- do we have a
7 representative from Cherry Bekaert here?

8 MS. CASH-CHAPMAN: Uh-huh.

9 MR. WALKER: Yes.

10 MS. LIOTTA: Okay. I have a list of
11 questions.

12 MR. WALKER: So point of order.

13 MS. LIOTTA: Sorry.

14 MR. WALKER: I apologize.

15 If you were to open it for public comment, you
16 would usually do that prior to board questions,
17 presentations, et cetera. You know, the
18 presentation materials were prepared and I believe
19 posted in advance for this item.

20 MS. LIOTTA: Uh-huh.

21 MR. WALKER: So it would be more routine if
22 the board would open it up for public comment
23 first.

24 MR. ROBERTS: Does the presentation come
25 first?

1 MS. LIOTTA: Prior to the presentation?

2 MR. ROBERTS: Yeah.

3 MR. WALKER: I apologize. I'm sorry. Yeah,
4 the presentation would come first, public comment,
5 board questions.

6 MR. ROBERTS: I see.

7 MS. LIOTTA: I see.

8 MR. WALKER: My apologies.

9 MR. ROBERTS: Yeah.

10 MS. LIOTTA: I mean, the -- this slide deck
11 was posted to the website or not?

12 MR. PITTMAN: Yes, it was.

13 MS. LIOTTA: Okay. That's what I thought.

14 I mean, I think actually, I -- I guess I
15 disagree with you. I think public probably has
16 some -- some comments that they'd like to make on
17 all of these topics and they might as well be
18 consistent, so I would like to go ahead and speak
19 with our auditors and then have public comment.

20 MR. WALKER: There would be nothing
21 prohibiting the board members if there's consensus
22 to do a general public comment on these items,
23 these two items, and then if you want to hear the
24 presentation, that would be fine. However, again,
25 I caution on items what will be 3 and 4, income

1 statement and governance, there must be individual
2 public comment.

3 MS. LIOTTA: Okay. Well, maybe we can do a
4 general public comment after we get through the
5 first two because they're related and we don't know
6 what the financial one -- the forensic one's going
7 to be.

8 MS. CASH-CHAPMAN: Sure.

9 MS. LIOTTA: And that might -- because who
10 knows? Maybe something in the audit -- in the
11 second one will answer people's questions on the
12 first one.

13 MS. CASH-CHAPMAN: That's fine.

14 MS. LIOTTA: All right. So I guess we're
15 ready for you.

16 MR. ZEICHNER: So is your preference I run
17 through these slides?

18 So let me back up. These are -- again, I'm
19 Jeff Zeichner with Cherry Bekaert.

20 MR. ROBERTS: Sir, you can sit here if you
21 like.

22 MR. ZEICHNER: Oh, sure.

23 These are required communications under
24 professional standards to those who are charged
25 with governance, which is the two remaining board

1 members. I don't need to run through it, per se.
2 I can go very quickly. I'm very aware of people's
3 interest level on these slides.

4 MS. LIOTTA: Well, I think they've been
5 provided to everybody, so I'd just dive right into
6 the questions.

7 MR. ZEICHNER: Okay. Great.

8 And just before we start, I will say I'll take
9 responsibility for this getting to you late. I did
10 draft it. Sometimes I try and draft things myself,
11 just thinking that it will be faster when doing it,
12 and I should know better. I can't type and I can't
13 spell, and Linda caught a little typo on Slide 13
14 and it took me a few days to get it back to her, so
15 I'll take responsibility for being late on that.

16 MS. LIOTTA: Okay. So it wasn't finalized
17 August 21st?

18 MR. ZEICHNER: The audit, the date of the
19 audit report is August 21st. The date I signed the
20 audit opinion was August 21st. So that was the
21 date we used for the presentation.

22 MS. LIOTTA: Okay. So -- all right.

23 MS. CASH-CHAPMAN: But the edit was made after
24 that.

25 MR. ZEICHNER: Yeah, the edit -- well, again,

1 Linda's sharp eyes, it was something silly. I
2 think I tried to write "of" and I wrote like "um"
3 or something like that. She caught it and I was
4 out of town, so that's why it took a few days to
5 get it back to her.

6 MS. LIOTTA: So everything was pretty much
7 finalized August 21st.

8 MR. ZEICHNER: That was the date we signed
9 your audit opinion which is, you know, the date
10 that we're caught up to subsequent events, the date
11 we take responsibility for the financial statements
12 through --

13 MS. LIOTTA: Okay.

14 MR. ZEICHNER: -- the date that management
15 gives us their representations that we rely on to
16 sign off saying they haven't withheld anything from
17 us or misled us in any way.

18 MS. LIOTTA: Okay. All right. I find it a
19 little concerning that the -- the whole audit
20 report has not been presented to the board. All
21 that we have seen is this slide deck.

22 MR. ZEICHNER: Well, the financial statements
23 are available. I didn't bring a hard copy with me.
24 It's on my computer. Yeah, but they should be
25 available and they're probably already -- they

1 probably have been submitted to the Auditor
2 General, you know, to stop the clock running on
3 that as well as the Department of Financial
4 Services. So it's been filed.

5 MS. LIOTTA: Okay. I would like a copy.

6 All right. So -- all right. So I guess I've
7 got -- so it says you issued a clean opinion. Did
8 you consider whether an emphasis of matter
9 disclosure was needed for liquidity, governance,
10 environment, subsequent events?

11 MR. ZEICHNER: We -- we did not become aware
12 of any material subsequent events. Governance
13 would probably be outside the scope of our audit.
14 You know, we don't make judgments on that; we give
15 an opinion on your financial statements.

16 Subsequent events, sure. But in terms of the
17 financial statement opinion, and I'll try to be
18 brief, there's a lot that goes into a governmental
19 audit.

20 So, on the financial statements, we gave an
21 unmodified opinion, which means that it's the
22 highest level of assurance a CPA can give on a set
23 of financial statements. It means that, you know,
24 your shareholders, your grantors, potentially your
25 lenders, can rely on the financial statements to

1 accurately reflect the airport's financial position
2 and the results of its operation as of 9/30/24.

3 MS. LIOTTA: Okay. So there was a statement
4 on one of these slides.

5 MR. ZEICHNER: I apologize, too. I'm fighting
6 a little bit of a chest infection.

7 MS. LIOTTA: There's something going around.

8 MR. ZEICHNER: Yeah.

9 MS. LIOTTA: So Slide 6, it says that in
10 planning and preparing the audit, you considered
11 internal -- internal control of financial
12 reporting, okay, et cetera, et cetera, but not for
13 the purpose of expressing an opinion on the
14 effectiveness of the Authority's internal control.
15 So accordingly do not express an opinion on the
16 effectiveness of the Authority's internal control.
17 So that seems to say to me that, you know, you
18 looked at -- the documents say what they say --

19 MR. ZEICHNER: Uh-huh.

20 MS. LIOTTA: -- but how they got created and
21 if things were done -- if there's weaknesses in
22 internal controls, that the audit's not going to --

23 MR. ZEICHNER: So this is the second --

24 MS. LIOTTA: -- address that.

25 MR. ZEICHNER: This is the second audit

1 opinion we give, and this is -- this goes beyond
2 the financial statement opinion. It's under
3 Governmental Auditing Standards.

4 And we do two things under Governmental
5 Auditing Standards. It's not like an SEC
6 engagement where you have to give an opinion on
7 internal control. But the Government Auditing
8 Standards say that you have to obtain an
9 understanding of internal control sufficient enough
10 to plan your audit procedures. And we do -- we
11 practically do walk-throughs at the very minimum.
12 Like, we look through your cash receipts cycle,
13 your disbursement cycle. One of my auditors
14 actually looks to make sure you're following your
15 process inside the audit.

16 If during that process we become aware of a
17 control deficiency that rises to either the level
18 of a material weakness, which means that a material
19 error could occur or would not be prevented and --
20 or detected and corrected, we would have to report
21 that, or a significant deficiency with something
22 less than the scope of a material weakness but it's
23 defined as significant enough to warrant the
24 attention of those charged with governance.

25 So, in obtaining an understanding of your

1 internal controls, you know, there were some
2 errors. There were things we wrote up as control
3 deficiencies, but nothing that we felt rose to the
4 level mostly for quantitative reasons of a
5 significant deficiency. So we did not write any
6 internal control opinions for financial
7 reporting -- any internal control findings for
8 financial reporting.

9 MS. LIOTTA: Okay. I -- I'm trying to square
10 that circle because it's like there's a -- the
11 sent -- the last sentence of the next paragraph
12 says, Because of inherent limitations in internal
13 control, including the possibility of management
14 overrides, misstatements due to error or fraud may
15 occur and not be detected by such controls.

16 MR. ZEICHNER: Yeah. And that's the -- that's
17 what audit risk is: The risk that a misstatement
18 of the financials could occur and not be detected
19 by the audit team.

20 So we disclose that. We don't look at every
21 transaction throughout the year, and most -- most
22 of our testing is based on sampling, and there's
23 sampling risk. Our procedures are designed for I
24 think it's 95 percent reliability, which is
25 effectively what most --

1 MS. LIOTTA: Okay.

2 MR. ZEICHNER: -- industry professionals do.
3 That leaves a 5 percent chance that if a material
4 error exists, we might not detect it. Even if we
5 follow professional standards to a "T", there's
6 still a 5 percent chance because we can't give
7 absolute assurance.

8 MS. LIOTTA: Okay. So, I guess one of the
9 concerns I have is, this year we have a lot of
10 things going over budget.

11 MR. ZEICHNER: Yes.

12 MS. LIOTTA: My understanding of budget was
13 that that's not really a, what's the word,
14 discretionary item. So I've been wondering about
15 like --

16 MR. ZEICHNER: It's a little --

17 MS. LIOTTA: -- the control issue's a little
18 bit top of mind for me.

19 MR. ZEICHNER: Yeah. So it's a little quirky
20 the way you report as an enterprise fund. You
21 don't present a budget to actual schedule on your
22 financial statements. It's not required.

23 There's no reason you couldn't. If it was a
24 decision you wanted to make in the future, you
25 could present a budget to actual schedule of

1 supplemental information. But because you operate
2 as an enterprise fund, there's no budget to actual
3 display. And -- and again, we're not comparing
4 your expenses to budgeted expenses. That's really
5 not part of our audit procedure.

6 The quirk is, if we were across the street at
7 the county and they were presenting governmental
8 funds or general funds, special revenue funds, they
9 do present budget to actual displays, and if they
10 did -- if expenditures did exceed the budget, that
11 would be a -- a disclosure would require them
12 make -- to call people's -- the reader's attention
13 to that. But, again, because you're reported as an
14 enterprise fund, that's not a part of your
15 financial reporting package. It is a little
16 quirky, I'll give you that.

17 MS. LIOTTA: Okay. Let's -- so, I'm not an
18 expert in audits, obviously. Did you -- I
19 understand that there are some parts in the audit
20 package that are typical. One of them's like a
21 letter to management. The other's like a
22 communication with those charged to governance, in
23 this case, we the board.

24 MR. ZEICHNER: Yeah.

25 MS. LIOTTA: Were there any such -- besides

1 this, were there any such letters --

2 MR. ZEICHNER: Yeah. Well --

3 MS. LIOTTA: -- drafted?

4 MR. ZEICHNER: -- they're all included in the
5 financial reporting package. So within there,
6 you'll get the -- the financial statement opinion,
7 the yellow book opinion. There'll be an opinion on
8 the federal and state single audit.

9 There's also an examination that's required by
10 the state's Auditor General under compliance with
11 the investment standards, 218.415, I believe,
12 Florida Statutes.

13 And then of course there's a management
14 letter. That's really addressed to the
15 Auditor General, but they call it a management
16 letter. But that would be all be included in the
17 financial reporting package.

18 MS. LIOTTA: Okay. So staff has that?

19 MR. ZEICHNER: Yes.

20 MS. LIOTTA: Okay.

21 MR. ZEICHNER: It's been delivered.

22 MS. LIOTTA: Okay. I -- okay. I'm going to
23 be getting the copy of it. So sorry I'm maybe
24 asking --

25 MR. ZEICHNER: No, please. The reason --

1 MS. LIOTTA: -- questions that I should
2 already know the answer to.

3 MR. ZEICHNER: The reason I'm here is to
4 answer questions.

5 MS. LIOTTA: Okay. So the summary reported a
6 number of around 60-some thousand dollars in
7 expenses that were miscategorized or undercounted.
8 Can you tell me what that was?

9 MR. ZEICHNER: The corrected misstatements
10 there? So this was -- those were the corrected
11 misstatements. Those were audit adjustments that
12 we had to make.

13 And every time we make an audit adjustment,
14 you know, this is something management gives us --
15 management's responsible for the financial
16 information. We audit it. So if we come across a
17 misstatement or, you know, something we have to
18 propose a journal entry to correct it --

19 MS. LIOTTA: Okay.

20 MR. ZEICHNER: -- that's an indication of
21 control deficiency that you were asking.

22 So, for each of these, we had to evaluate if
23 they rose to the level of a significant deficiency.
24 The 2.1 million sounds like a big number, but it's
25 just a classification difference. It actually gets

1 reported on the same line in the financial
2 statements. It's just one category is depreciable
3 and one's not.

4 MS. LIOTTA: Right.

5 MR. ZEICHNER: The financial impact was
6 de minimis. But we did propose that entry.

7 We've talked a lot about the second one. It
8 was a small adjustment. And, you know, we did make
9 the adjustment because it's higher than what we'd
10 call -- it's above our de minimis threshold, but it
11 really didn't get to a point quantitatively that we
12 thought it rose to the level of a significant
13 deficiency. And we've actually had some talks
14 about -- you know, you have a new finance
15 department. This finance team wasn't even here at
16 this balance sheet date.

17 I think that, you know, leases is your primary
18 operation. You have a new finance department. I
19 have actually provided them with couple of links to
20 webinars on lease accounting. We've talked about
21 getting them some more help before '25 rolls around
22 because it's -- it's a really quirky area.

23 It -- it's a new standard. It's only
24 three-ish years now, maybe four now. It's quirky.
25 And once you understand it, it's not hard, but --

1 but we have talked about kind of getting your team
2 up to speed because it -- it's your primary
3 activity.

4 MS. LIOTTA: Okay. And what about the
5 uncorrected, the statements that's on the next
6 slide from -- why are those -- can you talk to --

7 MR. ZEICHNER: Yeah. So those are --

8 MS. LIOTTA: -- why those are uncorrected?

9 MR. ZEICHNER: Yeah. Those, again, were
10 things that we did not consider material. We did
11 detect the first one was cutoff issues, getting
12 accounts payable and recorded at year-end. And
13 again, the person -- well, was there even a person
14 here year-end last year?

15 MR. PITTMAN: No.

16 MR. ZEICHNER: I'm not sure there was.

17 MS. LIOTTA: A long --

18 MR. ZEICHNER: They missed a couple of
19 payables. Again, not a large amount of money.

20 MS. LIOTTA: Uh-huh.

21 MR. ZEICHNER: But if it's not material, if
22 not what we consider material, we can put it on
23 what's called a past adjustment schedule where we
24 just all agree -- and they sign off, management
25 signs off on it, we agree that it's a misstatement,

1 we agree it's not a material impact on the
2 financial statements, and just -- we just agree to
3 put it on a past adjustment schedule and move on.

4 It's -- you know, our opinion says that the
5 financial statements are fairly stated in all
6 material respects. So these are items that we
7 could not consider material to have a significant
8 impact on your -- on your balance sheet or your
9 income statement.

10 And your balance sheet has over a hundred
11 million dollars of assets on it, so these are --
12 they're not de minimis, but they're not to the
13 level that we said you've got to -- you know, we're
14 putting our foot down, you have to make these
15 adjustments. They were --

16 MS. LIOTTA: Okay.

17 MR. ZEICHNER: -- relatively small and they'll
18 reverse in '25.

19 MS. LIOTTA: I appreciate the education.

20 So, did you test grant revenues and
21 receivables as of Sep- -- the end of --

22 MR. ZEICHNER: Oh, yes.

23 MS. LIOTTA: -- the year?

24 MR. ZEICHNER: We do a lot over the grants
25 because there's not only financial reporting

1 requirements, there's compliance requirements, and
2 I think that's on a subsequent slide.

3 So we test two grant -- well, substantively we
4 test them. So if you report \$2 million in grant
5 revenue, we substantively test and we vouch it to
6 cash receipts. We look at it against the contract
7 to make sure that you are entitled to recognize the
8 revenue. And that's just the financial statements.

9 But because these are federal and state
10 grants, we have to look at the compliance. And not
11 just compliance, but internal control over
12 compliance. And more so than under Governmental
13 Auditing Standards, we are required to test
14 internal controls over your grant compliance.

15 MS. LIOTTA: Okay.

16 MR. ZEICHNER: We did have two matters under
17 reported as significant -- well, one reported as
18 immaterial noncompliance --

19 MS. LIOTTA: Uh-huh.

20 MR. ZEICHNER: -- but the feds require that
21 you do it. That had to do with the AIP program, a
22 federal FAA grant. There's a requirement that you
23 track equipment purchase grant monies as federal
24 property. And the feds' concern is that I give you
25 a \$2 million grant, you buy a bunch of fancy

1 airport trucks and stuff like that and then you
2 sell them for the money. So the compliance
3 requirement is that you track equipment as -- in
4 your capital asset records as federal equipment.

5 It was a little interesting because typically,
6 excuse me, you don't get many grants for equipment.
7 All of your grants are usually capital; building
8 aprons, building hangars, taxiways, runways.

9 So, this grant was a little unusual,
10 especially for the team that was here last year.
11 And the equipment that was purchased was for the
12 air traffic control tower. And I just assume they
13 don't -- didn't know the requirement. So this is
14 about \$190,000 of equipment that went into the
15 tower. It wasn't identified as federal equipment.
16 So we called that immaterial noncompliance and a
17 significant deficiency in internal control over
18 compliance.

19 We talked to the new team about it. They're
20 aware of it. I think they've already -- a policy
21 to -- to do it. It's something I wouldn't worry
22 about going forward. I think it was just -- it was
23 an unusual grant and that team just didn't
24 understand it, they didn't know the requirements.

25 MS. LIOTTA: Okay.

1 MR. ZEICHNER: Then the second had to do with
2 something very trivial. So again, not only do we
3 test internal control over grants -- or not only do
4 we test compliance, we have to test internal
5 control. So it's not enough to be in compliance;
6 you have to have internal controls in place to
7 assure that we stay in compliance.

8 And this was just over the reporting
9 requirement of the state grant, the aviation
10 development program FDOT. And, you know, you have
11 certain reporting requirements that you have to
12 file reports with them quarterly or monthly, I
13 forgot which one this was. And we didn't find
14 anything wrong with the reports. There were --
15 there were no errors. But there was no evidence
16 that there was an internal control over it. There
17 was no evidence.

18 And I think somebody probably was reviewing
19 it, but one of the elements of internal control is
20 monitoring. And if you don't document the -- that
21 a review took place, you can't monitor it. So we
22 wrote a significant deficiency in internal control
23 over reporting simply because there was no way to
24 monitor it.

25 And again, management's been very willing to

1 work with us in that. They understand it. I think
2 they already have -- as I understand it, and they
3 wrote a response to those findings which are in the
4 audit report, you know, I think they've already
5 written operating policies to address that issue to
6 make sure that the -- there's a documentation of
7 the review.

8 MS. LIOTTA: Okay. So, did you have any
9 subsequent event procedures performed?

10 MR. ZEICHNER: Yes. Yes, we did. And I think
11 we were back and forth on one. It's slipping my
12 mind. I don't think we ended up writing it as
13 it -- I made the final call. It didn't seem
14 material to the user.

15 This would be something -- and again, we're
16 already eight years past -- or in fact already
17 almost 11 months past the year-end. So it was
18 something that happened very far, but a subsequent
19 event and something that happened either after the
20 balance sheet date or before the balance sheet date
21 we didn't become aware of, and that impacts the
22 user's opinion. And I don't think we came across
23 anything that we thought would have impacted the
24 user's opinion.

25 Typically, these are things like new debt. If

1 you issue debt between the balance sheet date and
2 the issuance date, you probably disclose that. Any
3 material noncompliance, new litigation, something
4 you might disclose, usually it's -- usually it's
5 some type of potential liability that you -- or
6 real liability that you would disclose.

7 MS. LIOTTA: Okay. Thank you for walking all
8 through -- through all of that with me. It was
9 very helpful. That's all -- that's all the
10 questions that I had.

11 MR. ZEICHNER: Okay. You know, I guess I -- I
12 usually run through these slides very quickly
13 because I'm pain -- I've been doing this a long
14 time and I'm seeing the lights go out in people's
15 eyes too many times.

16 But I think if I were in your shoes, and I --
17 I like color boards and hearing presentations, what
18 I care about hearing is, you know, are we getting
19 caught up?

20 You know, 2023 was a very difficult year with
21 a lot of turnover. Took a lot longer than it
22 should have. We were hoping this year was going to
23 go smoother and we had a plan and then, you know,
24 you had a catastrophic event right around the --
25 the year-end.

1 But I -- my team really thought you guys
2 pulled it together. They -- you know, you had
3 to -- you had a new controller. You had to get her
4 up to speed. She had to learn the airport. She
5 had to learn the governmental accounting. And we
6 pulled it together, and I think we have a pretty
7 good plan to get you back on track.

8 You know, typically the airport's always filed
9 around February-ish, you know, each year. And you
10 should. It's a small entity, it's an easy entity.
11 And if you could just stop -- you guys have been
12 through so much, but if you just find a little
13 stability, I think we do have a plan to start
14 getting you closer and closer to year-end again.

15 MS. CASH-CHAPMAN: Sorry. I'm frantically
16 writing.

17 MR. ZEICHNER: Well, no, and I'm -- like I
18 said, if you have any other questions. But the
19 point of this, too, is, and I should emphasize, our
20 audit opinions are addressed to the board. Our
21 responsibility is to communicate with those charged
22 with governance.

23 Oftentimes, people don't understand that. The
24 board members don't understand. Because we work
25 very closely with management --

1 MS. LIOTTA: Uh-huh.

2 MR. ZEICHNER: -- and I would like to make
3 management happy if I can. But if I can't, my
4 responsibility's to you.

5 So if you do have more questions at any time,
6 you know, I'm pretty easy to reach. You know,
7 Linda can give you my contact information. If you
8 have concerns/questions at any point in the year,
9 I'm happy to help.

10 MS. LIOTTA: Okay. Well, I definitely
11 appreciate that.

12 MS. CASH-CHAPMAN: So, our -- our goal is to
13 file by the year-end? Is that what you're telling
14 us? Not the February where we have been? Is
15 that --

16 MR. ZEICHNER: No.

17 MS. CASH-CHAPMAN: -- what would be ideal?

18 MR. ZEICHNER: So we -- so typically,
19 historically -- and I can go back some time --
20 well, when I first got into government, the
21 glamorous world of government auditing, I was a
22 senior auditor on this 25 years ago.

23 And this airport, you know, it's pretty
24 simple. And usually, you know, the one thing that
25 makes it hard to file is the -- you're waiting on

1 the FRS information and they don't publish until
2 mid-January.

3 But I think prior to kind of all the turnover
4 that you've experienced, the FR -- the audit would
5 get done in like November/December, we'd draft
6 financials, wait for the FRS to publish their
7 pension data, and then we'd probably be signing off
8 or presenting in a February board meeting.

9 So I think the goal is to get back to that
10 more of a normal cycle. Probably won't happen for
11 '25 because I think your finance team is exhausted
12 right now. But the actual due date with the state
13 and the feds is nine months outside of the
14 year-end. So the dead -- the deadline is
15 June 30th.

16 So I think the goal is to not just leave them
17 alone for the next five months. We'll probably
18 target to start in April and this should -- this
19 audit should really take no longer a month -- three
20 weeks, probably.

21 But we're -- the plan was and the discussion
22 we've had is to -- to sit down with the current
23 finance team and just go through a list: These are
24 the things you need to do to close your books.
25 These are the things you'll need to provide to us

1 on April 1st if you want to have an effective
2 audit. And we'll give them time to work on it, you
3 know, while they're still doing the airport
4 operations and keeping the place running, to have
5 time to assemble all that -- that data.

6 So hopefully when my team comes out in April,
7 it will be real quick, it will be over, you'll file
8 long before the June 30th deadline, and then we can
9 work on getting '26 back on track to be more of a,
10 you know, timely filing.

11 MS. LIOTTA: So, for this cycle, did you --
12 were you able to timely get all the documents you
13 did request?

14 MR. ZEICHNER: Yeah. I mean, it wasn't -- it
15 took a long time, and not because I think anybody
16 was withholding anything from us; it was just a
17 brand new team. And let's face it, I -- they
18 weren't -- the transactions that occurred during
19 '24, nobody here had familiarity with.

20 So, sometimes you have questions and they have
21 to play detective and reassemble what happened.
22 It's a task I really would not have envied them.
23 But we got everything we asked for. I wouldn't
24 have signed the opinion if -- had we not. It -- it
25 was a heavy lift, but -- but, you know, staff was

1 diligent. They worked well with my team and, you
2 know, we don't have anything to report.

3 You know, it's actually -- part of that slide
4 deck, there is required -- part of the required
5 communications are significant difficulties
6 encountered during the audit. And -- and really
7 nothing -- I mean, you think about it. It wasn't
8 an easy audit. It wasn't issued till August, late
9 August.

10 But when it says significant difficulties, it
11 means we're arguing with your -- in my
12 understanding, we're arguing with your team,
13 they're pushing back, they're not get giving us
14 what we need. If that were the case, that is
15 something that the AIC believes we should be
16 sharing with you as a qualitative aspect of the
17 audit, but we did not experience anything like
18 that.

19 MS. LIOTTA: Okay.

20 MS. CASH-CHAPMAN: Okay. Thank you.

21 MR. ZEICHNER: Did you want me to -- I don't
22 know much about that forensic audit, but did you
23 want me to just hang around just -- as you were
24 going over it?

25 MS. CASH-CHAPMAN: That's your decision.

1 MS. LIOTTA: That -- yeah, I --

2 MS. MARTIN: What about public comment?

3 MS. LIOTTA: -- think, if you -- if you
4 wouldn't mind.

5 MS. CASH-CHAPMAN: I don't want to force you.

6 MR. ZEICHNER: Okay.

7 MR. PITTMAN: Jeff, can I ask you a question?

8 MR. ZEICHNER: Sure.

9 MR. PITTMAN: So one of the things when you
10 were saying the new team and you were talking about
11 getting information, can you explain to the board
12 during the course of that year how -- how long we
13 were, any of us, were a part of it? I think it was
14 eight months that were -- that nobody from --
15 that's currently sitting in this room.

16 MR. ZEICHNER: Yeah.

17 MR. PITTMAN: -- had anything to do with it.

18 MR. ZEICHNER: Yeah. And I don't know when
19 Mr. Topp resigned exactly. I think it was over the
20 summer. But, you know, at that time, the then
21 interim executive director had hired an outsourced
22 accounting firm to do like outsourced CFO work, and
23 they had hired a new controller, and by
24 September 30th, I don't even know how you guys were
25 writing checks because I don't know who was here to

1 do it and the team was gone.

2 I believe we were introduced to your current
3 controller probably November-ish. I think we might
4 have had a little meeting November/December-ish.
5 But effectively it was a brand new team. I mean,
6 it was -- it was you have three people in finance
7 or three people --

8 MR. PITTMAN: Two.

9 MR. ZEICHNER: -- two people in finance and
10 then you guys leaning in finance, too.

11 You know, I think there was a lot of detective
12 work they had to do kind of pulling this stuff
13 together. Just, you know, it's -- if you weren't
14 there when the transaction happened, you don't
15 necessarily understand the rationale for it. So it
16 was -- it was a bit of a puzzle they had to put
17 together.

18 MR. PITTMAN: Thank you.

19 MS. LIOTTA: Yeah, we're painfully aware of
20 Shandon.

21 MR. PITTMAN: I agree.

22 MR. ZEICHNER: Is that it?

23 MS. LIOTTA: I think if you wouldn't mind
24 hanging out --

25 MR. ZEICHNER: Sure.

1 MS. LIOTTA: -- for the forensic part, and
2 then we'll have -- maybe do a comment of the
3 bundled financials.

4 MR. ZEICHNER: Okay. But, you know, one
5 thing, and I don't think there are really any
6 consequences for this, but I believe the board is
7 supposed to vote to accept the audit report. I
8 know you can't do that now. It might be something
9 you put on an agenda when you do have a board.

10 MS. LIOTTA: We're going to have a long agenda
11 when we've got a quorum.

12 MR. ZEICHNER: I'll just sit back there if you
13 need me again.

14 MS. LIOTTA: Thank you so much.

15 FORENSIC AUDIT UPDATE

16 MR. WALKER: So, just a brief update on the
17 forensic audit. We did, as counsel, receive some
18 information sitting with Mr. Pittman which
19 indicated that there may or may not have been
20 inappropriate use of airport funds and/or credit
21 card charges or gift cards, things of that nature.

22 At this point, there's sufficient information
23 that counsel believes that it would be prudent that
24 Mr. Pittman direct that information to the State's
25 Attorney's Office for further investigation.

1 At this point because it is our recommendation
2 that that take place, we would -- you know, the
3 board can't make a decision, but counsel is
4 strongly urging Mr. Pittman to push that stuff to
5 the State's Attorney's Office for their
6 investigation.

7 There could possibly be a need for additional
8 forensic auditing at a relatively expensive cost to
9 the Authority. However, in our discussion with our
10 colleagues at our law firm, we believe the prudent
11 next step is to take it to the State's Attorney's
12 Office to see what if anything else they would like
13 us to do before we do that.

14 So, again, the board cannot direct
15 Mr. Pittman, but I think Mr. Pittman understands
16 his obligations to the Authority and is acting
17 consistent with that in that matter.

18 Happy to answer questions, however, we have
19 very limited information at this point because the
20 auditing firm could not complete the audit due to
21 the cost. But again, there are sufficient findings
22 that would warrant a referral.

23 MS. LIOTTA: Okay. So, to be clear, I know we
24 don't have a quorum, we can't do a vote to direct
25 staff, but we can ask as individual board members.

1 MS. CASH-CHAPMAN: I don't even know if he
2 needs us to have any part of it because it sounds
3 like --

4 MS. LIOTTA: Well, I would be supportive, if
5 it looks like there's --

6 MS. CASH-CHAPMAN: Well, sure.

7 MS. LIOTTA: -- criminal activity, that that
8 get reported to the law enforcement.

9 MS. CASH-CHAPMAN: Right. But -- but in order
10 for him to do that, he doesn't need us to do that,
11 correct?

12 MR. WALKER: He does not need you --

13 MS. CASH-CHAPMAN: I just want to be sure
14 that --

15 MR. WALKER: -- to take direction --

16 MS. CASH-CHAPMAN: -- he doesn't have to wait
17 for us to --

18 MR. WALKER: -- that is --

19 MS. CASH-CHAPMAN: -- direct him to do that.

20 MR. WALKER: And my under -- and maybe,
21 Mr. Pittman, you can speak on this about, you know,
22 kind of your and Jeffrey's conversations and our
23 conversations about that, if you'd like. It might
24 make sense at a high level to talk about what
25 you're thinking and what next steps would be.

1 MR. PITTMAN: Absolutely.

2 So, we did a very thorough investigation with
3 the forensic auditors, and it got to a point where
4 I was concerned about my cost point and whether or
5 not I should keep going, digging. There was
6 substantial information found, and I would suggest
7 to the board maybe we keep going.

8 But like I said, it was -- would be something
9 that I would love to in maybe one-on-ones with the
10 board members explain some more in detail, because
11 some of these things are allegations, we don't know
12 who -- necessarily the who's. I mean, I'm being
13 very careful in what I'm saying right now. But I
14 think that would be more of a one-on-one discussion
15 about more of the intimate details of the forensic
16 audit findings until we decide what we want to do
17 collectively as far as the investigation.

18 But I must caution the board it's getting
19 expensive. Right now, we're at \$25,000 into the
20 investigation and they want to go further. There
21 are things like lease -- leases agreements and
22 where rent's not being paid. It's all -- there's a
23 lot of things that have come up in this
24 investigative process.

25 MS. CASH-CHAPMAN: Can I ask a question?

1 MR. PITTMAN: Uh-huh.

2 MS. CASH-CHAPMAN: And maybe you can't answer
3 this. Does the amount of -- don't know how to say
4 this.

5 MR. PITTMAN: Uh-huh.

6 MS. CASH-CHAPMAN: The 25,000 that we've
7 currently paid, is that greater or less than the
8 amount of money that has been miss -- allegedly
9 mishandled?

10 MR. PITTMAN: It is -- \$25,000 is just -- we
11 did the math, it's just under. It's just under --

12 MS. CASH-CHAPMAN: And you think it's --

13 MR. PITTMAN: -- what they found at that
14 point.

15 MS. CASH-CHAPMAN: -- more information should
16 you keep going.

17 MR. PITTMAN: I would say we need to -- I
18 don't know how to answer that. I would say that I
19 would need a scale it -- a scale of time frame.

20 So the way we did it initially was we did
21 around a two-year cycle, right? To get the full
22 picture of everything, we did a two-year cycle.
23 And so, I think we need to set a true scale of what
24 we definitively want to search into if we proceed
25 forward.

1 Two years might be too broad, but I wanted the
2 full year because, sitting in this position, I'm
3 tired of the gotchas and the things that pop up
4 that you weren't expecting. So I wanted to get a
5 full picture of the finances to see what had been
6 going on and to see if there was anything else that
7 we might have to explain one day.

8 MS. LIOTTA: Well, I hesitate to spend
9 additional funds, understanding that we can't
10 direct one way or the other right now. But if --
11 if in the event that if we -- if it is given over
12 to law enforcement and they have forensic auditors
13 and they -- you know, I don't know if this is work
14 that they could do as part of an investigation
15 potentially.

16 And they may want -- and if it's one of those
17 hand them over what there is, they look at it,
18 maybe they have the capability to look further and
19 then -- or, you know, there may be synergies there,
20 for lack of a better word. And we can always go
21 back and decide to do more later, but I think it
22 may be good to follow the recommendation of handing
23 it off to law enforcement and seeing if they --
24 what they want or need from the Authority to move
25 forward.

1 MR. PITTMAN: I agree with your point. And if
2 I could add, giving us the scope of what we want to
3 look at, are we looking at -- because what started
4 this was an individual, all right? And then that
5 moved on.

6 Like I said, I'm -- I'm addressing this with a
7 very light touch. It started, it was an
8 individual. Then it branched on to other things.
9 So what I would like in the future from the board
10 with -- along with the legal team, is to decide
11 what path or paths we would like to go forward.

12 MS. CASH-CHAPMAN: Is this something that,
13 given the nature of it and the sensitivity of it --
14 because it sounds to me, and I could be very wrong,
15 but it sounds to me like there could be some future
16 allegations made against people from this airport.

17 Would that be something that would fall under
18 a shade meeting so that we can openly discuss it,
19 we would have to openly discuss these people should
20 the time come publicly?

21 MR. WALKER: No. The answer -- if the
22 question was directed to me, the answer is no.
23 Under Florida Sunshine Law, investigative meetings
24 and the discussions thereof --

25 MS. CASH-CHAPMAN: Okay.

1 MR. WALKER: -- would be required to be had in
2 public.

3 MS. CASH-CHAPMAN: Okay.

4 MR. WALKER: The reason that this information
5 has not been made, the actual preliminary findings,
6 is because they are incomplete.

7 MS. CASH-CHAPMAN: Okay.

8 MR. WALKER: And so, it would not be --
9 placing allegations out without incomplete material
10 and information --

11 MS. CASH-CHAPMAN: Sure.

12 MR. WALKER: -- would potentially put the
13 agency as risk.

14 MS. LIOTTA: Yeah.

15 MR. WALKER: So, when a formal board meeting
16 is convened with the appropriate quorum, that would
17 be something the board would want to consider then.

18 MS. CASH-CHAPMAN: Okay.

19 MS. LIOTTA: Okay. Well, I -- I think in the
20 shorter term, what's -- if time, effort, money is
21 going to be spent on anything, rather than doing
22 additional forensics, it -- this -- this seems to
23 me that it's crying out for a review of internal
24 controls.

25 Because how did this happen? How did one bad

1 actor, possibly more than one bad actor, able to do
2 this? It sounds like, you know, something that
3 happened on more than one occasion, going over
4 time. That suggests a -- a weakness in the
5 financial controls that needs to get addressed.

6 MS. CASH-CHAPMAN: Right.

7 MS. LIOTTA: Things like how -- how is it one
8 person is able -- if this is true, able to
9 misappropriate funds multiple times over time?

10 MS. CASH-CHAPMAN: I'm assuming the year was
11 not 2024, that this happened --

12 MR. PITTMAN: All right. So --

13 MS. CASH-CHAPMAN: -- prior to.

14 MR. PITTMAN: -- we're painting it in the
15 wrong -- we're painting it wrong. It's not a bad
16 actor, one bad actor who's in the finance
17 department did something. No. No. And it's not
18 a -- no. That would be --

19 MS. CASH-CHAPMAN: It sounds like --

20 MR. PITTMAN: -- advertising it wrong.

21 MS. CASH-CHAPMAN: -- you might need to give
22 each of us an update in separate meetings --

23 MR. PITTMAN: Absolutely.

24 MS. CASH-CHAPMAN: -- before we even continue
25 this --

1 MS. LIOTTA: Yeah.

2 MS. CASH-CHAPMAN: -- discussion.

3 MS. LIOTTA: Well, if -- if funds left the
4 airport in -- in a criminal way, that tells -- I
5 have massive concerns --

6 MS. CASH-CHAPMAN: Right.

7 MS. LIOTTA: -- that policy and procedures are
8 not sufficiently strong enough.

9 Whoever it was, whatever department they were
10 in, whatever it was, this was not a -- sounds like
11 this was not a one-off and there's probably room
12 for improvement.

13 MS. CASH-CHAPMAN: So, perhaps plan to have a
14 separate meeting with each of us at some point to
15 do that just because --

16 MS. LIOTTA: Yeah.

17 MS. CASH-CHAPMAN: I mean, it's a moot point
18 for us to keep talking about it because we approve
19 you to spend more money, anyway, so...

20 MS. LIOTTA: Right. So should we, I guess,
21 talk about the financial statement?

22 INCOME STATEMENT

23 MS. CASH-CHAPMAN: Let's do it.

24 MS. LIOTTA: I just got this just right before
25 the meeting, so I haven't had time to do any kind

1 of deep dive.

2 MS. CASH-CHAPMAN: Right.

3 MS. LIOTTA: And I'd just note that we haven't
4 seen any financial updates, at least I haven't,
5 since the last formal meeting which was in April.
6 A lot of catching-up to do.

7 MR. PITTMAN: Well, if -- if it will help the
8 board, we can do a financial presentation as y'all
9 follow along and you can ask questions.

10 We're prepared to brief you-all on the current
11 financials and maybe that will help, instead of us
12 trying to read it right now. Typically we provide
13 these at a board meeting; we don't typically
14 provide these at a workshop. And so if, like I
15 said, for the sake of time and transparency, we can
16 run down both of the sheets to help you-all, and if
17 there are any questions derived from that.

18 MS. LIOTTA: Well, I guess I -- I just have a
19 couple of -- of questions in line with concerns
20 I've brought up at prior board meetings.

21 It looks like fuel service revenue is just
22 over a million dollars actual year-to-date. The
23 actuals for last year was more than that,
24 1.14 million. So we're underperforming last year
25 actuals and we're underperforming the budgeted

1 number, which is 1.241. So off by almost a quarter
2 of a million dollars in what we anticipated we
3 would get for fuel and have not. That's
4 concerning.

5 The professional services number's way over
6 budget, but I think we can all appreciate why that
7 is.

8 The professional development, I don't remember
9 what it said for March, but it looks like that is a
10 bigger number than it was.

11 MR. PITTMAN: Uh-huh.

12 MS. LIOTTA: So I ask you, Mr. Pittman, why
13 are you continuing to spend over budget on some
14 something like professional development when we are
15 not -- we are so over budget on so many things and
16 under -- not getting the revenue that we
17 anticipated? And at last meeting, you said that
18 most of those funds were going to pay for your
19 personal development. Is that --

20 MR. PITTMAN: No. Okay. So that's why I
21 think we need to do the financial presentation,
22 because you're taking it bit by bit and it is --
23 you're not painting it in a true light. So, for
24 example --

25 MS. LIOTTA: These are real numbers, aren't

1 they?

2 MR. PITTMAN: So let me explain with --

3 MS. LIOTTA: No. Answer --

4 MR. PITTMAN: -- you. I'm going to answer
5 you, yes.

6 MS. LIOTTA: These are real numbers.

7 MR. PITTMAN: Yes, but you -- like I said,
8 for -- like, for the fuel, for example,
9 Southeast Aero no longer exists. So it was
10 budgeted that Southeast Aero, we was going to get
11 an amount -- amount of fuel from Southeast Aero.
12 There's no Southeast Aero.

13 There also was budgeted that the fuel price
14 would be on average way higher than we're
15 currently, and we've never sold the fuel at the
16 price. And the fuel is down nationwide, right?
17 And then, the few flowage fees that we get from
18 Atlantic, they're also down. So Atlantic's not
19 even selling the fuel that we expected. So when
20 the budget was created, it had different quantities
21 in mind, and so that is what is affecting --

22 MS. LIOTTA: Well, I can --

23 MR. PITTMAN: -- the fuel.

24 MS. LIOTTA: I can appreciate that facts
25 change and assumptions made don't necessarily meet

1 reality.

2 MR. PITTMAN: Right.

3 MS. LIOTTA: That leads to the question of
4 usually when -- when that starts to happen in an
5 organization, you start making adjustments --

6 MR. PITTMAN: Yeah.

7 MS. LIOTTA: -- belt-tightening where you can.
8 Yet, that is not what I'm seeing here this
9 particular -- on the professional development. You
10 see that we're not getting the fuel funds --

11 MR. PITTMAN: Uh-huh.

12 MS. LIOTTA: -- and you -- authorization for
13 the budget on professional development was \$6,833
14 were budgeted year-to-date, and the expenditure is
15 almost \$30,000.

16 MR. PITTMAN: Okay. So you alluded to -- no,
17 you didn't allude, you flat out said that it was my
18 professional development. That is incorrect.

19 MS. LIOTTA: You said that to me --

20 MR. PITTMAN: That is incorrect.

21 MS. LIOTTA: -- at the last meeting.

22 MR. PITTMAN: So --

23 MS. LIOTTA: So did you --

24 MR. PITTMAN: -- as part of the board's
25 agreement in paying me, I got money for college.

1 That is not -- that -- so there --

2 MS. LIOTTA: Sir, where is that written down?

3 MR. PITTMAN: You-all agreed to it and --

4 MS. LIOTTA: No.

5 MR. PITTMAN: -- it was written down by the
6 old general counsel sent from you-all and he called
7 each one of you.

8 MS. LIOTTA: No, no, no. That is incorrect.
9 I never agreed to any such thing. You were hired
10 at will --

11 MR. PITTMAN: Correct.

12 MS. LIOTTA: -- with no --

13 MR. PITTMAN: Because I never had a contract.

14 MS. LIOTTA: -- no contract, which means no
15 special agreements for anything.

16 MR. PITTMAN: Yes. When -- when on May -- on
17 May 10th -- okay. If -- you want to talk about
18 financials or you want to talk about my contract
19 concerning my pay?

20 MS. LIOTTA: Well, I -- I'm concerned that
21 you're now saying that you're entitled to the
22 airport paying for your college when there is -- is
23 there -- do you have a written document signed
24 by --

25 MR. PITTMAN: General counsel -- general

1 counsel sent it to me saying that you-all agreed.
2 That was the terms to get me to stay.

3 MS. LIOTTA: I didn't sign any such thing. I
4 don't remember where --

5 MR. ROBERTS: There is a document.

6 MS. LIOTTA: There is a document?

7 MR. ROBERTS: It was. It was part of -- there
8 was. It's memorialized. We've been through this,
9 I think.

10 MS. LIOTTA: No, I don't recall that. Well,
11 that is news to me. I don't remember that ever
12 being discussed. I remember at the meeting talking
13 about how you specifically were going to be hired
14 at will and you were -- you understood the risk
15 that you were taking by doing that, and that was
16 like a point of discussion.

17 MR. PITTMAN: Mrs. -- Board Member Liotta, I
18 was told --

19 MS. LIOTTA: So, if I am wrong and there is
20 a -- if there is something that the board approved
21 and I was not aware of its contents, that's then
22 that's on me, that's my fault, but I would like to
23 see that.

24 MR. PITTMAN: Okay.

25 MS. LIOTTA: Please send it to me --

1 MR. PITTMAN: Okay.

2 MS. LIOTTA: -- because I don't remember the
3 board ever approving any such expenditures.

4 MR. PITTMAN: All right. So we want to talk
5 about fuel? What you want -- what you want to talk
6 about in reference to the financials?

7 MS. LIOTTA: Those are all the questions,
8 specific questions, that I had.

9 Oh, I did have one more. The contracts temp
10 labor line item has zero budget and appears to be
11 larger than it was at the last meeting. So you're
12 continuing to spend without budget authority on
13 contract labor?

14 MR. PITTMAN: No.

15 MS. LIOTTA: So the number's not bigger than
16 it was at the last meeting?

17 MR. PITTMAN: I have to confer to my
18 controller, but we are not continuing --

19 MS. WORLEY: That number has not changed since
20 March.

21 MS. LIOTTA: Okay. So it might be the same
22 number we saw at the last meeting.

23 MS. WORLEY: Yes, ma'am.

24 MS. LIOTTA: Okay. I remember it -- I
25 remember it being more like a hundred thousand

1 even, but that could be me. I don't have the last
2 set of numbers in front of me.

3 Okay. That's all of my questions on that.

4 MS. CASH-CHAPMAN: I think I'm okay for now.
5 If I come up with some questions, I will address
6 those --

7 MS. LIOTTA: Okay.

8 MS. CASH-CHAPMAN: -- after.

9 MS. LIOTTA: So I guess now we -- the -- these
10 items, put it to --

11 MR. WALKER: Yeah, I would suggest --

12 MS. LIOTTA: -- public comment?

13 MR. WALKER: -- a general public comment, a
14 general public comment period, and then for each
15 additional item, public comment prior to those
16 items being discussed --

17 MS. LIOTTA: Okay.

18 MR. WALKER: -- so people will have a chance
19 to discuss or bring concerns about those items to
20 the board's attention before there is a substantive
21 discussion on those items.

22 MS. LIOTTA: Okay. Well, that could be very
23 helpful, actually.

24 MS. CASH-CHAPMAN: So, for right now, we're
25 going to open up to public comment specifically on

1 airport finances.

2 MS. LIOTTA: These three financial matters.

3 MR. WALKER: I would --

4 MS. LIOTTA: General?

5 MR. WALKER: If I may, I would just allow it
6 to be general at this point --

7 MS. CASH-CHAPMAN: Okay.

8 MR. WALKER: -- and if there are additional
9 comments on the specific items, you can go there as
10 well.

11 MS. CASH-CHAPMAN: So when you say general,
12 you mean general only regarding what is on our
13 approved, agreed agenda?

14 MR. WALKER: Correct. This is not about --

15 MS. CASH-CHAPMAN: Anything else.

16 MR. WALKER: -- anything else.

17 MS. CASH-CHAPMAN: Okay.

18 MR. WALKER: And the board can -- recommend
19 board members can control that comment as they see
20 fit.

21 MS. CASH-CHAPMAN: Okay.

22 MS. LIOTTA: Since we don't really have a
23 chair, could we maybe just have general counsel
24 acknowledge people, do it that way?

25 MR. WALKER: Sure. I believe in your rules,

1 it's three minutes for public comment, is that --

2 MS. LIOTTA: Yeah.

3 MR. WALKER: -- correct, if memory serves? So
4 I'll set a timer, and then I guess at the members'
5 request, is there any public comment on these
6 stated agenda items at this point?

7 MS. MARTIN: Sacha Martin, 133 Coastal Hollow
8 Circle.

9 Generally speaking, on September 2nd at 9:19
10 in the morning, I received an e-mail from Linda
11 Santiago saying, "Dear Partners, Tenants and
12 Community Partners, attached please find our
13 workshop agenda and preread materials for
14 September 8th."

15 Now, that's six days ago, and I had plenty of
16 time to go over and make questions and comments on
17 my -- what I received. I -- I know that we don't
18 get the details that you do, but I un- -- don't
19 understand why we spent 40 minutes this morning
20 arguing about the fact that the materials were not
21 received well in advance.

22 Regarding the audit, it was one of the best
23 audit reports I've ever seen, and it was very
24 understandable as far as it of course went because
25 there were some things that were not addressed.

1 But they said they did not identify any
2 control deficiencies or material weaknesses. There
3 were no significant unusual transactions. There
4 were no contentious matters. No conditions of
5 concern, you know. And then it did say that there
6 were a few things that -- that still needed to be
7 looked at.

8 But anyway, I found the report very readable
9 and very understandable. Because I remember
10 several years ago when there was \$700,000 that was
11 found that was charged to the wrong account.
12 Anyway, thank you very much.

13 MR. WALKER: Thank you. Is there any
14 additional public comment?

15 Yes, sir. If you can come up and state your
16 name and address for the record, please.

17 MR. LOPINTO: Joseph Lopinto, 529 Ria Mirada
18 Court, St. Augustine.

19 How are the fuel prices set? On doing a
20 ForeFlight survey, St. Augustine tends to be number
21 two or three in the highest cost per gallon. And I
22 personally know of people that fly to other
23 airports to get fuel at a significant discount as
24 compared to us.

25 I'm sure that the financial folks are doing

1 some kind of a relationship of revenue versus cost
2 per gallon and that might help bring in the total
3 revenue. It may decrease your margin, I don't know
4 what your margin are with respect to each gallon,
5 but it may get your overall revenue up if you would
6 bring it back in line with the surrounding area of
7 the -- you know, the nearest 20-mile airports,
8 30-mile airports. Thank you.

9 MS. CASH-CHAPMAN: Thank you.

10 MS. LIOTTA: I guess that is -- I mean,
11 Mr. Pittman, if you could explain how our fuel
12 price is set.

13 I think way back in the day, I might have
14 heard someone say that there's some kind of formula
15 that's applied consistently by staff. I don't know
16 that to be true, I've never seen anything in
17 writing. So if you could just educate us all on
18 how prices are done.

19 MR. PITTMAN: Absolutely. So what we do is we
20 take -- it depends on where we get the fuel, one.
21 So do we get it from the Everglades or do we get it
22 from Tampa? Because the price changes depending on
23 which one you get -- you get it from. The same
24 company, it's Titan.

25 So then what we do is we don't just do 20

1 miles or 25 miles, we do a hundred miles to see
2 what's going on. And then what you -- you can't
3 compare apples to apples, right; it's apples to
4 oranges in this scenario.

5 So if you look at an airport like Flagler or
6 Palatka, they don't have everything we have here,
7 so it -- it actually makes a price adjustment. So
8 you've got to offset for costs for the maintain of
9 the fuel tank and what have you. So we take all of
10 those things in consideration, the price of the
11 fuel, and then trying to make a profit.

12 The policy states that I -- at a minimum, I've
13 got to make a \$.25 profit. But then also we
14 typically don't -- it depends on when we buy fuel.
15 So we don't buy fuel every -- every week. So the
16 price could fluctuate at another place versus where
17 we're at.

18 So if you go to another airport and we haven't
19 changed the price because we still have in our
20 tanks the price that we got before, it's going to
21 still be that price. So if you -- so if Flagler,
22 for example, buys fuel after we purchase fuel,
23 their fuel is going to be maybe cheaper if the
24 price drops.

25 So it's not -- it's not -- it depends on where

1 we at at the tanks. Does that make sense? And so,
2 we try to maintain roughly about an 80 to
3 90 percent profit to be able to maintain the -- the
4 tanks, right? Because we've got a grant coming for
5 them and we're trying to fix them. We're down to
6 one tank right now.

7 And so, to be able to make do -- do the
8 maintenance, the upkeep of said tank, that's why we
9 put that profit in. \$.25 wouldn't be enough, but
10 like I said, that's what's in the policy manual.

11 MS. LIOTTA: So you're saying there's a
12 written policy of the airport somewhere that states
13 you have to have a minimum 25 percent profit?

14 MR. PITTMAN: That's right.

15 MS. LIOTTA: And anything above that, is there
16 a written policy as to what that is, or is that
17 just something that you --

18 MR. PITTMAN: It's up to me.

19 MS. LIOTTA: You pick.

20 MR. PITTMAN: That's correct.

21 MS. LIOTTA: Okay.

22 MS. CASH-CHAPMAN: What are we at right now
23 for profit?

24 MR. PITTMAN: It's always 90 -- we always stay
25 around \$.90. And also, like I said, it depends on

1 when we purchase it, what the price is. So if
2 we -- so, for example, if I purchase it on the
3 first of the month --

4 MS. LIOTTA: I don't think --

5 MR. PITTMAN: -- if we haven't purchased any
6 in the next two, three weeks and the price of the
7 fuel goes down at other airports --

8 MS. CASH-CHAPMAN: Right.

9 MR. PITTMAN: -- we're still at -- at the cost
10 point. Because what we identified was, and this is
11 one of the things that came up in the forensic
12 audit, there was a time period back in I want to
13 say 2023, early 2024, where we was actually giving
14 away fuel. We was paying people to take the fuel,
15 right? Because they weren't making the adjustment.
16 So we was actually --

17 MS. LIOTTA: So you --

18 MR. PITTMAN: -- selling it for \$.10 less than
19 we bought it for.

20 MS. LIOTTA: But you were making up on volume,
21 right? Just kidding.

22 MR. PITTMAN: Yeah.

23 MS. LIOTTA: Sell at a loss, make it up on
24 volume. Okay. So I don't think I've seen that
25 written policy. Could you just have staff send me

1 a copy?

2 MR. PITTMAN: It's in the admin policy.

3 MS. LIOTTA: So I think I saw someone else
4 stand up.

5 MR. WALKER: Yes, I apologize. Any other
6 public comment?

7 MR. MCCAMMON: Just some followup. As you
8 were discussing --

9 MR. WALKER: Name and address.

10 MR. DEPUTY: Sorry. Reid Deputy,
11 1089 Santa Cruz Street, St. Augustine.

12 As you guys were discussing your cost volume
13 and profit, we heard 80 percent margin, we heard
14 \$.25. I think I heard you say 25 percent. Can
15 you --

16 MS. LIOTTA: Oh.

17 MR. DEPUTY: -- go over that, or is this
18 document of this and related operational procedure
19 documents, is that something the public has access
20 through the website today?

21 MR. PITTMAN: Yes, sir. It's in the airport
22 policy. So it's \$.25 is the minimum. The minimum
23 that I can do is \$.25 --

24 MR. DEPUTY: And --

25 MR. PITTMAN: -- when I set price.

1 MR. DEPUTY: And the -- for the -- for the
2 \$.25 and your -- the grants that you're applying
3 for, do you guys normally put any kind of a reserve
4 towards future capital? You know, equipment,
5 improving the fuel farm, and that kind of a thing.

6 MR. PITTMAN: Yeah, so --

7 MR. DEPUTY: Where are we at with regards to a
8 reserve like that?

9 MR. PITTMAN: Great question.

10 So this year has been the year -- toward the
11 end, we're getting into the projects. So if you
12 look at the financials, there was a lot of projects
13 that were projected to happen in the budget. So
14 that's what -- that makes us look like about \$2 or
15 \$3 million less than what we was budgeted to have
16 because we -- it was accounting for FAA and FDOT
17 grants that we did not receive.

18 And so, yes, we do put in reserves. So that's
19 why one of the things we started this past year
20 under my watch was to have a meeting with the board
21 members to say, hey, these are the projects we have
22 slated, do -- and this is the splits, it's an
23 80/20, 50/50, or what have you, so we can make a
24 determination is this the direction we want to go
25 to -- go through.

1 Because we got the grant. Do we do it in
2 fiscal year '25 or '26? What -- that's what
3 happened so we can make sure that we have the
4 finances available to go forward with those
5 projects.

6 MS. LIOTTA: Okay. That makes sense. I heard
7 the question maybe slightly differently.

8 MR. PITTMAN: Okay.

9 MS. LIOTTA: If you were asking about a
10 general capital equipment reserve fund, like for
11 just general capital improvements, I don't believe
12 the airport has a capital reserve fund for just
13 like general, like, hangars or fuel farm or --

14 MR. PITTMAN: So we do have -- we do have a
15 separate account, but in order for me to touch it,
16 I have to get board authorization. So from -- one
17 of the things, the reason why I got -- can't spend
18 more than 35,000.

19 So we do have a separate, so if there was
20 something we needed to do, like an urgent matter,
21 right, it's not -- we're not like Naples to where
22 we have a significant \$60 million budget. But we
23 do have access to funds that, like I said, the
24 board would have to give me authorization.

25 MS. LIOTTA: Okay. Yeah. And that's -- to be

1 clear, we have a reserve fund that's for anything
2 that -- up and above the budget, but that's not
3 like a separate -- some people have like a separate
4 designated money goes in for capital improvements
5 in the future. So we don't have a separate account
6 for that that I've ever --

7 MR. WALKER: Just a quick point of order.
8 That section of public comment, but because this
9 isn't, you know, a board decision, it can certainly
10 be extended if you choose to. And then for
11 cross-reference, the fuel policy is set forth in
12 your administrative policy published on the website
13 2022 version, Article VI. And it does state that
14 it is an average profit margin of \$.25 per gallon
15 when viewed over the previous 12-month period and
16 the executive director shall use consideration
17 within a hundred mile radius.

18 MR. DEPUTY: In followup to your point, you
19 have a \$35,000 discretionary authority.

20 MR. PITTMAN: Uh-huh.

21 MR. DEPUTY: Since -- at this point, you don't
22 have a fully functioning board. What is the -- if
23 you had a \$50,000 expense that came due, what is
24 the procedure for you as the executive director to
25 go about in getting whatever that is?

1 MR. PITTMAN: Am I allowed to answer that?

2 MR. WALKER: Yes.

3 MR. PITTMAN: All right. So can't. So that's
4 one of the things we've discussed -- I discuss --
5 discussed with legal -- I apologize, my mouth is
6 getting dry -- discussed with legal.

7 I am hard capped at \$35,000. And so, there --
8 so we discussed that now you can use the word
9 unique times. Is there a special consideration for
10 said unique times?

11 There is in the sense of for grants and things
12 of that nature where I could go with the county and
13 the county might be slid in or the City of
14 St. Augustine Beach can get slid in as someone who
15 accepts the grant on our behalf.

16 But when it comes to these expenditures, this
17 is a very unique situation. And that is the reason
18 why we are all together, bonded together in the
19 sense of, hey, to the governor saying that we need
20 at least one board member. We've -- we've actually
21 weighed out all options. We put it on the dry
22 erase board and said, hey, what can we do?

23 MR. WALKER: Any additional public comment?

24 (None.)

25 MR. WALKER: Hearing none, I'll close public

1 comment.

2 GOVERNANCE ISSUES

3 MR. WALKER: I believe the next item on the
4 agenda is the board governance. And given it's
5 a -- an addition to the agenda, if I may be so bold
6 from the commissioners, I would suggest you open up
7 again public comment for governance-related
8 matters. Any objection from a board member?

9 MS. LIOTTA: (Shakes head.)

10 MS. CASH-CHAPMAN: No.

11 MR. WALKER: I'll go ahead and open the floor
12 for public comment related to governance matters
13 impacting the airport. Any public comment?

14 Mr. Liotta, would you mind coming up, please,
15 and name and address, please.

16 MR. LIOTTA: Matt Liotta, 4640 Palm Valley
17 Road.

18 Obviously nobody knows -- well, I guess maybe
19 DeSantis knows when he might appoint somebody, but
20 we don't know when and how long this is going to
21 remain the -- the situation.

22 And while it's been made painfully clear to us
23 here today about what the board can and can't do,
24 what staff can hear and not hear direction-wise, it
25 seems obvious to me that there needs to be a

1 elimination of a little bit of the Kabuki theater
2 that's going on.

3 If the two board members can voice their
4 opinion, even though they can't direct staff, but
5 if they're unanimous, it seems like staff should
6 really listen to that. And, you know, maybe people
7 can't force everything, but also, like if staff
8 wants to do something that the board members don't
9 want them to do, it seems kind of crazy to do it.

10 Seems like we can -- we can recognize the
11 legal situation that we're in, but we can also
12 recognize the practical reality that, you know,
13 where we're going to end up when it gets fixed and
14 where we're going to end up where it gets fixed is
15 all having to work together and if, you know,
16 things have been destroyed in the meantime, that's
17 not going to work out. Thanks.

18 MR. WALKER: Any additional public comment on
19 the governance item?

20 (None.)

21 MR. WALKER: Hearing none, I'll bring it back
22 to the workshop here.

23 MS. LIOTTA: So, I think maybe it would be
24 helpful to give some context to you --

25 MS. CASH-CHAPMAN: Sure.

1 MS. LIOTTA: -- and everybody here.

2 I'm -- I was clearly upset at the beginning of
3 the meeting, and that's because there's a history
4 that is not -- I mean, it's public record and then
5 it's e-mails, but I don't think it's necessarily
6 particularly known to people.

7 And I've had increasing levels of frustration,
8 and I think this was -- not being given the board
9 materials was an aggravation of, in my view, of
10 some of the things that have -- I've been
11 personally trying to do deal with.

12 I do take seriously that one of the board's
13 function -- the core function of the board is
14 oversight of staff. The five elected,
15 theoretically, board members are the last stop, the
16 only oversight of the staff. That's it. There's
17 no county, there's nothing else. So if we're not
18 able to do our jobs, staff is unchecked. And that
19 requires healthy governance, transparency, the
20 board getting the information it needs.

21 And I've had multiple requests on specific
22 top -- on specific topics related to the governance
23 of the airport going back since March that I have
24 written formal e-mails saying, As a board member, I
25 would like these documents. Suggesting timelines.

1 Asking for maybe if they want to do like documents
2 in batches. Trying very hard to make it something
3 the staff could manage. And I haven't received a
4 single document. Not one. Not a single response
5 to when I might see a document. I -- sometimes
6 outright refusal to provide documents, suggesting
7 that I should pay for documents. And it's just not
8 okay.

9 I believe it at this point to be willful
10 insubordination and that this instance of this last
11 time where I asked for information on these topics
12 ahead of time so that I could look at the
13 materials, understand them, and have the ability to
14 maybe ask for additional questions before or at
15 least at the meeting, promised that I would get
16 materials, and then told the weekend before the
17 meeting that I was just not going to get them
18 because of some unspecified Attorney General
19 guidance is beyond frustrating.

20 And I've got the e-mails here of the documents
21 I asked for and why and what my concerns were, and
22 I have yet to receive a single word from staff
23 for -- as to -- on any of them, let alone -- not
24 even a response. Just, Oh, here's your public
25 records request number.

1 And when I ask, Am I going to get something,
2 when am I going to get it, I even went so far as to
3 talk with general counsel about it, and then after
4 that, said, Hey, here's your deadline because at
5 this point, I have to be able to do my job and I
6 have been over 140 days waiting and deadline came
7 and went. Again, nothing from staff.

8 So, maybe -- I mean, I'm happy to go over in
9 detail what those were.

10 MS. CASH-CHAPMAN: I don't know if we
11 necessarily need to do that. I certainly believe
12 what you're saying. I -- I imagine that is
13 extremely frustrating.

14 MS. LIOTTA: And --

15 MS. CASH-CHAPMAN: That is not the experience
16 that I've had, so I can't speak to that. But I do
17 know that --

18 MS. LIOTTA: Well, that is in --

19 MS. CASH-CHAPMAN: -- prior staff --

20 MS. LIOTTA: -- and of itself --

21 MS. CASH-CHAPMAN: -- members that we have
22 encountered that have done similar things were met
23 with some very harsh consequences for that.

24 So I would suggest that while we cannot make
25 decisions right now, I would suggest that the staff

1 here at the airport take that seriously when a
2 board member requests something.

3 And maybe there was miscommunication, I don't
4 know, on whether it was a public record request or
5 a board member asking. I would presume, coming
6 from a board member, that we would know that it is
7 a board member requesting that information.

8 MS. LIOTTA: Well, each of my initial e-mails
9 going back to March were -- were characterized, "As
10 a member of the board, I am asking for X, Y, Z."

11 MS. CASH-CHAPMAN: Right.

12 MS. LIOTTA: And --

13 MS. CASH-CHAPMAN: I mean, you've always been
14 very clear on your role and announcing what role
15 you're --

16 MS. LIOTTA: So I don't think --

17 MS. CASH-CHAPMAN: -- doing things in.

18 MS. LIOTTA: -- that there necessarily should
19 have been confusion. I was given public records
20 numbers and I was perfectly fine with that. I
21 mean, if it helps them manage --

22 MS. CASH-CHAPMAN: Sure.

23 MS. LIOTTA: -- what they're doing. But it's
24 not okay for that to just then be treated like --

25 MS. CASH-CHAPMAN: Right. I can just --

1 MS. LIOTTA: -- I was not being responded to
2 and then charge -- like suggested that I could
3 get -- should be charged for information to do my
4 job, which --

5 MS. CASH-CHAPMAN: Right. I can't imagine --

6 MS. LIOTTA: -- there is --

7 MS. CASH-CHAPMAN: And that might be a
8 question for our legal question. I can't imagine
9 that --

10 MS. LIOTTA: No, I --

11 MS. CASH-CHAPMAN: I understand when you make
12 a public records request, it is we have the -- the
13 opportunity to put that cost back on the person
14 making that request. But if it's a board member
15 requesting information, I would presume we would
16 not be charged for asking for information from
17 our --

18 MR. WALKER: No. As a member of the board, a
19 board member is entitled --

20 MS. CASH-CHAPMAN: We can ask --

21 MR. WALKER: -- to the information at no cost.
22 It's in furtherance of their duties.

23 MS. CASH-CHAPMAN: Okay.

24 MS. LIOTTA: Yeah. And some of them may have
25 been broader than others. You know, they were.

1 Some of my requests were definitely broader than
2 others and I can appreciate that.

3 But some of them were very very specific.
4 Like a list of like the transcript of a shade
5 meeting. We were both at that meeting. It was the
6 one regarding the EEOC complaint.

7 MS. CASH-CHAPMAN: Uh-huh.

8 MS. LIOTTA: And -- and so I had a specific
9 list of document requests regarding that complaint
10 and that matter --

11 MS. CASH-CHAPMAN: Okay.

12 MS. LIOTTA: -- you know, eight -- eight
13 different requests on that. Some of them very very
14 specific, like copy of the settlement, copy of the
15 complaint, copy of the transcript.

16 I don't see a reason why I haven't received
17 most if not all of those. Certainly 140 days, it
18 does greatly concern me that that particular matter
19 involved allegations of wrongdoing by
20 Mr. Pittman --

21 MS. CASH-CHAPMAN: Uh-huh.

22 MS. LIOTTA: -- and following retaliation
23 against the complaining ex-employee, which the EEOC
24 did find those to be credible before the
25 settlement, and the fact that I'm not being given

1 copies of those 140 days later is -- I think speaks
2 volumes.

3 MS. CASH-CHAPMAN: Right. I mean, quite
4 frankly, in a -- in a public setting, in a
5 political setting, whatever, perception is
6 everything. Like sometimes the truth can be out
7 there and people will ignore it. It's the
8 perception that we are dealing with at this point.

9 And so, Mr. Pittman, are you comfortable
10 responding to anything?

11 MR. PITTMAN: Oh, absolutely --

12 MS. LIOTTA: Yeah, I would -- I would actually
13 like to know --

14 MS. CASH-CHAPMAN: Because I think some --

15 MS. LIOTTA: -- why I haven't --

16 MS. CASH-CHAPMAN: -- answer is warranted.

17 MR. PITTMAN: I absolutely do. I absolutely
18 do.

19 MS. LIOTTA: No, I -- I don't need to go
20 over --

21 MR. PITTMAN: So, if we going --

22 MS. LIOTTA: Mr. Pittman --

23 MR. PITTMAN: If we going to tell the story --

24 MS. LIOTTA: Mr. Pittman --

25 MR. PITTMAN: If you want to ask me the

1 question, I'm going to answer the question --

2 MS. LIOTTA: I -- I asked --

3 MR. PITTMAN: -- currently before me.

4 MS. LIOTTA: -- about my request --

5 MR. PITTMAN: So I'm --

6 MS. LIOTTA: -- as a board member.

7 MR. PITTMAN: I'm about to -- that's what I'm
8 about to do.

9 So -- all right. So, in these e-mails that
10 that I've been asked from Mrs. Liotta, I've asked
11 general counsel in these e-mails because it gets
12 kind of confusing. Is it -- is she asking as a
13 board member or is she asking as a private citizen?

14 I've asked general counsel -- general counsel
15 to give me guidance on that. Because in Florida,
16 if a member of the board is asking for something as
17 a private citizen, then they are charged. They are
18 charged, right?

19 And then if they're not asking as a private
20 citizen, the board member -- if the board is
21 trying -- if the board member is trying to task
22 staff with work, the board member should go in
23 front of the board and make a motion.

24 So, that way, if I'm -- if I am the -- as the
25 interim executive director are paying this employee

1 and the employee is being tasked to do something
2 that's outside of their normal day's work, I
3 need -- I would like a motion for -- we're supposed
4 to get a motion from the board to say, hey, I'm
5 going to take said individual off their job for the
6 foreseeable future to answer all of these public
7 records requests, right?

8 So that is -- so then, what I was asking for
9 from counsel was, can I get some kind of direction?
10 Because in some of these requests, they're not --
11 she's not -- Board Member Mrs. Liotta is saying she
12 wants a public records request.

13 Now, any other time, when a board member has
14 asked for something, they don't say they want a
15 public records request; they just say, Can you
16 provide me with this information?

17 At any time a board member can come to the
18 office and sit down at the conference table and
19 say, Hey, let me see this, let me see that. Now,
20 if a board member says, Let me have the minutes,
21 that's something that's readily available; we just
22 hand it to them.

23 But in the instance of a board member
24 specifically saying they want a public records
25 request, I'm taking them at their word. And that's

1 why Mrs. Santiago is sending that person an
2 acknow- -- acknowledge of -- and we was going to
3 explain all of this in the agenda when it came to
4 public records. We was going to educate people on
5 how public records work.

6 And within 48 hours, she responds and she
7 gives the subsequent title of what the public
8 record is and saying that we acknowledge and accept
9 it.

10 Well, if you see here -- and the reason why I
11 brought this up, was to show you-all how many
12 public records requests we have, right? We
13 don't -- speaking about the budget earlier, we
14 don't have a budget to handle the public records.

15 Last year, we only had four public records all
16 year. This is how many public records we've had
17 thus far. And some of them have, as you can see,
18 over 500 files produced.

19 So that is taking people -- and I get it.
20 This is this year and this has been a unique year.
21 But we did not budget for this. We did not -- we
22 don't have staff on hand that can respond to all of
23 this. And so, when -- like I said, when a board
24 member says this is a public records request in
25 their e-mail, we treat it as such, all right?

1 MS. LIOTTA: Mr. Pittman, I -- I disagree with
2 the way you're characterizing things.

3 My March 26th e-mail, for example,
4 Mr. Pittman, as a member of the
5 St. Johns County Airport Authority Board,
6 et cetera, raised concerns, asked for documents.
7 The fact that it was later slapped on a public
8 records request label does not rob me of my right
9 or ability to get information related to issues of
10 concern that are a part of my job, my oversight.

11 This particular e-mail was talking about
12 something you said in a meeting. It was the
13 conversation about whether airport funds were going
14 to be going to your personal legal representation.
15 I understand they did not. But the -- the
16 statement made to the board that you had decided to
17 work with Passero, who's a vendor --

18 MR. PITTMAN: Uh-huh.

19 MS. LIOTTA: -- on vendor matters on
20 procurement matters which raised major concerns for
21 me. Why is a vendor being worked with? That
22 seemed like an inherent conflict of issue because
23 they're such a major vendor to us. Why would you
24 be work -- relying on them for --

25 MR. PITTMAN: Okay.

1 MS. LIOTTA: -- procurement. And they're also
2 not a law firm, and so I just wanted information
3 about that.

4 MS. CASH-CHAPMAN: That was in March?

5 MS. LIOTTA: Yes. That was March 26th. And I
6 asked for an April 4th deadline, like, I would like
7 to see some documents by then. We haven't seen a
8 single one.

9 MR. PITTMAN: In reference to that one, there
10 was nothing to produce because we didn't use
11 Passero for any of that work.

12 MS. LIOTTA: Well, I asked for -- you said
13 that Passero had -- I understand that ultimately
14 they did not, but there were -- you represented to
15 the board that there were discussions and you were
16 going to --

17 MR. PITTMAN: Just phone calls. So there was
18 nothing to produce.

19 MS. LIOTTA: -- so --

20 MS. CASH-CHAPMAN: Did you get a response at
21 all --

22 MS. LIOTTA: No.

23 MS. CASH-CHAPMAN: -- and it wasn't to your
24 liking or there was no response?

25 MS. LIOTTA: No. No, response. No --

1 MS. CASH-CHAPMAN: Do you think that perhaps,
2 moving forward, if there's nothing to report, it
3 would be in your professional best interest to
4 respond and say there is nothing here --

5 MS. SANTIAGO: Can you give me the record
6 number --

7 MS. LIOTTA: No.

8 MS. SANTIAGO: -- the PRR number?

9 MS. LIOTTA: It's March 26th, 2025 e-mail.

10 MR. PITTMAN: We responded to it.

11 MS. LIOTTA: I don't know what number you
12 ultimately put on it. I don't have that
13 information in front of me.

14 MR. PITTMAN: See, the reason why -- I hate to
15 have to do this. The reason why Mrs. Liotta is not
16 telling, because it was packaged in with a whole
17 bunch of other stuff. It wasn't just that e-mail,
18 all right? There was a series --

19 MS. LIOTTA: I'm happy to go through every
20 single --

21 MR. PITTMAN: It was a series of e-mails.

22 MS. LIOTTA: Yes. Yes, there were.

23 MR. PITTMAN: All right. They were all
24 together. And then we sent the -- and so -- I'll
25 remain --

1 MS. LIOTTA: I am perfectly --

2 MS. CASH-CHAPMAN: It sounds like the two of
3 you are having --

4 MS. LIOTTA: No --

5 MS. CASH-CHAPMAN: -- maybe some communication
6 issues.

7 MS. LIOTTA: This is -- this is I think the
8 perfect time to just go through it all --

9 MS. CASH-CHAPMAN: Sure.

10 MS. LIOTTA: -- so that everybody's perfectly
11 aware that -- of what has and has not been
12 happening. If board members are getting treated
13 differently as to the information they are given,
14 that's a problem.

15 MS. CASH-CHAPMAN: I don't know that we're
16 being treated differently. I think you may request
17 more information than I request regularly.

18 MS. LIOTTA: That's probably true. But some
19 of these is because I'm potentially being more --
20 either more sensitive to issues, like why is a
21 vendor -- like, we were both there at that meeting.

22 MS. CASH-CHAPMAN: Uh-huh.

23 MS. LIOTTA: It raised a red flag to me that a
24 vendor was being invited to handle vendor
25 management.

1 MS. CASH-CHAPMAN: Uh-huh.

2 MS. LIOTTA: That -- you know, so like, well,
3 tell me about that. What e-mails did you have?
4 What -- how did this come about?

5 And if -- so, if there were no e-mails, how
6 easy it would have been to just say there were no
7 e-mails. But the fact that I'm given no
8 information, no response, no professional
9 courtesy --

10 MS. CASH-CHAPMAN: Right.

11 MS. LIOTTA: -- was -- is a problem.

12 MS. CASH-CHAPMAN: I mean, you can imagine how
13 frustrating it is for us because we're not in the
14 day-to-day operations of the airport. So when we
15 do have these questions and we bring them forward
16 and then we're met with radio silence, that that
17 can be really frustrating for us, especially if it
18 sounds like Mrs. Liotta's been waiting since March
19 for some of these answers.

20 MR. PITTMAN: Okay.

21 MS. CASH-CHAPMAN: So I don't know how -- how
22 much more you want to dig or what you're looking
23 for, I guess, right now as an outcome --

24 MS. LIOTTA: Well, I mean --

25 MS. CASH-CHAPMAN: -- today.

1 MS. LIOTTA: -- since they're saying that I'm
2 not, you know, making it clear what my -- well, I
3 think let's just go through every single one of
4 them.

5 MS. CASH-CHAPMAN: Sure.

6 MS. LIOTTA: Another one -- they were all
7 about the same time frame, so yeah, late March,
8 which was why, again, I said, you know, I wasn't
9 demanding instant, you know, production of all
10 documents.

11 MS. CASH-CHAPMAN: Right.

12 MS. LIOTTA: I was happy to talk about a
13 rolling production or have a rational discussion
14 with staff about scope or clarification. They just
15 didn't respond.

16 So, in -- this one was dating back to Monday,
17 March 31st. Some -- some third parties had come to
18 me that they had submitted some public records
19 requests that hadn't been responded to. I think
20 these were specific to the fish -- the employee
21 complaint.

22 MS. CASH-CHAPMAN: Okay.

23 MS. LIOTTA: And I think, well, if they're not
24 responding to members of the public, they should
25 respond to a board member because I -- I don't

1 think it would -- I had concerns that staff was
2 potentially not being transparent about documents
3 in which they may not reflect -- there might not be
4 a good reflection on them.

5 MS. CASH-CHAPMAN: Sure.

6 MS. LIOTTA: So I asked for a copy of each
7 public records request that was pending to get some
8 idea of what else was out there. Copy of the
9 written responses.

10 I figured by then that was less than -- that
11 was like about a two-week period. E-mails about
12 the fulfillment of the press, like, why haven't
13 these requests been answered to these other people?
14 I wanted some information. What's going on here?

15 MS. CASH-CHAPMAN: This is all still March?

16 MS. LIOTTA: Yeah.

17 MS. CASH-CHAPMAN: I'm just trying to under --
18 I'm just trying to put this, because I know that I
19 think there was like an influx at one point of
20 records requests. And I think -- I'm not trying to
21 make excuses, but I'm trying to get the whole
22 picture that staff was suddenly inundated and
23 didn't know how or what to do.

24 MS. LIOTTA: Well, right. There --

25 MS. CASH-CHAPMAN: So I'm just trying to

1 get --

2 MS. LIOTTA: I did -- I did look at some of
3 lists of those public records requests and there
4 were definitely some overlapping ones. In
5 particular, this particular topic --

6 MS. CASH-CHAPMAN: Uh-huh.

7 MS. LIOTTA: -- of the EEOC complaint. I
8 think a couple of them were from the press and plus
9 mine.

10 MR. PITTMAN: Can I respond?

11 MS. LIOTTA: No. When I'm done --

12 MR. PITTMAN: Because --

13 MS. LIOTTA: -- reading through the list --

14 MR. PITTMAN: All right. No, but you asked
15 the question, Ms. Cash-Chapman.

16 We didn't have general counsel at that time,
17 and so we couldn't release that information. So it
18 wasn't that we were trying to hide it. I get that
19 I'm being painted that I was trying to hide
20 something.

21 MS. LIOTTA: Sir --

22 MR. PITTMAN: We didn't have general
23 counsel --

24 MR. ROBERTS: Let me --

25 MR. PITTMAN: -- to be able to share it.

1 MS. LIOTTA: That is incorrect.

2 MR. PITTMAN: And so I couldn't -- we didn't
3 have general counsel in March.

4 In February, the Blocker letter came out
5 February 24th. That board meeting was canceled.
6 We did not have general counsel in March. And so
7 we as staff did not know what we could release or
8 couldn't release. So, as you see, that's why I
9 brought this up because we in this conversation.
10 And all parties who requested, once we got general
11 counsel, received it.

12 MS. CASH-CHAPMAN: So everything started with
13 this one?

14 MS. LIOTTA: But I did not receive it. I have
15 still not received a single document for any of
16 these e-mails, and you are incorrect --

17 MR. PITTMAN: Okay.

18 MS. LIOTTA: -- that you were prohibited in
19 any way from releasing those documents. That was a
20 settled litigation, and there was no reason, it was
21 not an active litigation, and therefore no
22 exception.

23 MR. PITTMAN: It was regards to redaction. If
24 that -- if we are able to put the person's name out
25 or not. That's what we were talking about. So

1 we --

2 MS. LIOTTA: Well, that's a different thing.

3 MR. PITTMAN: That's what I'm -- that's what
4 I'm referring to. We didn't have general counsel
5 to say, Hey, you can give this document as it is or
6 some things need to be removed.

7 MS. LIOTTA: Well, that's --

8 MR. PITTMAN: And so, that is not a -- so that
9 is --

10 MS. LIOTTA: Okay.

11 MR. PITTMAN: -- the reason. So we didn't
12 have general counsel at that time.

13 MS. LIOTTA: But that's a different thing than
14 saying that you weren't allowed to give out the
15 document. Redacting personal --

16 MR. PITTMAN: I just said --

17 MS. LIOTTA: -- information --

18 MR. PITTMAN: -- we didn't have general
19 counsel.

20 MS. LIOTTA: -- out of a document is not the
21 same thing as saying, oh, well, we couldn't give it
22 to you.

23 MR. PITTMAN: No, we're not qualified to do
24 that. So we didn't have general counsel.

25 MS. CASH-CHAPMAN: So perhaps, for future

1 reference, should you find yourself in a similar
2 situation, correspondence back to say, Here's why
3 we can't respond yet, or, Here's what we're working
4 on. Because now remember Mrs. Liotta's not just a
5 member of the public, right?

6 MR. PITTMAN: Yep.

7 MS. CASH-CHAPMAN: So she is a board member,
8 and I think that the respect for her as a board
9 member would have warranted anything back to her,
10 to say, Hi, we hear you, we see you. Here's what
11 we're working on. I think that could have gone a
12 really long way.

13 MS. LIOTTA: And also, by the way, it would
14 have been perfectly fine and acceptable and
15 appreciated and expected saying, These are
16 unredacted documents, we can't -- you know, please
17 don't distribute these publicly because they're
18 unredacted and they have personal information in
19 them. As a board member, I'm entitled to see that
20 information because I am not a member of the
21 general public.

22 MR. PITTMAN: But once I e-mail you, that
23 becomes a public record.

24 MR. ROBERTS: Can I -- can I just provide --

25 MS. LIOTTA: I think I would like general

1 counsel to weigh in on this.

2 MR. WALKER: Mr. --

3 MR. ROBERTS: Yeah.

4 MR. WALKER: -- you've been waiting to speak,
5 so I will weigh in --

6 MR. ROBERTS: Sure.

7 MR. WALKER: -- but go ahead.

8 MR. ROBERTS: Just as a point of
9 clarification, and I know the -- Ms. Laquidara,
10 gapped general counselor, she had extensive,
11 extensive negotiations with your law firm on these
12 production topics.

13 MS. LIOTTA: Mr. Roberts --

14 MR. ROBERTS: Mr. Roberts, yes, what?

15 MS. LIOTTA: -- that --

16 MR. ROBERTS: They didn't happen?

17 MS. LIOTTA: That is a mischaracterization.
18 My requests to staff as a board member should never
19 be conflated with a -- a request from the attorney
20 representing my business --

21 MR. ROBERTS: Okay.

22 MS. LIOTTA: -- which is a separate matter
23 entirely, which is why I had separate
24 communications as a board member.

25 MR. ROBERTS: Were those documents not

1 produced? All the documents you're asking about
2 today, were they not produced by Mrs. Laquidara to
3 your law firm?

4 MS. LIOTTA: I don't know. I was looking for
5 responses to my questions.

6 MR. ROBERTS: Okay. So what we're talking
7 about is a duplicative double production to you
8 personally that was also produced to your law firm,
9 to your lawyers, who got on the phone with
10 Mrs. Laquidara and said they represented you for
11 that public request. That's the one right up here
12 with 29 items.

13 Mrs. Fischbach's complete file was produced to
14 you. It's misleading to say he's hiding something.

15 MR. LIOTTA: Did you respond with no records
16 to my one year ago --

17 MR. WALKER: Point -- point --

18 MR. LIOTTA: -- public records requests for a
19 copy of the waiting list?

20 MR. PITTMAN: Excuse me.

21 MR. WALKER: Yeah, thank you.

22 MR. LIOTTA: Did you personally do that, Chad?

23 MR. WALKER: So, if I may. Point -- point of
24 information -- I guess order, information, I'm not
25 sure which at this point.

1 There needs to be clarity -- and I think,
2 Mr. Roberts, this is what you're hitting on, but
3 there needs to be clarity on Ms. Liotta obviously
4 is a member of the board. She also has business
5 interests, right?

6 There needs to be clarity -- and I would defer
7 to Ms. Liotta's separate legal counsel, but there
8 has to be clarity between whether the information
9 she is requesting is in furtherance of a personal
10 business matter, which she is entitled to request
11 as a member of the public which would be classified
12 as a public records request, versus information
13 that she would be entitled to receive as a board
14 member.

15 Mr. Pittman, to your point, and Mr. Roberts,
16 to your point, that can be a fine line, but it is a
17 line that needs to be addressed. And us as counsel
18 are happy to help you guide on that line, but I
19 want to be clear that we're talking about two
20 distinct things. And we were not here prior to
21 these requests coming in, but it's two distinct
22 things. It is a request as a board member and it
23 is a potential public records request.

24 And so, just for that information, I want to
25 be very clear, from a legal perspective, they are

1 two very different things and what that entails.

2 Also relative, I want to make a statement to
3 Mr. Pittman, if I may. You are correct to a degree
4 around the e-mail becoming a public record.
5 However, if it has information which is being
6 worked on to be redacted, the Attorney General -- I
7 pulled up the Sunshine Manual just to doublecheck
8 myself.

9 MR. PITTMAN: Uh-huh.

10 MR. WALKER: The Attorney General has stated
11 that if there are redactions that are needed, those
12 are able to be provided to a -- to a board member.
13 They are entitled to the unredacted. However, via
14 a Sunshine request, meaning a public records
15 request, they would need to be appropriately
16 redacted.

17 MR. PITTMAN: And I -- I love your response.
18 We didn't have a general counsel for me to even ask
19 that question to, is the point I'm trying to make.

20 MR. WALKER: B.C, Before Chris.

21 MR. PITTMAN: So, other than trying to Google
22 it, I would not have -- and again, like Mrs. Liotta
23 said before, I'm not an attorney, and so I wouldn't
24 want to be the one that made that call without
25 counsel and make -- make the wrong call.

1 MR. LIOTTA: You've got your personal Chad
2 right there --

3 MS. CASH-CHAPMAN: Were there more that you --

4 MR. LIOTTA: -- representing you instead of
5 the board.

6 MS. CASH-CHAPMAN: -- wanted to -- Mr. Liotta,
7 I understand your frustration, but I would also
8 appreciate the composure that I know you're capable
9 of. Thank you.

10 Mrs. Liotta, is there anything else from that
11 specific part that you want to discuss before we
12 kind of come up with maybe a game plan that we're
13 comfortable with moving forward?

14 MS. LIOTTA: Well --

15 MS. CASH-CHAPMAN: Because I get that you're
16 frustrated, and I -- I agree, I think it is --
17 it's -- the experience that you had, if all of that
18 is as true as you say it is, that is extremely
19 frustrating and I do understand that that would be
20 unacceptable. I would be livid if I waited 140
21 days to get something that I requested.

22 So, if there are other particular ones you
23 wanted to discuss and wanted to give Mr. Pittman a
24 chance to respond to, we can do that, or I would
25 suggest that it is time for you and I to come up

1 with what would be adequate in the interim moving
2 forward that would work best for the two of us.

3 MS. LIOTTA: Okay. I do have a couple more
4 points.

5 I -- to the extent there were things sent to
6 an attorney for my business, that is not being sent
7 to me. There was an e-mail from staff saying
8 though there may have been duplication, and I made
9 that point already, that it's not okay to just
10 point me in the direction of something that I don't
11 have day-to-day. I don't work day-to-day in that
12 business --

13 MS. CASH-CHAPMAN: Right.

14 MS. LIOTTA: -- and those are for reasons.
15 You know, partly because I think it's good to have
16 some separation there so I can be better as a board
17 member.

18 I asked staff a question. I think it's
19 reasonable to get a response. And to that end, I
20 would specifically like to know who is the
21 custodian of record for the airport?

22 MR. PITTMAN: Me.

23 MS. LIOTTA: You are. Okay. You understand
24 the obligations?

25 MR. PITTMAN: Yes.

1 MS. LIOTTA: Okay. And the personal liability
2 that comes with failure to?

3 MR. PITTMAN: Absolutely.

4 MS. LIOTTA: Okay. So, you -- with all of
5 that context, you were cc'd on all of my
6 correspondence back and forth. Why did I not get a
7 response to any of my e-mails?

8 MR. PITTMAN: Which e-mails? You said I was
9 cc'd. Which e-mails?

10 MS. LIOTTA: All of these e-mails.

11 MR. PITTMAN: Are you referring to the ones
12 you e-mailed me or you e-mailed someone else?

13 MS. LIOTTA: Some of them were to you. Some
14 of them were to Ms. Santiago after I got referred
15 over to her for --

16 MR. PITTMAN: If I remember correctly, she --

17 MS. LIOTTA: -- getting the document --

18 MR. PITTMAN: Uh-huh.

19 MS. LIOTTA: -- but you were cc'd on all of
20 them. If you're the custodian of record, you're in
21 charge of getting documents out.

22 And you're the executive director, so I
23 would -- you know, to the extent that custodian of
24 record's not relevant because I'm asking as a board
25 member, I don't know the nuance there, but either

1 way, you're saying it's your responsibility to make
2 sure I get these documents.

3 MR. PITTMAN: And Mrs. Santiago did respond to
4 you.

5 MS. LIOTTA: I didn't receive a single
6 document.

7 MR. PITTMAN: She responded to you. So the
8 this first thing that you said was she didn't
9 respond to you about --

10 MS. LIOTTA: No. I asked --

11 MR. PITTMAN: -- correspondence.

12 MS. LIOTTA: -- when am I going to get
13 documents.

14 MR. PITTMAN: Okay.

15 MS. LIOTTA: I didn't get an answer.

16 MR. PITTMAN: All right. So --

17 MS. LIOTTA: I got a response back saying,
18 We've put your response in the pile, thanks. Yes,
19 technically that's a response --

20 MR. PITTMAN: Uh-huh.

21 MS. LIOTTA: -- but I wouldn't consider it a
22 substantive response for the con -- for purposes of
23 this conversation.

24 MR. PITTMAN: Okay. So one of the things you
25 requested was all of the PRRs, right? And so,

1 Ms. Santiago wanted to know what was the scope of
2 that, right? And so, is that the PRRs that we
3 already done? Is that the PRRs that we're working
4 on now? Is that the PRRs in the future? So that
5 is a --

6 MS. LIOTTA: My --

7 MR. PITTMAN: -- huge scope, right?

8 MS. LIOTTA: If you read --

9 MR. PITTMAN: And so, as you see, you were
10 asking for -- like this right here. It says all
11 PRR requests and responses, right?

12 MS. LIOTTA: No, that's not what my e-mail
13 asks for.

14 MR. PITTMAN: All right. That's April 2nd.

15 MS. LIOTTA: My e-mail asked -- my e-mail was
16 specifically limited in time to a time frame --

17 MR. PITTMAN: Uh-huh.

18 MS. LIOTTA: -- of records. Because I am
19 sensitive to asking for everything under the sun
20 back in time --

21 MR. PITTMAN: You said you wanted a rolling --
22 you said you wanted it rolling.

23 MS. LIOTTA: No. I said I -- I asked for the
24 list. In various followup e-mails, I said, When am
25 I going to get these documents? Do you want to

1 provide them to me on a rolling basis, to try to
2 work with staff? And I got no engagement on those
3 questions. None. Zero. So, that is what I'm
4 talking about.

5 And I did ask -- I did try to be mindful about
6 limiting things, like with the -- for the requests.
7 Let's see. A copy of each public records request
8 received by the Authority from February 1st, 2024
9 through the date of this e-mail, which was
10 March 31st.

11 Okay. So February of last year to -- so
12 that's about a year. But I also have the general
13 understanding that there weren't that many public
14 records requests in 2024. Like a handful, less
15 than five.

16 So that was my general understanding. If I
17 was wrong, certainly staff could have responded
18 back, Oh, my gosh, there's 50 of these things. Can
19 we -- you know, how can I -- how can we help you?
20 Can we narrow this down?

21 Nothing. No -- no back and forth. No
22 rational conversation. Just stone silence. Which,
23 God forbidding, six-plus months of that, how am I
24 to take that other than just insubordination?

25 MR. PITTMAN: I -- am I able to respond?

1 MS. LIOTTA: Sure.

2 MR. PITTMAN: I see what you're trying to
3 paint, and then you're ignoring the fact that you
4 were responded to. You're ignoring the fact that
5 you asked for something that was out of our scope.
6 You're ignoring the fact that in this time frame,
7 we didn't have general counsel. You're ignoring
8 the fact that we didn't have a person to do public
9 records requests. We didn't even have anybody,
10 right?

11 You're ignoring the fact that we were limited
12 as staff and then I had to get someone and then
13 train them to do public records requests. And then
14 they kept coming after the Blocker letter went out.
15 Last year, to your words, was less than five. This
16 is this year --

17 MS. LIOTTA: Uh-huh.

18 MR. PITTMAN: -- right here on the board. And
19 then that doesn't even list -- that doesn't even
20 encompass the responses, the things that they're
21 asking for, and then the documents that have to be
22 produced. So there's a lot of work that's
23 entailed.

24 And then if you -- if you label it as a public
25 records request yourself, you're getting the

1 response in the 48 hours, right? And then
2 you're -- but -- so you might call it we can agree
3 or disagree mislabeling, but if you put it in the
4 public records pile, right -- and then I even asked
5 general counsel myself, I said, Hey, I need some
6 clarification. Is this -- is she asking -- because
7 she goes back and forth in the e-mail --

8 MS. LIOTTA: Uh-huh.

9 MR. PITTMAN: -- is she asking as a private
10 citizen or is she asking as a board member?

11 MS. LIOTTA: Why didn't you ask me that?

12 MR. PITTMAN: Because there was a time period
13 where you were, like, not wanting -- not wanting to
14 talk to me, right?

15 MS. LIOTTA: I was sending e-mails to you.

16 MR. PITTMAN: No, you were sending e-mails to
17 general counsel.

18 MS. LIOTTA: I was sending --

19 MR. PITTMAN: So we were talking back and
20 forth through the lawyers.

21 MS. LIOTTA: All right. This e-mail's
22 directed to you.

23 MR. PITTMAN: That --

24 MS. LIOTTA: That is Mr. Pittman at the
25 time --

1 MR. PITTMAN: And then after --

2 MS. LIOTTA: -- and up --

3 MR. PITTMAN: After --

4 MS. LIOTTA: So specifically --

5 MR. PITTMAN: So can you show me the Aprils?

6 MS. LIOTTA: -- about this topic.

7 MR. PITTMAN: I don't want to argue.

8 MS. CASH-CHAPMAN: Can I -- before -- I can
9 see that this can go on for a very very long time,
10 and I know that it's because we're all very
11 passionate about what we're doing here at the
12 airport and that's fantastic, but could I make a
13 recommendation that perhaps to alleviate any future
14 confusion --

15 MR. PITTMAN: I see it.

16 MS. CASH-CHAPMAN: -- should Mrs. Liotta be
17 requesting something or communicating as her role
18 as a board member, that it specifically comes from
19 her airport e-mail, which it seems like it kind of
20 has this whole time --

21 MS. LIOTTA: It did.

22 MS. CASH-CHAPMAN: -- and so if something is
23 to be Mrs. Liotta as a private citizen, it will
24 come from maybe perhaps a private e-mail so that we
25 can really clearly make that distinction.

1 Because it looks like everything's come
2 through as her airport e-mail, which to me would
3 say she's acting as a board member. So just to
4 give the benefit of the doubt here, I think that
5 maybe that would clarify things moving forward for
6 people.

7 MR. PITTMAN: Okay.

8 MS. LIOTTA: Look, just to be clear, I think
9 there's some gamesmanship going on here. I always
10 send from my e-mail. I did say, As a board member,
11 I am asking for these. Most of these were in
12 followups to specific issues that I was trying to
13 address as a board member.

14 One of them, for example, was a individual
15 e-mailed -- came to me, I don't remember if it was
16 e-mail or conversation, and they said that there
17 was a rumor going around, rumor, word was used
18 rumor, about mass document destruction going on at
19 the administration building.

20 Okay. That's weird. So I sent an e-mail,
21 just to Mr. Roberts and asked him to look into it.
22 And basically, I won't go into the ins and outs of
23 that, but I did end up getting some documentation,
24 and I looked at it and based on my review of the
25 documentation I was given, it looked like it might

1 not have been being done correctly. There was
2 destruction going on. It didn't seem to be
3 following Florida Statutes. So I asked for
4 specific documents about it, clearly within the
5 role of me as a board.

6 I have not received anything. And if
7 something was sent to an attorney representing my
8 business, I was never informed of it as a board
9 member. So assuming that I know everything that's
10 going on with my business as a lawyer is incorrect.
11 And if something was sent over there, then that's
12 a -- I believe that's a failure of staff to
13 communicate appropriately, which I think is just
14 par for the course here.

15 MR. ROBERTS: Excuse me. Can I just?

16 I believe Mrs. Laquidara worked with your
17 lawyer and specifically said, Prioritize what you
18 want. Prioritize what Mr. Liotta wants.
19 Prioritize what you need first during this period.
20 And there was --

21 MR. LIOTTA: I still have unanswered e-mails
22 from Ms. Laquidara.

23 MR. ROBERTS: And there was --

24 MS. LIOTTA: And she may have given that
25 direction. It's not clear to me that staff

1 followed.

2 MR. ROBERTS: Okay. Can I just provide some
3 additional context? Mrs. Liotta and her company
4 are adverse parties to the airport.

5 MS. LIOTTA: No. Wrong.

6 MR. ROBERTS: To your credit -- to your
7 credit --

8 MS. LIOTTA: Wrong.

9 MR. ROBERTS: -- you disclosed it on
10 January 16th. Your lawyer promised litigation
11 against the airport. Your lawyer promised
12 litigation against the airport. Stood right here
13 and promised litigation against the airport, said
14 it will come.

15 Mr. Pittman is the face of compliance for your
16 company. He's been the face of the compliance
17 actions that have had to have been taken for your
18 company. And it's up to the public to decide if
19 your motivations are about good governance or your
20 motivations are the fact that your company is
21 planning litigation against the Airport Authority
22 that Mr. Pittman would be a fact witness about.

23 You're already in litigation as we speak
24 against the three prior board members on the very
25 same issues and with very same allegations. So --

1 MS. LIOTTA: I think, Mr. Roberts, telling me
2 what my intents are is highly inappropriate. And
3 telling me who I am and am not adverse to as a
4 board member, extremely inappropriate.

5 MR. ROBERTS: Well, you own Modern Aero and
6 they're telling us they're bringing litigation.
7 That's all I can say. It's a pocketbook issue for
8 you and you should disclose that when you make
9 these things.

10 You should tell the public, I'm pillaring
11 Mr. Pittman here, but he's going to be a fact
12 witness in the case I'm bringing against the
13 Airport Authority. That might be relevant and
14 meaningful.

15 MS. LIOTTA: Well, as you -- as you mentioned,
16 litigation was brought. The airport was not named.

17 MR. ROBERTS: Not yet.

18 MS. LIOTTA: Mr. Pittman was not named.

19 MR. ROBERTS: Not yet. But your -- your
20 lawyer promised that it will come --

21 MS. LIOTTA: Yes.

22 MR. ROBERTS: -- and we take you at your word.

23 MS. LIOTTA: That statement was made before
24 three of the five sitting board members were
25 criminally charged --

1 MR. ROBERTS: Okay.

2 MS. LIOTTA: -- and I have right here the
3 prosecutorial summary that went into the details --

4 MR. ROBERTS: So we --

5 MS. LIOTTA: -- that are now wrapped up in the
6 litigation --

7 MR. ROBERTS: We'll send --

8 MS. LIOTTA: -- that specifically say that
9 those board members were acting outside the scope
10 of their duty not involving the airport.

11 MR. ROBERTS: So if we send a general release
12 to Modern Aero releasing the Airport Authority from
13 any cause of action they have with the Airport
14 Authority, it will be executed and sent back?

15 MR. LIOTTA: I love the aviation lawyer doing
16 litigation. Well within your scope.

17 MS. LIOTTA: Yeah, I --

18 MS. CASH-CHAPMAN: Thank you, Mr. Liotta, for
19 your input. We appreciate it.

20 MR. ROBERTS: Do you see why -- do you see why
21 commercial tenants have a problem being involved in
22 governance? Do you see this? We can't have a
23 board meeting with shout-outs from the crowd,
24 everything that's -- that's suspect.

25 MR. LIOTTA: It's a workshop, dude. This is

1 not a formal board meeting.

2 MS. CASH-CHAPMAN: Ms. Liotta, what -- what
3 are you looking for today? I know that we can't
4 make -- obviously, as we know, we can't make
5 decisions. There's not a lot you and I can do as a
6 board --

7 MS. LIOTTA: Well, I'm --

8 MS. CASH-CHAPMAN: -- as we proceed forward.

9 MS. LIOTTA: As a pers- -- as a primary just
10 point of order, I am offended, absolutely offended
11 by the thought, the precept, that because my
12 business, which has a right to -- to protect its
13 interests, is doing so, that therefore as a board
14 member, I cannot have valid concerns. And
15 everything I say must just be ignored/thrown out is
16 just wrong. If there is something that I'm saying
17 that is substantively incorrect, correct me.

18 MR. PITTMAN: All right. Can I? So the --
19 the e-mail you referred to about the destruction of
20 documents, you sent it to me as well.

21 MS. LIOTTA: No, I did not.

22 MR. PITTMAN: Yes. Yes. You sent one to me
23 and one to Mr. Roberts.

24 MS. LIOTTA: Okay. Here. Let me --

25 MR. PITTMAN: All right. Can I -- can I

1 please?

2 MS. LIOTTA: I -- Mr. Pittman, I tried very
3 hard --

4 MR. PITTMAN: Can I please?

5 MS. LIOTTA: -- to --

6 MR. PITTMAN: Because I want to talk about
7 acknowledging your e-mail. And so, we did -- so
8 we -- I acknowledged your e-mail --

9 MS. LIOTTA: Uh-huh.

10 MR. PITTMAN: -- and then we did a full-on
11 investigation to see if staff were shredding said
12 documents.

13 Some of those people that we interviewed are
14 sitting in this room today and they will ver- --
15 they could verify that we questioned them --

16 MS. LIOTTA: Uh-huh.

17 MR. PITTMAN: -- to much of the chagrin of the
18 workers, and some of them which it actually brought
19 them to tears.

20 And then you e-mail -- in that same line of
21 e-mails, if you don't remember, you even told
22 employees if they found anything inappropriate that
23 I was doing wrong, that you would pay for their
24 legal defense.

25 So in that same group of e-mails, so we did

1 respond and we had that back and forth where you
2 asked them to come forward if they have anything
3 bad about me. And so, we -- so if you want to say
4 we didn't talk to you, we did. And so --

5 MS. LIOTTA: Okay. So here's -- here's --
6 here's the -- here's how that went down.

7 I -- Thursday, March 20th, I e-mailed
8 Mr. Roberts saying, I've heard about a rumor, asked
9 him to look into it. And he said he's not aware,
10 but he'll make inquiries. Then he responded back
11 later that day, March 20th to me, but then cc'ing
12 you. So he's the one who brought you into all of
13 this and other members of staff. And saying
14 different things, that, you know, this wasn't going
15 on.

16 Okay. I responded back to that, to Chad, left
17 you on cc because at this point you're involved,
18 and I was clarifying that -- because Mr. Roberts
19 was saying, Oh, well, yeah, sometimes at the front
20 desk, they shred things like a handful here and
21 there. That's -- you know, people are -- people
22 are getting -- there's nothing there.

23 So I just followed up and said, Well, the
24 rumor I heard was about boxes of stuff, you know,
25 this is -- and I just want staff to go on record at

1 the next meeting, like, Hey, these rumors are
2 flying on, but there's nothing going on. At the
3 next meeting, I'd like staff to go on record
4 confirming documents are accounted for and stored
5 and only destroyed after confirming legal
6 retention.

7 And I said specifically, I think this is
8 important to do because at the last meeting,
9 Mr. Pittman made a comment about that public
10 records only ascribe, who knows -- you know, things
11 were kind of in a shambles. I'm like, okay, well,
12 that's a bad impression, let's get it to the public
13 that things are okay.

14 And then -- let's see. And then I sent an
15 e-mail, you know, separately same time to just --
16 just again to Mr. Roberts saying, I would like you
17 to independently confirm this. Again, Mr. Pittman
18 is the one who's in charge of this, so asking him
19 to police himself on this wouldn't make any sense.
20 So please just actually confirm that's it.

21 And then Mr. Roberts e-mailed me back, cc'ing
22 a whole bunch of people, you know, because -- you
23 know. And then I won't get into the tone of it,
24 but he did attach some documents saying, Here's,
25 here's some documents.

1 Those were the ones that I looked at. And I
2 had some -- and I did after looking at them e-mail
3 him back on March 22nd, cc'ing everybody because,
4 again, he pulled them in, and saying, Hey, I'm
5 not -- I never accused anybody. I said it was a
6 rumor on purpose being very clear.

7 Let's see. Saying I thought it was actually
8 disappointing that he took the e-mail that I wrote
9 to just him, responded back and saw fit to cc all
10 of staff. Let's see. Okay. And that's about it.

11 MR. ROBERTS: I'll -- I'll bring some closure
12 to that. We -- we asked you --

13 MS. LIOTTA: And then I followed up with,
14 after looking at those documents that you sent,
15 identifying some gaps, identifying some
16 inconsistencies in the documentation itself that I
17 was provided, and asking for specific documents to
18 look into it more because it didn't seem like
19 Mr. Roberts was super interested in doing anything.
20 So had --

21 MS. CASH-CHAPMAN: When was this? I'm sorry.
22 What month are we talking about?

23 MS. LIOTTA: March 24th --

24 MS. CASH-CHAPMAN: All right.

25 MS. LIOTTA: -- was my last e-mail where I

1 specifically said, I've looked at the documents and
2 found some inconsistencies, like citing nonexistent
3 categorizations of documents, for example.

4 Looking -- it looked like perhaps that audit
5 records were being shredded before they were
6 supposed to be.

7 And this was based on the documentation.
8 Maybe if you look, you know, a person went behind
9 it, you know, who knows? But it's like this was
10 just the documents.

11 And then so I follow back, Here's the problems
12 that I found. Here are the list of documents I
13 would like. For example, records reflecting any
14 efforts to identify or prevent misclassification or
15 noncompliant destruction.

16 Because I had specifically seen some things in
17 the documentation that looked like that was
18 happening. So what's the audit on that? What's
19 the compliance around that? Are we checking
20 anything? Standard stuff. And never received a
21 response to that --

22 MR. ROBERTS: Let me bring --

23 MS. LIOTTA: -- other than --

24 MR. ROBERTS: Let me bring some --

25 MS. LIOTTA: -- Here's -- Here's your public

1 records label, we'll get to you at some time, I
2 guess.

3 MR. ROBERTS: Let me bring some closure to
4 that.

5 When you made that report of a rumor, everyone
6 dropped what they were doing to investigate it.
7 Everyone literally stopped. Such a -- such an
8 inflammatory rumor that shredding of documents was
9 occurring, everyone stopped what they were doing to
10 investigate that.

11 MS. LIOTTA: Well, that's --

12 MR. ROBERTS: We asked --

13 MS. LIOTTA: I understand --

14 MR. ROBERTS: Excuse me. Let me -- let me
15 finish.

16 MS. LIOTTA: -- which is why I sent it to just
17 you --

18 MR. ROBERTS: Let me --

19 MS. LIOTTA: -- and said it was a rumor.

20 MR. ROBERTS: Let me finish, if I could.

21 We asked you, This report of documents,
22 where -- where are they being shredded? Who's --
23 who's saying who's shredding it? And where are
24 they shredding it? And if you recall, you refused
25 to disclose that to us, right? That's a fact.

1 MS. LIOTTA: Yes.

2 MR. ROBERTS: You refused --

3 MS. LIOTTA: And you know what's also a fact?

4 MR. ROBERTS: So we --

5 MS. LIOTTA: Earlier that same year --

6 MR. ROBERTS: Let me finish if I could.

7 MS. LIOTTA: -- someone was fired and

8 called -- claimed retaliation against the --

9 MR. ROBERTS: Let me finish if I could.

10 MS. LIOTTA: -- executive.

11 MR. ROBERTS: So, without --

12 MS. LIOTTA: So if somebody is a wit- -- if

13 somebody is witnessing something, given current

14 past history, it is perfectly defensible, and I

15 will continue -- I will not apologize for saying

16 there is a rumor, it may be nothing, but --

17 MR. ROBERTS: So --

18 MS. LIOTTA: -- also we've got some

19 problematic -- just look into it. If there's

20 nothing there, there's nothing there. I wasn't

21 accusing staff of anything.

22 MR. ROBERTS: People stopped --

23 MS. LIOTTA: The --

24 MR. ROBERTS: -- what they were doing.

25 Mr. Pittman and I investigated by foot. We went to

1 every employee and said, What do you know about
2 this?

3 MS. LIOTTA: Okay.

4 MR. ROBERTS: Heard -- have you ever seen
5 shredding like this? It's a small building. We've
6 got one room where all the paper lives. We've got
7 one little shredding machine. There's one that
8 sits under the front desk.

9 MS. LIOTTA: Uh-huh.

10 MR. ROBERTS: Who's shredding? Does any --
11 has anybody seen any shredding? Anybody heard of
12 any shredding? We had to go interview every
13 employee because you wouldn't tell us where it was
14 or who said it or when it was going on or where it
15 was going on.

16 And it proved to be meritless and we reported
17 that. And we -- and you asked if we had document
18 retention policies. I think someone provided you
19 with the document retention policies and a
20 historical log of when documents were mitigated in
21 the past.

22 No -- no document that's material to anything
23 right now has ever been shredded. To my knowledge,
24 the only things that get shredded are when Ms. --
25 Connie -- Ms. Worley, last name, may print off

1 something that's -- she's using it to do a --

2 MS. SANTIAGO: Analysis.

3 MR. ROBERTS: -- a reconciliation and she uses
4 paper to sit next to something she has at her desk
5 and then she'll shred that. But it's the
6 information remains.

7 So people weren't covering anything up. I was
8 terribly interested in it. And I followed through
9 and I reported back to you, right? And so you
10 invited any -- in your e-mail, you invited any
11 employee of the airport, that you would pay the
12 expenses to bring any allegation against
13 Mr. Pittman. Any allegation.

14 Now, he's got more grace than I do. I
15 couldn't tolerate having a board member e-mail
16 airport employees saying, I'll pay to get legal
17 defenses for you to bring an allegation against the
18 executive director. He has a lot more grace for
19 working here under those circumstances than I
20 would.

21 MS. LIOTTA: Okay. So I'll -- you know, it's
22 public record. I'm happy to share exactly what it
23 was that I said.

24 This was after you demanding to know who it
25 was who made the rumors and I'm saying that's -- I

1 think you should look into it regardless of -- of
2 it, and you were not happy with that. And again,
3 these were e-mails that I sent to just you and
4 responded back -- you re -- you chose to respond
5 back putting all the staff on it.

6 So this is what I wrote: It is disappointing
7 that my confidential message was later shared with
8 staff without my consent, as it mischaracterizes my
9 intent, unnecessarily pulls others into what was a
10 legal inquiry. I want to be absolutely clear I
11 have not accused any staff member of wrongdoing. I
12 want to -- on the contrary, I've taken steps both
13 publicly and privately to ensure that staff are
14 protected if they come forward with concerns. As
15 you are aware, the airport has previously settled
16 litigation involving allegations of retaliatory
17 termination after a staff member lodged complaints
18 against Mr. Pittman. That history makes it
19 especially important to take anonymous or
20 confidential staff concerns seriously. It also
21 underscores why I decline to disclose the source of
22 the concern and why I continue to advocate for
23 appropriate safeguards. Anonymous reports should
24 not be discounted. They are sometimes the only
25 safe option for employees in sensitive

1 environments. In fact, to ensure staff and former
2 employees can speak freely without fear of
3 retaliation -- find it -- or a financial burden, I
4 recently agreed to cover legal expenses for a
5 former employee to provide an affidavit containing
6 allegations regarding Mr. Pittman's conduct. I
7 share this not to escalate tension, but to affirm
8 my belief that protecting staff and encouraging
9 truthfulness are in the public interest.

10 That is what I wrote.

11 MR. ROBERTS: And you invited all the
12 addressees to disseminate it to all the other
13 employees, did you not?

14 MS. MARTIN: We just spent 40 minutes on this
15 subject. When are we going to get to the other
16 things in the -- that I came for? You know, the --
17 the emergency plan.

18 MS. CASH-CHAPMAN: Well, unfortunately, Sacha,
19 we have decided at the very start of the meeting
20 that today's meeting would be the financial audit
21 presentation, the forensic audit update, the income
22 statement, and --

23 MR. PITTMAN: Governance.

24 MS. CASH-CHAPMAN: -- governance, which is
25 what we're doing now. So all of these other things

1 are probably not taking place today.

2 Realistically, we're probably going to see that
3 within the next 10 to 15 days, provided Courtney
4 sends us the presentations, and then we will do
5 another workshop with those.

6 MS. MARTIN: Well, because that's what I came
7 to hear, was all these updates --

8 MS. CASH-CHAPMAN: Right.

9 MS. MARTIN: -- on the airport operations.

10 MS. CASH-CHAPMAN: I mean, we do have some
11 really great updates, and I am so excited for 10 to
12 15 days from now when we can hear them all
13 together.

14 MS. LIOTTA: Yes. And to -- to answer your
15 question, I did say -- you know, I was letting,
16 like, look, if -- it's not a problem.

17 To any current staff included in this e-mail,
18 if you have legitimate concerns related to document
19 handling or other matters that you are
20 uncomfortable raising internally, I will support
21 your right to come forward. If legal
22 representation is needed to do so safely, I am
23 willing to help ensure that access is available.
24 No one should have to choose between their job and
25 their integrity. Please feel free to share this

1 e-mail with others.

2 So, yeah, I did send that. I didn't say if
3 you -- if you have legitimate concerns, if you feel
4 like it's not safe to come forward, I'm a safe
5 place. That's what I said and I would say it
6 again.

7 MS. CASH-CHAPMAN: Not to make --

8 MS. LIOTTA: I have had former employees --
9 and this was not -- this is not coming -- this did
10 not happen in a vacuum. I had former employees
11 coming to me saying things. I didn't know if it
12 was real or not, true or not --

13 MS. CASH-CHAPMAN: Sure.

14 MS. LIOTTA: -- but it was coming -- things
15 coming from multiple people, which did make me
16 concerned that there -- you know, there might have
17 actually been people who knew things that were not
18 comfortable with it, that weren't coming forward
19 through regular -- regular means, and I wanted
20 people to know that if they wanted to contact me,
21 they could.

22 MS. CASH-CHAPMAN: Understandable. I think
23 that we are borderline entering a very long and
24 drawn-out mediation session --

25 MR. PITTMAN: Uh-huh.

1 MS. CASH-CHAPMAN: -- and while I appreciate
2 getting everything on the table and discussing it,
3 I do think that, again, we should try to move
4 forward just as far as what we're looking to do
5 moving forward as far as getting information out to
6 us. What is a timely manner? What is our
7 expectation? So it's nice and clear here today in
8 front of Mr. Pittman and our legal counsel so that
9 we can wrap things up, because it is after 12:30 at
10 this point.

11 MS. LIOTTA: Well, I was -- like I say, if --
12 if it is true that information meant for me as a
13 board member was sent to counsel for my business,
14 you know, it should be very easy and fast to send
15 it to me and I can verify that everything in fact
16 has been addressed. And if it has not been
17 addressed, it should be addressed immediately.

18 So when I can -- so we can wrap this up,
19 Mr. Pittman, when can I expect full answers to my
20 questions?

21 MR. PITTMAN: We'll work on them. I can't --
22 I don't want to -- I'm not going to sit here and
23 give you a date that I don't -- I've got to look at
24 everything again.

25 And then I need clarification from general

1 counsel, because I asked them and they told me
2 they'd get back to me with regards to if this is
3 you as a private citizen or is this you as a board
4 member?

5 Because in your same e-mail, you jump around
6 that -- your e-mails are pages in length and you're
7 asking for different things in different formats
8 that --

9 MS. LIOTTA: You don't need to talk to
10 counsel.

11 MR. PITTMAN: Okay.

12 MS. LIOTTA: I am asking for this as a board
13 member. Most of my e-mails say, As a board member,
14 I have sent a followup e-mail days ago saying to
15 re -- so that there can be no further confusion, I
16 am asking for this as a board member. So let's
17 please drop that. And you are not committing to
18 actually providing me the information right now --

19 MS. CASH-CHAPMAN: Would it be --

20 MS. LIOTTA: -- correct?

21 MS. CASH-CHAPMAN: Can I -- I have a question
22 here.

23 It sounds to me like there are some people at
24 this table that are hesitant, for fear of maybe
25 your motives -- and I'm not saying that you have

1 motives either way; I think you have very up front
2 and very clear from the get-go from what I have
3 seen as -- as -- when you're acting in what
4 capacity and I appreciate that.

5 There was talk of a release form. Would -- is
6 that something that you would be interested in
7 signing, saying that whatever you receive -- is
8 that -- I don't know how --

9 MS. LIOTTA: That is --

10 MS. CASH-CHAPMAN: -- this works.

11 MS. LIOTTA: -- an inappropriate question.

12 MS. CASH-CHAPMAN: Well -- but if he had asked
13 and I don't know what that looks like.

14 MS. LIOTTA: And I think it's a highly
15 inappropriate question to ask me to sit here
16 talking as a representative of my private business
17 when I'm here to discuss board matters.

18 MS. CASH-CHAPMAN: Right. I think the concern
19 is -- and again, I'm not questioning your motives
20 and I apologize if it comes off that way because I
21 am not. I'm trying to make -- I'm trying to find a
22 middle ground here so that we can get some stuff
23 done.

24 MR. WALKER: My -- if I may interject.

25 MS. CASH-CHAPMAN: Please do.

1 MR. WALKER: My high degree of preference
2 would be to table any requests of Ms. Liotta to
3 agree or not agree to any legal documentation, as
4 her business is represented by counsel, and as
5 counsel for the Authority, we are present and I
6 don't think they are.

7 MS. CASH-CHAPMAN: Okay. And I apologize. I
8 wasn't trying to --

9 MS. LIOTTA: Well, I don't think you were. I
10 think he was. And I think that's a very fair
11 point. To the extent I'm being asked for something
12 as a member -- representative of my business --

13 MS. CASH-CHAPMAN: Sure.

14 MS. LIOTTA: -- my counsel's not here. And,
15 Mr. Roberts, you should know better.

16 And also, Mr. Roberts, you're not litigation
17 counsel. If there is going to be any discussion,
18 as a board member, I believe all legal matters
19 should be handled and coordinated through general
20 counsel.

21 MS. CASH-CHAPMAN: Sure.

22 MR. WALKER: And --

23 MS. LIOTTA: Mr. Roberts was engaged as a
24 specialist for certain matters at the same time
25 that we engaged general counsel.

1 MR. WALKER: And if I may, our firm is working
2 with Modern Aero's -- I want to be clear -- with
3 Modern Aero's counsel, and we are in communication
4 with them.

5 So I will take it upon myself to speak with
6 Modern Aero's counsel and make sure that, you know,
7 the -- the concern is expressed, and then I will
8 report back to the board at a later date.

9 Again, this falls within the confines of -- of
10 counsel, and I don't think we've crossed that line,
11 but I don't want to go there.

12 MS. CASH-CHAPMAN: Right. And again, I -- I
13 don't want you to think I was by any means
14 questioning --

15 MS. LIOTTA: No.

16 MS. CASH-CHAPMAN: -- your motives here. I'm
17 not at all.

18 MS. LIOTTA: I think it's always appropriate
19 when there's a conflict, for that to be stated and
20 handled appropriately, and I believe I always have.

21 MS. CASH-CHAPMAN: From what I have seen, you
22 have been always been very clear.

23 MS. LIOTTA: So making some sort of blank
24 statement that I am not qualified to ask questions
25 or oversee staff because --

1 MS. CASH-CHAPMAN: Sure.

2 MS. LIOTTA: -- there's an issue that's not
3 even naming the airport right now is just pure
4 gamesmanship and inappropriate.

5 MS. CASH-CHAPMAN: So then, Mr. Pittman, do
6 you think that you can go back today and take a
7 look again at the questions that Mrs. Liotta had
8 asked you and respond to her within the next 48
9 hours as far as an update on when you can get that
10 information to her?

11 MR. PITTMAN: I --

12 MS. CASH-CHAPMAN: Because I appreciate that
13 it's going to take some time, I presume, to go back
14 to March and probably before then to get some of
15 these answers. But if you could maybe --

16 MS. LIOTTA: Well, if --

17 MS. CASH-CHAPMAN: -- update --

18 MS. LIOTTA: -- some of these -- if some of
19 these documents were already sent, again --

20 MS. CASH-CHAPMAN: Right.

21 MS. LIOTTA: -- to Modern Aero's counsel, it
22 should be no big deal to say --

23 MS. CASH-CHAPMAN: Right. I don't know --

24 MS. LIOTTA: -- these have already --

25 MS. CASH-CHAPMAN: -- everything --

1 MS. LIOTTA: -- been -- these have already
2 been --

3 MS. CASH-CHAPMAN: -- that you asked for.

4 MS. LIOTTA: These have already been --

5 MS. CASH-CHAPMAN: So if there's more --

6 MS. LIOTTA: The --

7 MS. CASH-CHAPMAN: -- if we can just give an
8 update and say, I should have everything put
9 together in a package for you by X date, I think
10 that would go a really long way for -- for us
11 moving forward together. Would that be acceptable
12 to you?

13 MS. LIOTTA: I want a date certain and a --
14 look, I have been sitting, and maybe their part of
15 it is just confusion and there were some documents
16 sent to Modern Aero's counsel that should have been
17 sent to me --

18 MS. CASH-CHAPMAN: Uh-huh.

19 MS. LIOTTA: -- and there was lack of
20 communication from staff on that, that can get
21 cleaned up pretty quickly.

22 The re -- the remaining parts of it -- you
23 know, it's like, here's the thing. When -- when --
24 when a board member asks for something, we're about
25 to have a new majority, and they're going to come

1 in and they may have documents that they want.

2 This is not an acceptable way of approaching it.

3 And even with all of the other context that,
4 you know, Mr. Pittman was complaining about, yeah,
5 the situation may have been challenging, probably
6 was and is, regardless, it's not optional under the
7 law.

8 It's not like, oh, well, I don't have to
9 comply with Sunshine or give the board the
10 information it wants because we're busy. It's --
11 it's literally not what the statute says. It has
12 to be a reasonable amount of time, and 140 days is
13 just not reasonable, period.

14 Even if I was just asking as a member of the
15 general public, I don't think that that's
16 defensible. And I'm not asking as a member of the
17 general public; I'm asking as a board member. So
18 this has got to change.

19 And like the -- when a board member asks for a
20 time when they're going to get information, saying
21 a nonanswer response, is -- we've got to do better.
22 You have to do better. You just do.

23 MS. CASH-CHAPMAN: And I would think moving
24 forward, I know there's only two of us, but any
25 time a board member reaches out and requests

1 something, I would think that that would move to
2 the top of the priority of who's asking for what,
3 solely because we're not asking typically just for
4 fun, we're asking so that we can better do our job.

5 And so, if we could just make sure that any
6 requests that come from us, just acknowledge even
7 that you've got them, I think would go a really far
8 way, and then to say, you know --

9 MS. LIOTTA: Or, hey -- like, you know,
10 Passero, I didn't actual -- all I had was a couple
11 of phone calls with them. There are no e-mails.
12 There are no memos. There are no -- there was
13 nothing other than like a call, I talked to the guy
14 on the phone and he's like, Yeah, sure, we can help
15 you with that --

16 MS. CASH-CHAPMAN: Right.

17 MS. LIOTTA: -- and then it turns out, no,
18 because conflict of interest, plus they're not
19 procurement counsel.

20 MS. CASH-CHAPMAN: I remember when Jennifer
21 and I ran for these seats, we both ran very clearly
22 on transparency. And so, while I don't like to
23 micromanage, I do like all the information.

24 And that's not so that I'm telling someone
25 what to do; it's just so that we know. Because

1 when people come to us and they ask these questions
2 and then we look stupid because we don't have the
3 answers to them, that's embarrassing as well.

4 So if you could just keep us I think as up to
5 date as possible, and any time there's a request
6 coming through, even if it's -- even if you know
7 that it is absolutely nothing because it was just a
8 phone call, we don't know that. And so, to us, it
9 just looks like you don't want to answer us.

10 MR. PITTMAN: Well --

11 MS. LIOTTA: And to be clear, I think there's
12 some -- some context here.

13 MR. PITTMAN: There is.

14 MS. LIOTTA: I was asking for these after
15 finding out -- after finding out some situ- -- that
16 Mr. Pittman was holding down a whole other job and
17 didn't tell the board. So the -- this idea of --

18 MR. WALKER: So, I --

19 MS. LIOTTA: -- need to ask for the documents
20 to look at it myself because I -- frankly, you
21 know, I just, I need to do the diligence because I
22 am not sure I can rely on being a -- you know, told
23 all the relevant information.

24 MS. CASH-CHAPMAN: And I -- it's very
25 difficult to just sit in these seats because we're

1 here for the airport, and -- and sometimes that
2 looks like we're going after someone or something
3 or a position or what have you, but at the end of
4 the day, we're here because for the good of the
5 airport. And so, you know, we're doing our due
6 diligence how we see. And that differs for both of
7 us, which is the beauty of a board.

8 And so, I think we should all just be mindful
9 of that and that it's not necessarily a personal
10 attack on anybody, but what the situation is, and
11 to make sure that we're moving forward in the
12 airport's best interest.

13 So, as far as governance is concerned, as
14 we're moving forward, aside from asking --

15 MS. LIOTTA: Well, I -- I think there should
16 be this week full answers to my requests. It
17 sounds like a bunch of documents may already be
18 available and it's just a matter of like, Hey,
19 don't know why you didn't see these. Well, I
20 didn't see them because they weren't sent to me and
21 there was just poor communication.

22 Okay. What's left should be identifiable
23 with -- if those can't be readily rounded up, I
24 don't believe there's any reason why we can't have
25 a timeline. And the, Well, maybe some day in the

1 future, you'll find out when you're going to get
2 your documents conversation, needs to be done.

3 And I don't think that should be the
4 appropriate way to ever respond to a board member
5 who's asking for information. If it can't be
6 quickly rounded up, I think the approp- -- I think
7 the appropriate response would be working
8 immediately to find a schedule.

9 And even if it slips in the future, like, you
10 know, it's harder than we thought or like, you
11 know, be reasonable. But never -- you know, I
12 think immediately any board member should have some
13 expectation of reasonably when they can get
14 documents.

15 MS. CASH-CHAPMAN: This Friday, is that a
16 reasonable timeline for you if --

17 MS. LIOTTA: Yes. I think --

18 MS. CASH-CHAPMAN: And then --

19 MS. LIOTTA: You know, and again --

20 MS. CASH-CHAPMAN: -- if anything needs to go
21 past that or whatever, open communication that
22 these are the pieces I'm still working on.

23 MS. LIOTTA: Identify what's --

24 MS. CASH-CHAPMAN: Does that sound --

25 MS. LIOTTA: -- already been sent --

1 MS. CASH-CHAPMAN: Okay.

2 MS. LIOTTA: -- and -- and get it rounded up,
3 what can easily be get done this week and what's
4 the -- what's a reasonable timeline for the rest of
5 it.

6 MS. CASH-CHAPMAN: Okay. And then again,
7 moving forward --

8 MS. LIOTTA: And I think that should be the
9 pattern for any request by the board.

10 MS. CASH-CHAPMAN: Right. Our requests I
11 think need to move to the -- the top of the food
12 chain. And even if it's just, Hey, we're working
13 on it, just something to let us know that you have
14 acknowledged and you're working toward it would
15 be --

16 MS. LIOTTA: Yeah --

17 MS. CASH-CHAPMAN: -- sufficient.

18 MS. LIOTTA: -- because, I mean, I did have a
19 conversation with Ms. Laquidara about this while
20 she was, you know, gap G -- general counsel for us
21 and she told me, You could go to the administration
22 office and you could sit there and you could make
23 them go get it right now.

24 I didn't want to do that. I didn't want to be
25 that disruptive. I was trying to be mindful of

1 staff time and coordination and not be disruptive
2 in these requests and in -- you know. So I was
3 trying to do my part, and I've lost -- I'm out of
4 patience.

5 MS. CASH-CHAPMAN: Understandable.

6 So, for future, I think that we need another
7 workshop sooner rather than later. I know that --
8 you know, I don't know if you had requested one
9 previously. I've kind of been requesting them on
10 and off for a while and it was kind of like, Well,
11 hang on, hang on, we might have some news. Hang
12 on, we might have some news.

13 So we hung on and we hung on and there has
14 been no news, and finally I sent an e-mail
15 requesting another workshop, and then a week later
16 I said, Too much time has passed, schedule the
17 workshop, here's what I want to so see.

18 So, obviously you and I couldn't have a
19 conversation to see what you needed to see or what
20 have you. I think that we should plan to have
21 another workshop very soon, and I think it would be
22 in our best interest to either we can start with
23 this original agenda or we can start from scratch,
24 but some sort of a something so that we're on the
25 same page with what we want to hear --

1 MS. LIOTTA: Yeah, I think --

2 MS. CASH-CHAPMAN: -- in hopes that we have
3 someone else maybe with us at the --

4 MS. LIOTTA: I think -- I think you're right.
5 I think we should have, even if we end up canceling
6 them -- I don't know what -- part of it might be we
7 don't know when these appointments are going to be
8 made. One at a time, all three at once, who knows?
9 But it would be nice to have a series of meetings
10 so that if we -- you know, even if -- even if
11 they're like one -- like once or even twice a week
12 so that we can run --

13 MS. CASH-CHAPMAN: Once they're here or just
14 us?

15 MS. LIOTTA: Yeah, because I know there's
16 some --

17 MS. CASH-CHAPMAN: So --

18 MS. LIOTTA: -- notice periods.

19 MS. CASH-CHAPMAN: So I know that Courtney and
20 his team have been working on -- and I just
21 requested a copy. It may be in our best interest
22 to send one to Mrs. Liotta as well so that we
23 can -- I haven't reviewed it yet -- so we can
24 review it, working on almost like a board member
25 orientation. Like, here's everything that is

1 ongoing right now or here are all the projects.
2 They started to piece that together so that we can
3 go through it.

4 MS. LIOTTA: Yeah. These -- these -- like
5 this whole idea of this briefing memo, I mean,
6 those could be updated each week if needed if
7 there's something material that changes.

8 MS. CASH-CHAPMAN: Right. But --

9 MS. LIOTTA: So I don't think it -- I think
10 it's like -- I think it's necessary work to do in
11 advance of the next board coming up, which is part
12 of the reason I was so frustrated that it wasn't
13 done ahead of this because it's like, what happens
14 if we have someone appointed tomorrow?

15 MS. CASH-CHAPMAN: Right.

16 So I think the intention -- and I don't want
17 to speak for you guys because I know it was a
18 conversation that we had kind of just had, was
19 doing almost like a -- well, like when we started.
20 We had our orientation meeting with the executive
21 director at the time and we sat in a room with him
22 and he went over -- or at least with me --

23 MS. LIOTTA: Uh-huh.

24 MS. CASH-CHAPMAN: -- he went over all of the
25 things that the airport was doing. And I think

1 that Courtney and his team have put -- or I
2 haven't -- again, I haven't gone through it, but
3 it's a pretty thick presentation of things.

4 That perhaps, I think the thought was maybe
5 like a day or whatever, that we just spend the day
6 together in this room as a board just kind of going
7 through all of it. So, again, maybe it's serious,
8 maybe it's just a full fun retreat day for the five
9 of us. I don't know what that will look like.

10 MS. LIOTTA: Yeah, I --

11 MS. CASH-CHAPMAN: But I think if we send a
12 copy of that to Mrs. Liotta as well so that her and
13 I both have the opportunity to kind of go through
14 it with a fine-tooth comb and see if we're on the
15 same page with what you're presenting to the rest
16 of the --

17 MS. LIOTTA: Yeah, and I --

18 MS. CASH-CHAPMAN: -- board.

19 MS. LIOTTA: I think that's a good idea for
20 factual like state of --

21 MS. CASH-CHAPMAN: Right.

22 MS. LIOTTA: -- state of the body sort of
23 things.

24 I -- I also think, given the tumultuous recent
25 history and allegations made about conflicts and

1 this and that, that it would be important --
2 because if I'm in the shoes of a board member
3 coming in, there's all sorts of, you know, rumor
4 and gossip and this and that, and it's -- it's --
5 it's not -- it's not great. We're in a governance
6 crisis.

7 And I would if I was a board member coming in
8 want some, what's the word, neutral findings of
9 fact. Like I -- I don't think it would be
10 appropriate for me as a board member telling the
11 incoming board members how to think about things.
12 I appreciate the optics. But I think that all the
13 more reason to have information they can rely on
14 from a disinterested third party.

15 MS. CASH-CHAPMAN: Uh-huh.

16 MS. LIOTTA: So, I would -- to that end, I
17 think it would be useful to have general counsel,
18 if they would be able to do some sort of --

19 MS. CASH-CHAPMAN: They don't look super
20 excited right now about the prospect of that, and I
21 can't imagine why, so...

22 MR. WALKER: So, if I may. I -- I bring this
23 up. We are the board's counsel. We right now take
24 direction from Mr. Pittman, as there is no board,
25 but we represent the agency.

1 If Mr. Pittman would like us to help put
2 together a governance package, we're willing to do
3 so. However, our rates, while discounted, add up
4 quickly. And this would not be a project that
5 would be inexpensive, to come up with a whole
6 full-fledged proposed governance model. We can
7 work with Mr. Pittman to come together. We're
8 happy to do that. I just would not want anybody at
9 the board to then look at us and go --

10 MS. CASH-CHAPMAN: You would surprise me and I
11 would call you out on it, yes.

12 MR. WALKER: Yes.

13 MS. CASH-CHAPMAN: That would never happen,
14 but --

15 (Cross-talking.)

16 MR. ROBERTS: Ms. Chapman, could I add an
17 additional --

18 MS. CASH-CHAPMAN: Yes, please.

19 MR. ROBERTS: -- access for all this?

20 In addition to just informing y'all, we need a
21 record, because when we make a presentation like
22 these --

23 MS. CASH-CHAPMAN: Right.

24 MR. ROBERTS: -- that were teed up today, it
25 puts the community on notice.

1 MS. CASH-CHAPMAN: Right.

2 MR. ROBERTS: It puts our regulatory agencies
3 on notice that we are acting, we're -- we're
4 moving, we're aware of what we are obligated to do.
5 So, one of the urgencies is not just for y'all's
6 benefit --

7 MS. CASH-CHAPMAN: Right.

8 MR. ROBERTS: -- but for the community
9 stakeholders as well.

10 So there's -- you know, we haven't done that
11 in quite a while. And the 139 audit, the -- the
12 T-hangar compliance, all those things, they're --
13 it's -- it's timely for the community to hear from
14 the airport executive director about it as well,
15 not just for y'all's purposes.

16 MS. CASH-CHAPMAN: And I think that
17 historically speaking, we as a board have gotten
18 really caught up, how do I say this, in the
19 politics of all of it, and a lot of the operations
20 of the airport, while they're still going on and
21 they're still happening, the public isn't seeing
22 that part of it anymore. So I do think it's
23 important in our next workshop that we do get the
24 updates, because some of them are exciting things.

25 MS. LIOTTA: Yeah, I think my big concern

1 coming in here was business as usual and updates,
2 good to have; not our top priority to talk about
3 today.

4 Also, again broken record over here, you know,
5 if it's important enough to update the community
6 about, they should be able to have written
7 materials to rely on.

8 You know, just if they -- only have to be
9 sitting in this room or request the transcript
10 later, I -- I find that insufficient. I think, you
11 know, our approach has always been materials get
12 posted to the website and people aren't expected to
13 come in cold and get surprised. I just don't think
14 that's a good way to go about things.

15 So, yes, by all means, let's have those, let's
16 have them soon, as soon as we can get those written
17 materials out --

18 MS. CASH-CHAPMAN: And I --

19 MS. LIOTTA: -- and then schedule the meeting.

20 MS. CASH-CHAPMAN: I am genuinely concerned
21 about a few things timeline-related. I am
22 genuinely concerned about these budget meetings
23 that need to happen.

24 I -- can we like borrow a county commissioner
25 and have them vote? Like, is there something we

1 can do? Because --

2 MR. WALKER: So --

3 MS. CASH-CHAPMAN: -- not only do we need to
4 vote on that, but I know for certain there are a
5 lot of grants that -- that have timelines and they
6 need things built by X date, and if we look
7 backward, we're not going to get them built and
8 then we're -- it's all just going to go up in
9 flames and the not on my watch. So what do we need
10 to do?

11 MR. WALKER: So I have looked, and I have not
12 talked about this with my colleague, but
13 anticipating this question was going to happen, I
14 did reach out to the governor's office of
15 appointments again this morning in anticipation of
16 a meeting. I'm hoping for a response from that.

17 MS. CASH-CHAPMAN: Okay.

18 MR. WALKER: There is one ripcord,
19 pull-the-emergency-parachute option that at this
20 point, because there can be no board consensus, it
21 would probably need to come from Mr. Pittman, you
22 can sue the State of Florida --

23 MS. CASH-CHAPMAN: Oh for the love.

24 MR. WALKER: -- and demand an appointment
25 because -- or request an appointment. Basically

1 you're --

2 MR. PITTMAN: Have to --

3 MR. WALKER: -- you're forcing judicial
4 interaction --

5 MR. ROBERTS: A mandamus?

6 MR. WALKER: -- there's not -- yes --

7 MR. ROBERTS: A mandamus.

8 MR. WALKER: -- a writ of mandamus action.
9 You can force them to act. I am not suggesting
10 that's the right thing to do.

11 MS. CASH-CHAPMAN: Good.

12 MS. LIOTTA: Yeah.

13 MR. WALKER: However --

14 MS. CASH-CHAPMAN: Another one if you could,
15 please.

16 MR. WALKER: It -- it is the only thing that I
17 have been able to come up with that would force
18 action. I have no doubt, for the record I want to
19 be clear, that the governor's office is moving as
20 expeditiously as possible --

21 MS. CASH-CHAPMAN: Sure.

22 MR. WALKER: -- however, we do have federal
23 deadlines --

24 MS. CASH-CHAPMAN: We're getting close, and
25 it's very scary for some of us --

1 MR. WALKER: Yes.

2 MS. CASH-CHAPMAN: -- that have to put their
3 names on these.

4 MR. WALKER: So I would suggest, if I may be
5 so bold, that you -- we reschedule another meeting
6 for next Monday same time, or -- or other times.
7 And let -- let me rephrase. I don't care when you
8 meet. But at least by then --

9 MS. CASH-CHAPMAN: Yeah, we need ten days,
10 don't we?

11 MR. WALKER: Yeah.

12 MS. CASH-CHAPMAN: Do we?

13 MR. PITTMAN: No, seven.

14 MS. CASH-CHAPMAN: I don't know.

15 MR. PITTMAN: Seven.

16 MR. WALKER: I think seven under a special
17 meeting workshop.

18 MR. ROBERTS: It would be the 15th.

19 MS. CASH-CHAPMAN: 15th?

20 MR. ROBERTS: 15th of September.

21 MR. WALKER: 15th, yeah. So we could
22 certainly do that. And if we don't have any other
23 updates --

24 MR. PITTMAN: We've got to have an agenda.

25 MS. LIOTTA: Yeah. So --

1 MR. WALKER: It would probably be the 16th,
2 would be the earliest --

3 MS. CASH-CHAPMAN: Yeah. Yeah. I'm
4 skipping --

5 MR. WALKER: -- because you wouldn't post the
6 agenda until --

7 MS. CASH-CHAPMAN: -- center in kindergarten
8 today.

9 MS. LIOTTA: Yeah, I'm --

10 MS. CASH-CHAPMAN: I'm not skipping next week.

11 MS. LIOTTA: I am out of -- because of course,
12 I'm out town the 17th, 18th and 19th.

13 MS. CASH-CHAPMAN: So the 16th?

14 MS. LIOTTA: So Monday or -- the 15th or 16th,
15 which is next Monday/Tuesday is fine. But later in
16 the week is not. I'm not available.

17 MR. WALKER: And just for clarity so my firm
18 knows what we're -- are we being -- is it -- are we
19 being requested to assist Mr. Pittman in putting
20 together --

21 MR. PITTMAN: Huh-uh.

22 MR. WALKER: -- the governance stuff at this
23 point?

24 MS. CASH-CHAPMAN: No.

25 MR. WALKER: Okay.

1 MS. LIOTTA: No, what I --

2 MR. WALKER: Just for clarity.

3 MS. LIOTTA: Just to be clear, what I was
4 actually more thinking of was more of a maybe going
5 back to the factual record of what's happened in
6 the last however many months --

7 MR. WALKER: Got it.

8 MS. LIOTTA: -- and saying, well, this -- we
9 find this is information that is --

10 MS. CASH-CHAPMAN: Right. I think the --

11 MS. LIOTTA: -- critical, reliable --

12 MS. CASH-CHAPMAN: The goal was like, here's
13 our timeline, here's what you missed.

14 MS. LIOTTA: Here -- here -- here's like real
15 issues. Like, because there's lots of rumors
16 floating around --

17 MS. CASH-CHAPMAN: Without anyone's opinion --

18 MS. LIOTTA: -- about what's real and what's
19 not.

20 MS. CASH-CHAPMAN: -- put into it so that
21 there's no --

22 MR. WALKER: So -- so Mr. Pittman is able to
23 direct us to do that and we can do that.

24 MS. CASH-CHAPMAN: Okay.

25 MR. WALKER: Again, it will take time and

1 effort because we're essentially recreating history
2 to -- to some degree.

3 MR. PITTMAN: All right. If I may?

4 MR. WALKER: Yeah.

5 MR. PITTMAN: All right. So the board
6 orientation was not going to discuss history. We
7 was going to say where we currently stood right
8 now --

9 MS. CASH-CHAPMAN: Right.

10 MR. PITTMAN: -- with the grants and stuff
11 like that. Because, again, we are being neutral.
12 We're not trying to --

13 MS. CASH-CHAPMAN: Right. I think these
14 were --

15 MR. PITTMAN: -- bring up anything --

16 MS. CASH-CHAPMAN: -- two separate things so
17 that --

18 MR. PITTMAN: Yeah. So we're doing an
19 orientation.

20 MS. CASH-CHAPMAN: -- they were on board with
21 that.

22 MR. PITTMAN: We had to say what general
23 counsel's role, aviation and special attorney, my
24 role and what projects and different things and the
25 financials and stuff like that we currently have.

1 MS. CASH-CHAPMAN: I think some of the concern
2 might be there's been a lot of coverage on a lot of
3 things --

4 MR. PITTMAN: No.

5 MS. CASH-CHAPMAN: -- right? Kind of that
6 political side that I mentioned before. And it
7 would be --

8 MR. PITTMAN: Uh-huh.

9 MS. CASH-CHAPMAN: -- very nice if the new
10 board could come in, read the facts, make their own
11 perhaps opinion and not the opinion based off of
12 any of us here at this table or what has been
13 perceived in the media, so that they can come in,
14 have the facts, and come to their own conclusions
15 based on those facts. It might --

16 MS. LIOTTA: Yeah, because I think it's --

17 MS. CASH-CHAPMAN: It's unfair for us to --

18 MS. LIOTTA: The -- the board had to come in
19 and give staff oversight. So I think in a lot of
20 ways, it would be inappropriate for the board to
21 only have staff to rely on on some of these issues,
22 considering the history. So, like, having that
23 third party, like here's the background, and that
24 way, there's -- like, it just is what it is.

25 MR. WALKER: So, effectively, and I'm just

1 going to ask the question, if we're asked to do
2 this -- and actually, Mr. Pittman, I just recalled
3 this is a category, this is an exempt category, so
4 you'd be fine if we went over the 35. This
5 engaging private legal services is -- is an exempt.

6 But, are you looking for -- and I'm trying to
7 clarify the ask. Are you -- is Mr. Courtman [sic]
8 being asked to ask us to do what effectively
9 amounts to a -- an investigation/report summary of
10 how we got here?

11 MS. LIOTTA: That's my intent, yes.

12 MR. WALKER: And if that is the request, from
13 what date? From the Blocker resignation? Prior to
14 that? What -- what is the ask that Mr. Courtman --
15 Mr. Pittman would then ask?

16 MS. CASH-CHAPMAN: I think that depends on
17 what you think you're going to charge us for that.
18 Like, realistically, because I don't know if you
19 guys remember, but like two hours ago, we went over
20 these finances. And while I appreciate the work
21 you do, I'd like -- I need numbers.

22 MR. WALKER: Yeah. The -- the answer, it
23 could range from 15,000 if this is a summary report
24 with no real fact-finding, to I've been a part of
25 investigations where it's \$60-, \$70-, \$80,000.

1 MS. CASH-CHAPMAN: Great. I'm not on board
2 for \$60-, \$70- or \$80,000. Like, nope, that's not
3 for me.

4 MS. LIOTTA: The -- the new board might be,
5 but as an initial matter --

6 MR. WALKER: As an initial matter --

7 MS. LIOTTA: -- to get something ready for --

8 MS. CASH-CHAPMAN: That's what I'm saying.

9 MS. LIOTTA: -- that --

10 MS. CASH-CHAPMAN: I don't think that's --

11 MS. LIOTTA: I agree.

12 MS. CASH-CHAPMAN: -- a decision for the two
13 of us to make --

14 MR. WALKER: Nope.

15 MS. CASH-CHAPMAN: -- because I know what
16 areas because I've been here for it.

17 MR. WALKER: I just -- I just want to be clear
18 that if you're --

19 MS. CASH-CHAPMAN: So I'm good there and I
20 appreciate that.

21 MR. WALKER: -- if you're suggesting to
22 Mr. Pittman to do something --

23 MS. CASH-CHAPMAN: I'm not. I'm not
24 suggesting it.

25 MR. WALKER: -- I think there needs to be

1 clarity.

2 MS. CASH-CHAPMAN: You hear me, yes?

3 MR. PITTMAN: I hear you.

4 MS. LIOTTA: No, no, no, no. I'm thinking --
5 I'm thinking something more de minimis to -- to
6 like have something to these new board members to
7 say, We see you, we know that you -- like, here's
8 something that they can immediately rely on from
9 counsel in -- in coming in and having that. And if
10 they want to dig deeper and they want --

11 MS. CASH-CHAPMAN: That might be --

12 MS. LIOTTA: -- to extend it --

13 MS. CASH-CHAPMAN: -- a discussion best held
14 for either our next workshop so I can try to
15 formulate what that would look like for us and/or
16 when the new board gets here, to see what they are
17 looking for so that we know where to navigate this
18 kind of thing.

19 Because, again, if that is -- that is a --
20 realistically it's a large cost and I don't know if
21 we remember, we were complaining about fuel costs
22 two hours ago to then facts up. And I understand
23 there's a difference and there's an importance, but
24 I don't want to put the cart before the horse if we
25 don't know exactly what we're going to be looking

1 for in that.

2 MS. LIOTTA: If the new board comes in and
3 feels like it needs to make major decisions about
4 governance, having -- you know, they're going to
5 want to have the facts --

6 MS. CASH-CHAPMAN: Right.

7 MS. LIOTTA: -- and they're going to want to
8 have reliable facts.

9 MS. CASH-CHAPMAN: Right.

10 MS. LIOTTA: And that's -- and I think it's
11 fair to assume that board members coming in are
12 going to be having those sorts of considerations.

13 MS. CASH-CHAPMAN: Sure.

14 MR. PITTMAN: So, can -- may I add something?

15 For the sake of transparency, I think what
16 we're concerned with is the board members getting
17 bad gouge, all right? So what we were planning on
18 doing is having it open to the public. So the
19 board orientation was going to be all of us sitting
20 here together.

21 General counsel has a copy of what we already
22 gathered, right? So there's no -- we're just
23 sticking to facts. We're not talking about any
24 legal stuff. That's general counsel's job.

25 I'm here to talk about grants and the

1 operations around the airport and fuel sales and
2 operations and runways and 139. That's all.

3 But we need to bring them up to speed because
4 from what I've been told, as soon as they get an
5 appointment, they can come to work. And so, if we
6 want them to vote on some of these initiatives that
7 past board members were in agreement with and to
8 see if they are in agreement with it as well, those
9 things need to be explained.

10 And so, we -- and we also looked at it as a
11 refresher course for the current board members who
12 might not know all the ins and outs of some of
13 these things or want to be reminded, right?

14 So this was going to be full transparent. I
15 didn't want one-on-ones initially, right? I wanted
16 to be right out and open for everybody because I
17 don't want people saying, Hey, Courtney has them
18 first and he's trying to sway them in a certain
19 direction. Nope. And I think that's what's being
20 insinuated here is -- with the legal -- and that's
21 fine, that's fine --

22 MS. LIOTTA: No, I --

23 MR. PITTMAN: -- because I would think the
24 same way.

25 MS. LIOTTA: I am making a very clear

1 distinction between business as usual, you know,
2 the everyday or -- operations --

3 MR. PITTMAN: Uh-huh.

4 MS. CASH-CHAPMAN: Right.

5 MS. LIOTTA: -- of the business, things that
6 have to be done to keep the lights on, which are
7 getting critical at this point.

8 MR. PITTMAN: Uh-huh.

9 MS. LIOTTA: I'm not trying to minimize that.
10 There are, like you said, grants and things that
11 have to get done. That -- that just would be the
12 case no matter what else.

13 MR. PITTMAN: That's most of it.

14 MS. LIOTTA: I'm talking about all those other
15 things that aren't the ordinary day-to-day
16 operations of the airport that should be of -- are
17 of extreme concern to me and I imagine will be the
18 very reason that those three new people are coming
19 in --

20 MS. CASH-CHAPMAN: Right.

21 MS. LIOTTA: -- right?

22 MR. WALKER: If I may.

23 MS. LIOTTA: That.

24 MR. WALKER: If I may also enter, it would
25 helpful I think at this point to push the

1 governor's office if we had outlines -- and I know
2 we've talked about them, Courtney -- but something
3 like the briefing memos, you could use the briefing
4 memos, saying there is a drop-dead critical date,
5 we must make a decision by this date. And then I
6 think it's a separate conversation around
7 governance.

8 Ultimately, it would be our recommend -- my
9 recommendation that the forum with the board -- I
10 don't think you have a standing governance
11 committee, so it would be an ad hoc committee of
12 the board that would probably be put together, I
13 suspect it would be the full board, but that's the
14 way it should work, that would discuss more
15 large-scale governance items.

16 MS. CASH-CHAPMAN: Uh-huh.

17 MR. WALKER: But to the extent that it's
18 helpful, I think in the board orientation packet,
19 there would be kind of those line items of
20 governance issues that probably need to be
21 discussed.

22 I, and I think Mr. Roberts would probably
23 agree with me on this, some of your policies and
24 procedures probably need to be updated, like your
25 workshop procedures, your meetings --

1 MS. CASH-CHAPMAN: Most of our policies.

2 MR. WALKER: Well, and it goes more to we've
3 now gone through, for lack of a better phrase, a
4 constitutional crisis. Let's -- let's not have
5 that problem again. That's up to the board
6 members, sure.

7 MR. ROBERTS: And I know there's a hand up
8 there, but just while we're on this, just a point
9 of clarification for Ms. Liotta that I think would
10 be helpful of the staff.

11 Some of these regulatory items, the
12 presentations, there really aren't any written
13 materials. It just really was going to be verbal
14 update. There -- there really aren't any written
15 materials. So, what -- what would be helpful to
16 you to feel prepared before you receive a verbal
17 presentation about what's been going on?

18 MS. LIOTTA: I think the format provided by
19 general counsel in the briefing memos is the way to
20 do it.

21 MR. ROBERTS: All right. So there -- that's
22 going to need to be created.

23 MR. PITTMAN: And can I just --

24 MS. LIOTTA: And if it -- and if it -- if
25 it's -- again, briefing memos may in their outline

1 say, Here's what the board has to vote on, that, or
2 you would just say, This is informational only
3 update. I mean, I think we can work with that --

4 MR. ROBERTS: Okay.

5 MS. LIOTTA: -- structure and modify it as
6 needed when it's an informational-only thing.

7 MS. MARTIN: I mean, excuse me, but I -- you
8 know, I feel that this meeting's messages, that the
9 community stakeholders are being kicked to the
10 curb.

11 We really really need to know what the updated
12 operations are, and I think we should know and I
13 think the board members should know what's going on
14 operations-wise.

15 And also, there are so many things -- Courtney
16 as executive director is in charge of operations.
17 There's so many things that he can do without board
18 oversight. And I really want to be updated on all
19 these things from, you know, 5 down to 11. And I
20 don't understand why the community stakeholders are
21 being treated like they are.

22 MS. LIOTTA: Well, we spent a good 40 minutes
23 going over that in detail. I agree that the public
24 deserves information and it's more of a, what is a
25 sufficient quality to make it actually be a real

1 meeting? And I -- and I don't think it's worth
2 rehashing.

3 MR. LOPINTO: May I make a comment?

4 MR. ROBERTS: There's one more hand.

5 MR. LOPINTO: As a stakeholder, not just only
6 the community, but as a stakeholder, I feel that
7 from an operational standpoint, how do we get our
8 messages in to not only Mr. Pittman, but also the
9 board if necessary, if necessary general counsel?
10 Not all the time can we be at these meetings. But
11 we need to get our information because we are the
12 ones on the day-to-day operation that get affected
13 by it.

14 MS. LIOTTA: Yeah.

15 MR. LOPINTO: Not only fuel, but all of the
16 other items. So what is your suggestion? And, you
17 know, if you'd like to stay here for the next four
18 hours and go over all of them, but none of us
19 would. But how can we get our information, our
20 messages in to you folks?

21 MS. LIOTTA: Well, I -- thank you for the --
22 for the question. I think there's -- there's a
23 couple of different ways that I've seen. One of
24 course is e-mailing staff.

25 Any time a member of the public contacts the

1 staff and asks for information, it's a public
2 records request. It doesn't have to be super
3 formal. If you're looking for a copy of a policy
4 or something, just say, Hey, can you send this to
5 me?

6 MR. LOPINTO: No, I'm talking about getting
7 information we have that we know --

8 MS. LIOTTA: Oh, the other way?

9 MR. LOPINTO: -- that's relative to you --

10 MS. MARTIN: We're talking about updates.

11 MS. LIOTTA: No. If -- if --

12 MR. LOPINTO: -- to tell you that we have this
13 information, we are experiencing this for bad,
14 good, whatever, or we need to address this.
15 There's many items in that compliance policy that
16 date all the way back to the 60s.

17 MS. CASH-CHAPMAN: Y'all are welcome at any
18 point -- so our e-mail addresses are on the
19 website. You are absolutely welcome --

20 MR. LOPINTO: Right.

21 MS. CASH-CHAPMAN: -- to e-mail us at any
22 point. Of course you can also start with the
23 Mr. Pittman or someone else in the office. But
24 just know that our e-mails are publicly there for
25 you to utilize at any time you want to.

1 And then, I mean, at least for me, the last --
2 I mean, obviously this agenda, it was the e-mail I
3 sent to Mr. Pittman and said, Here are the things
4 that I want updates on and I want the public to be
5 updated on, and that's where this list came from.

6 So if you send something to me at least and
7 say, I want answers on this, I'm going to say to
8 you, I've sent it along, when I get answers, I'll
9 let you know, or, they're putting a presentation
10 together, it will be at the next meeting.

11 MR. LOPINTO: So that answers -- well, that
12 doesn't answer.

13 At the next meeting when those items that the
14 general lady talked about are going to be
15 discussed, is there going to be an opportunity for
16 the stakeholders in particular to give input --

17 MS. LIOTTA: Yes.

18 MR. LOPINTO: -- at that time?

19 MS. LIOTTA: Yes. If it's a workshop --

20 MS. CASH-CHAPMAN: I think we always welcome
21 public comment.

22 MS. LIOTTA: If it's -- yeah, it depends on
23 the -- on the format. If it's --

24 MR. LOPINTO: I understand.

25 MS. LIOTTA: If it's -- if it's public -- if

1 it's a workshop, I guess you just have the --
2 there's always going to be public comment.
3 Sometimes it's general for the whole topic and it
4 can be whatever part you want to speak to.

5 I actually encourage -- and again, why I harp
6 on having materials out in advance, is you as a
7 member of the public see the written materials in
8 advance, which would be on the website.

9 MR. LOPINTO: I understand that. I understand
10 that.

11 MS. LIOTTA: You can follow up --

12 MR. LOPINTO: You've made that very clear.

13 MS. LIOTTA: -- in writing and say, Here's the
14 information I have --

15 MR. LOPINTO: You've made that very clear
16 today.

17 MS. LIOTTA: But -- yeah, but it's like
18 it's -- it's what can you do with that that might
19 be helpful and might address your -- your concern.
20 It may raise a concern, which you could then e-mail
21 to staff and/or members of the board and say,
22 Here's what I'm seeing, here's my pain point,
23 here's what I would like to hear more about. Those
24 are all very very appreciated --

25 MR. LOPINTO: Many of our comments --

1 MS. LIOTTA: -- feedback.

2 MR. LOPINTO: -- may also involve having
3 counsel present, because they may be interpretive
4 of either FARs or other policies that are within
5 the Authority.

6 MS. LIOTTA: Yeah.

7 MR. LOPINTO: All I'm asking for at the next
8 workshop, those items, that we have the opportunity
9 to speak for whatever limited amount of time.

10 MS. LIOTTA: Yes, there will be a public
11 comment in some shape or form at each meeting, be
12 it a workshop or -- or for a full formal board
13 meeting.

14 MR. LOPINTO: Thank you.

15 MS. CASH-CHAPMAN: I would suggest if you have
16 specific concerns about these -- because I know in
17 public comment, a lot of times, like, we don't just
18 give an answer back to you and that has to be
19 beyond frustrating.

20 So if there's something that comes up prior to
21 us having the conversation and you say, I know I'm
22 going to have this question regardless, feel free
23 to send that along so --

24 MR. LOPINTO: Okay.

25 MS. CASH-CHAPMAN: -- that, I -- I mean, any

1 of us can read it and say, Hey, how about this?
2 And then maybe that question will be answered for
3 you. Instead of having to sit out through our
4 really, long drawn-out discussions, you'll have the
5 answer that you need. That would be my
6 recommendation. If you have a different suggestion
7 on how it would be best for you to get information
8 to us or what have you, just --

9 MS. LIOTTA: Yeah.

10 MS. CASH-CHAPMAN: -- let us know.

11 MS. LIOTTA: Especially, to your point, if
12 it's something regulatory and it might require
13 counsel to look at it, you know, to the extent any
14 of that can be flagged ahead of time, it will allow
15 staff and counsel time to be prepared to address
16 that at the meeting as opposed to, oh, well, we'll
17 have to get back to you because --

18 MR. LOPINTO: I understand.

19 MS. LIOTTA: -- we'll have to look into it.

20 MR. LOPINTO: Thank you.

21 MS. CASH-CHAPMAN: So I would say, just moving
22 forward here, as far as an agenda for the next
23 one --

24 MS. LIOTTA: Well, I did have one more
25 governance point that we didn't talk about, and

1 that's -- I've got con -- and again, we can't --
2 I'm not sure we can direct anything, but then again
3 also counsel works for the board, not -- not staff.

4 So I don't -- I know we can't vote on anything --

5 MS. CASH-CHAPMAN: Right. But I think right
6 now -- just for the record, I think right now
7 because he works for the airport and not for the
8 board or the staff, and since there is no real
9 board, he has to report directly to Mr. Pittman --

10 MS. LIOTTA: Yeah, so at least --

11 MS. CASH-CHAPMAN: -- right?

12 MS. LIOTTA: -- I can -- I can put it up --

13 MR. WALKER: Who, me?

14 MS. CASH-CHAPMAN: Yeah.

15 MR. WALKER: I'd be --

16 MS. CASH-CHAPMAN: Is that who you're taking
17 direction from at this point in regards to --

18 MR. WALKER: I mean, at this point, an
19 individual board member is always welcome to reach
20 out to us --

21 MS. CASH-CHAPMAN: Right.

22 MR. WALKER: -- as counsel to the Authority,
23 ask questions.

24 MS. CASH-CHAPMAN: But as far as a direction
25 to take action --

1 MR. WALKER: But for direction to take action,
2 at the moment, that's coming through Mr. Pittman --

3 MS. CASH-CHAPMAN: Okay.

4 MR. WALKER: -- unless it is a board member
5 that's asking us to assist with what I'd call a
6 ministerial function. How soon can we do a
7 meeting --

8 MS. CASH-CHAPMAN: Right.

9 MR. WALKER: -- or do you have this document
10 from a legal perspective?

11 MS. CASH-CHAPMAN: Okay. I just wanted to be
12 clear on where we were.

13 MR. WALKER: Yes.

14 MS. LIOTTA: Okay. So I guess I'll just raise
15 it as a concern because it seems like there's
16 nothing that can be definitively directed.

17 And I've had this concern for a year plus, and
18 that is coordination of outside legal services.
19 Every company I've ever worked for, there -- there
20 was a general counsel, be that in-house or your
21 general lawyer usually, and then that person was
22 the -- call it control tower, right? That person
23 decided what to do, and if they couldn't handle it,
24 the general counsel identifies and manages
25 specialist counsel.

1 And that was always my understanding and
2 intent as a board member -- I understand just one
3 of five -- but that was always my intent and
4 understanding when the board originally retained
5 the Blocker firm as general counsel, which had a
6 flat rate, a monthly flat rate, and Mr. Roberts is
7 specialist aviation counsel for aviation-specific
8 matters, not a flat rate, but at an hourly
9 billable.

10 I found personally it seemed like there was a
11 lot of scope creep. We saw it in meetings it
12 happened. And I always thought that that was
13 inefficient, to say the least from a financial
14 perspective, because general counsel was flat rate
15 at the time, and just not benefiting the airport at
16 all and sometimes working at cross-purposes when
17 general counsel didn't know necessarily what
18 aviation counsel was doing because the coordination
19 wasn't there.

20 I, again, understand the full board's not
21 here, no direction can be made, but I strongly
22 prefer the traditional model of it goes to general
23 counsel who then manages legal services in
24 coordination with the client.

25 And -- and I don't believe Mr. Pittman should

1 be going directly to Mr. Roberts for anything
2 directly now that we have a general counsel and
3 that should all be coordinated.

4 That's my personal opinion, and I understand
5 that's just my personal opinion and Mr. Pittman
6 doesn't have to follow it, but I think that that
7 would be wise and the best course.

8 MS. CASH-CHAPMAN: So you think -- I'm just --
9 I want to be clear on what you're saying. If
10 Mr. Pittman has an aviation-related question, you
11 want him to go to general counsel and then to
12 aviation.

13 MS. LIOTTA: Go always first to general
14 counsel, who will decide --

15 MS. CASH-CHAPMAN: I don't know that I --

16 MS. LIOTTA: -- who, what, when, and where.

17 MS. CASH-CHAPMAN: -- necessarily agree with
18 that for aviation. If it's an aviation-specific
19 question, why wouldn't we go to the aviation
20 counsel --

21 MS. LIOTTA: Well, I think that's --

22 MS. CASH-CHAPMAN: -- to answer that?

23 MS. LIOTTA: -- that's become the issue here
24 at this airport, is because perhaps one could argue
25 that everything is aviation-related because it's an

1 airport and you could probably make an argument
2 that anything is somehow related to aviation law,
3 and I think that destroys the entire precept of
4 having general counsel and aviation specialist.

5 MS. CASH-CHAPMAN: I understand that.

6 MS. LIOTTA: So I'm worried about --

7 MS. CASH-CHAPMAN: Maybe we need to be --

8 MS. LIOTTA: -- that.

9 MS. CASH-CHAPMAN: -- clearer on that
10 distinction, because my fear is now we're going to
11 pay general counsel to call our aviation counsel
12 that's sitting at the same board table. Like, are
13 we going to double pay to have a question? Do you
14 know what I'm saying?

15 Like I just want to make sure that we are
16 being as time and cost efficient and effective as
17 possible with this. Like it doesn't make sense to
18 me with -- I'm sorry, if we're going to go to
19 general counsel to start everything, why do we have
20 Mr. Roberts sitting here?

21 MS. LIOTTA: That's an excellent question for
22 the next board when we --

23 MS. CASH-CHAPMAN: So -- so I'm just -- I'm
24 just putting out there --

25 MS. LIOTTA: -- get a full slate.

1 MS. CASH-CHAPMAN: -- I think he's been
2 beneficial.

3 MS. LIOTTA: And I think at times --

4 MS. CASH-CHAPMAN: That's not a secret.

5 MS. LIOTTA: And I think at times it's been
6 cross-purposes and inefficient because we had --

7 MS. CASH-CHAPMAN: So maybe we need --

8 MS. LIOTTA: -- counsel --

9 MS. CASH-CHAPMAN: -- to just make some
10 clearer boundaries, and then once the new board
11 gets here, we can make those clear boundaries
12 together and make a decision on what that looks
13 like moving forward for us.

14 MR. LOPINTO: Ms. Chapman, may I interrupt?

15 MR. PITTMAN: Oh, Jesus.

16 MR. LOPINTO: And I think it's very germane to
17 what you're discussing right now.

18 I have to be careful, Counsel. We, the flying
19 club, had a recent meeting with Mr. Pittman and
20 part of his staff and Mr. Roberts, and it was about
21 items, okay? And we discussed that.

22 I feel that if we were to take the path of
23 that having to first go to general counsel and then
24 to Mr. Roberts, that it's going to delay any
25 decision that I may need in working or in

1 operations of the flying club.

2 MS. LIOTTA: Well, you have to --

3 MR. LOPINTO: So -- let me finish. No, let me
4 finish first.

5 MS. LIOTTA: Okay. Go ahead.

6 MR. LOPINTO: I've been respective of -- of
7 your folks.

8 So I would advise not to do that. And I trust
9 that Mr. Pittman and -- is sufficiently -- can
10 judge who he should go to first, whether it's
11 general counsel or directly to the aviation
12 counsel, so that we are not burdened as a
13 stakeholder in delaying any of the information or
14 decisions that are needed. Does that make sense?

15 MR. PITTMAN: Uh-huh.

16 MS. CASH-CHAPMAN: Yes.

17 MS. LIOTTA: Well, I -- I can -- I can
18 appreciate that. I think the nuance there might be
19 that's assuming that it gets designated --
20 delegated to Mr. Roberts instead of just being
21 handled by general counsel. And my preference is
22 general counsel handles everything unless they
23 can't, and then they bring in a specialist.
24 That's --

25 MR. LOPINTO: We agree to disagree.

1 MS. LIOTTA: That was my intent as a board
2 member when general counsel and aviation counsel
3 was initially selected.

4 And again, I understand that is not something
5 that I can direct or -- but that is -- that is my
6 perspective. And I've -- I think even in recent
7 times, I got an e-mail from someone saying, I saw
8 the airport attorney and Mr. Pittman doing X, Y, Z,
9 and I e-mailed general counsel and I'm like -- and
10 there's like, I don't -- I don't know what you're
11 talking about. So we literally have --

12 MS. CASH-CHAPMAN: So it sounds like --

13 MS. LIOTTA: -- one hand --

14 MS. CASH-CHAPMAN: -- you just want to be --

15 MS. LIOTTA: -- not knowing what the other
16 hand is doing.

17 MS. CASH-CHAPMAN: -- a little clearer on our
18 expectations moving forward, because as of right
19 now, I just -- again now, it's 1:20 -- I know I
20 sound like Big Ben today, but it's 1:20, and thank
21 God we didn't go through all these 11 things
22 because I don't even know if we're at Number 4 at
23 this point.

24 MS. LIOTTA: I think we're --

25 MS. CASH-CHAPMAN: I think we're getting good

1 work done, but I think that we need to try to move
2 on at a little bit of a speedier pace so that we
3 can get through these things.

4 MS. LIOTTA: All right. Well, that -- that's
5 all I had to say about the attorney issue. I do
6 consider it a serious issue, one that's been
7 bothering me for about a year.

8 MS. CASH-CHAPMAN: Right. And I appreciate
9 that -- I hope anyway that you feel heard today
10 because I think that we have had some --

11 MS. LIOTTA: Oh, I was very loud, so I thought
12 I was heard.

13 MS. CASH-CHAPMAN: Not -- that's not what I
14 meant. That you had adequate time to be able to
15 take the things that you have been holding on to
16 for this long.

17 You know, I think that we both started off
18 like running just because the frustration, the pure
19 genuine frustration of having no communication and
20 not being able to do anything because we do have
21 this love this place and we do want to see it
22 flourish and grow. But I -- I hope that you feel
23 heard. I hope that you got some things out on the
24 table that we can work toward fixing for future --
25 the future of us.

1 MS. LIOTTA: Yeah, I mean, I am concerned
2 about the recent history where you've got, you
3 know, executive director saying he's taking
4 direction from a subset of the board outside the
5 Sunshine. That cannot be going forward.

6 MS. CASH-CHAPMAN: Right. And, you know, as
7 of now, there's -- there's nothing we can do about
8 it at this point. So I think that it would be in
9 our best interest to discuss things that we can
10 control for right now, and that would be the agenda
11 for the -- the workshop that will hopefully take
12 place on the 16th.

13 I am comfortable obviously with Numbers 3
14 through 11 on the current agenda. And there were a
15 couple of other things I wanted to add, but we
16 might not have time to get to those moving forward.

17 I would like to see a detailed list of what
18 we've asked legal counsel for versus what has been
19 done for services since Douglas Law Firm resigned.
20 I know that Mr. Roberts always gives like a really
21 in-depth invoice and I appreciate that. I'm not --
22 I don't necessarily mean you, but I do mean that
23 gap that we had before, \$200,000 is a whole lot of
24 money, and to incur late fees knowing full well
25 that we are unable to make a vote to write a check

1 is very frustrating. So I'd like to see the detail
2 of -- of what all of that was.

3 I'd also like an update from Mr. Pittman on --
4 there was a time, and correct me if my memory is
5 not serving me properly here, that State
6 Representative Kendall came in, she spoke to us in
7 this room about bringing an aviation academy here
8 with a promise of something like \$250,000 --

9 MR. PITTMAN: Yeah.

10 MS. CASH-CHAPMAN: -- something along those
11 terms, and I have heard literally nothing about
12 that since. I don't know if you have. But I would
13 like an update on that. Is it happening? What
14 does that look like? Anything. Anything would be
15 great.

16 Again, my concerns obviously for the budget
17 meeting. And I think that's it for my current
18 concerns moving forward. Is there anything that
19 you --

20 MS. LIOTTA: Yeah. I mean, I've got -- again,
21 some of these are things that we just need a full
22 board to deal with.

23 MS. CASH-CHAPMAN: Right.

24 MS. LIOTTA: I think there have been a number
25 of things brought to the board's attention like,

1 hey, we're working on this that, you know, maybe we
2 shouldn't be.

3 And there may -- I think counsel's going to
4 have to look at this for -- at us, but are there
5 any decisions -- and again, this would be one of
6 those things that I was like thinking like the --
7 some kind of summary, some quick, you know, the
8 \$15-, \$20,000 -- like, are there votes that have
9 been taken over the last -- like, since the
10 allegations came out, talking about like if there
11 are particular votes --

12 MS. CASH-CHAPMAN: Yeah, I see what you mean.

13 MS. LIOTTA: -- that need to be redone to --
14 to cleanse potentially, what are those votes? Like
15 and that this --

16 MS. CASH-CHAPMAN: How do we -- how do we do
17 that?

18 MS. LIOTTA: Well, I mean, if --

19 MS. CASH-CHAPMAN: Like is that --

20 MS. LIOTTA: If it's --

21 MS. CASH-CHAPMAN: Do we have to do -- is --
22 what I'm trying to say is -- I don't know how I'm
23 trying to say this. I don't want it to look like
24 we're just going to go and say, well, that didn't
25 go my way, so I want X, Y, and Z to change. Is

1 there -- is there something formal that we have to
2 do aside from saying, Hey, I want to bring this to
3 a vote again?

4 MS. LIOTTA: Well --

5 MR. WALKER: The answer to your question is
6 no.

7 MS. CASH-CHAPMAN: Okay.

8 MR. WALKER: You as the board have the
9 prerogative to bring something back and you change
10 direction.

11 MS. CASH-CHAPMAN: Perfect.

12 MR. WALKER: If there are specific things that
13 you'd like to us to look at, that's great. If the
14 question is, can we go back -- again, I'm just
15 trying to clarify timelines and we can work with
16 Mr. Pittman -- go back to Blocker forward, Blocker
17 prior, as to what decisions were made, I don't
18 think -- and I could be wrong, but I don't think
19 there are corporate resolutions that were drafted
20 or signed by anybody.

21 In an ideal word, that is always done. It's
22 part of the books, it's part of the records, it's
23 how the agency takes action. We do have the
24 meeting minutes, which that could certainly be
25 recreated to have them dated. But again, you

1 wouldn't be able to ratify those until you have a
2 full board.

3 MS. CASH-CHAPMAN: Okay.

4 MR. ROBERTS: I think there have been
5 historically a category of things we did
6 resolutions for. I think it was grant -- grant
7 acceptances --

8 MS. CASH-CHAPMAN: Right.

9 MR. ROBERTS: -- historically. Otherwise, it
10 was just a --

11 MS. LIOTTA: There were a few resolutions,
12 but, yeah, it was always --

13 MR. WALKER: I mean, ideally, it would be to
14 grant resolutions.

15 MR. ROBERTS: Yeah.

16 MR. WALKER: You should always have a
17 resolution adopting your -- your budget.

18 MR. PITTMAN: Yeah, we have that.

19 MS. LIOTTA: I think we've done --

20 MS. CASH-CHAPMAN: Yeah.

21 MR. WALKER: I mean, those are --

22 MR. PITTMAN: Yeah.

23 MR. WALKER: I mean, those are --

24 MR. PITTMAN: Yeah.

25 MS. CASH-CHAPMAN: But you mean perhaps just

1 some of the other general things that we voted on?

2 MS. LIOTTA: Yeah. And it's --

3 MS. CASH-CHAPMAN: Okay.

4 MS. LIOTTA: It's this idea that if there's --
5 if there are risks around governance history in
6 like recent his -- you know --

7 MS. CASH-CHAPMAN: Uh-huh.

8 MS. LIOTTA: -- that might behoove the airport
9 to have another vote on any of this, because if a
10 party says, well, that was not a valid vote because
11 there were Sunshine Law violations --

12 MS. CASH-CHAPMAN: Right. I hear you.

13 MR. WALKER: Okay.

14 MS. LIOTTA: -- in connection with that.

15 MR. WALKER: I see.

16 MS. LIOTTA: -- or even if someone's making
17 that argument, are there things that we should just
18 bring back to the board --

19 MS. CASH-CHAPMAN: Sure.

20 MS. LIOTTA: -- for --

21 MS. CASH-CHAPMAN: So we know that we're
22 transparent --

23 MS. LIOTTA: -- so that we do not have that --

24 MS. CASH-CHAPMAN: Uh-huh.

25 MS. LIOTTA: -- as a potential argument out

1 there? And what -- if that's a real risk or not, I
2 don't know. I mean, I'm not the expert on
3 governance law in Florida.

4 MS. CASH-CHAPMAN: Sure.

5 MS. LIOTTA: But it -- that is one of the
6 questions I have. Is there stuff that we should be
7 looking at for those kind of issues, given our
8 unique set of facts, that maybe additional to-dos
9 for the board above and beyond like, hey, we've got
10 to get a budget, which is a real thing.

11 MS. CASH-CHAPMAN: Now, is this something you
12 think that our legal counsel needs to do or is this
13 something that you, not that I want to say, do all
14 the work, but would you just go back through and
15 say, Here are things I know we voted on that I'm
16 uncomfortable with; I'm going to bring those back
17 up to the board?

18 Like is that really something that we need to
19 go to general counsel and say, Please go through
20 everything we voted for and you identify what you
21 think we need to vote on? Or is that something
22 that you and I would on our own go back through and
23 say, Here's some things, I'm uncomfortable with how
24 this went? There are a handful of things that I am
25 uncomfortable with how they went.

1 MS. LIOTTA: Okay. So, yeah, maybe the answer
2 is both. Maybe if -- like if it's -- if there's a
3 quick answer from counsel like, You should just
4 look at everything you voted on, because that --
5 that's just, you know, my -- would be my
6 recommendation if counsel -- if that was counsel's
7 recommendation, not saying it would be, that would
8 be easy. And if they're like, Ah, well, you know,
9 if someone on the board thinks it's high enough
10 risk, you could. And then it might be like --

11 MS. CASH-CHAPMAN: I just feel you and I
12 are --

13 MS. LIOTTA: -- for the board members to look
14 at.

15 MS. CASH-CHAPMAN: -- that we're invested
16 enough that between the two of us, I have a feeling
17 we could come up with a pretty secure list of
18 things that you and I were uncomfortable with how
19 they went. I don't know that that's necessarily
20 something we need to say, Hey, general counsel,
21 look at everything we voted on since this date and
22 tell me what you think we could do --

23 MR. WALKER: So --

24 MS. CASH-CHAPMAN: -- because it needs to be
25 what we think we should vote on.

1 MR. WALKER: We are happy to look at it from a
2 pure legal perspective. Was there something that
3 should have had a formal resolution that is
4 required by a statute, law, or whatever else?
5 That'll be a relatively easy project because we can
6 take the meeting minutes, go back, and look what
7 votes were there. Quick -- quick analysis.

8 Any substantive matters that you-all would
9 like to bring back up because you were not
10 comfortable with how the vote transpired with the
11 then current board would be y'all's decision.

12 MS. LIOTTA: Okay.

13 MS. CASH-CHAPMAN: So I should -- I should be
14 clear when I say it's not that I didn't like how it
15 went for me, so I want to bring it back up.

16 My -- my question is if -- if I feel like
17 there was a conflict of interest that was not
18 disclosed prior to making a vote, that would be
19 more along the lines of things that I would be
20 bringing up to say I think that we missed the mark
21 here because there were some -- some disclosures
22 that were not made.

23 MR. ROBERTS: Usually there's an aggrieved
24 party that comes forward. So, like somebody didn't
25 get a bid award, for example, or a selection

1 process and you want to impeach that process by
2 saying there's a Sunshine Law violation. So
3 usually it's driven by someone aggrieved. You
4 always have the inherent ability to change
5 direction on policy --

6 MS. CASH-CHAPMAN: Okay.

7 MR. PITTMAN: Make a motion.

8 MR. ROBERTS: -- going forward.

9 MS. LIOTTA: Okay.

10 MR. ROBERTS: But it's -- but I'm -- you know,
11 I'm concerned that you're looking for a con -- a --
12 a conflict that may not exist.

13 MS. LIOTTA: No, I -- I'm looking for -- I'm
14 looking to try to avoid surprises. And if, you
15 know, counsel says, Hey, there's this thing here
16 and this -- there are serious questions around this
17 and you could have an aggrieved party come out of
18 the woodwork --

19 MS. CASH-CHAPMAN: Right.

20 MS. LIOTTA: -- maybe you should look at this
21 one again. And you could come up with the exact
22 same vote, but this time, you don't have any of
23 those other arguments around it, those kind of
24 things.

25 It's -- that's what I was thinking about, more

1 so. And if it turns out that that's, you know,
2 gilding the lily a little much, then that's fine, I
3 can -- if it -- you know, I can calm down on that
4 issue if it's not -- not something that counsel
5 thinks is really where the most of the energy
6 should be put. We have plenty of other things to
7 work on.

8 MR. ROBERTS: Yeah.

9 MS. LIOTTA: But if it's a serious issue, I
10 don't want to ignore that as a possible, something
11 that we may need to just like look into at least a
12 little bit to check the box and say okay.

13 MS. CASH-CHAPMAN: I would say then it first
14 would fall on you and I to go through separately
15 and say, Hey, is this a red flag or is this not?
16 Like, Is this something we should look at again?
17 And then, you know, we can individually send that
18 and say, Here are the ones we have some questions
19 on. What do you think? Instead of sending them to
20 go through and do the research and look through --

21 MS. LIOTTA: Yeah.

22 MS. CASH-CHAPMAN: -- our minutes to see
23 everything we've ever voted on.

24 MS. LIOTTA: Yeah, that sounds --

25 MS. CASH-CHAPMAN: That might be a little bit

1 more --

2 MR. ROBERTS: I think the folks that have been
3 here two and a half years, y'all are going to know.
4 The two of you will know what was --

5 MS. CASH-CHAPMAN: Yeah, that what I -- we're
6 pretty invested, and so --

7 MS. LIOTTA: Yeah, some of the issues I --
8 frankly, the ones that I had some discomfort with
9 were not necessarily votes; they were topics of
10 potential activities that the board was -- that
11 Mr. Pittman brought and said, Here's a deal that we
12 might do, I'm talking to so and so about it --

13 MS. CASH-CHAPMAN: Uh-huh.

14 MS. LIOTTA: -- that I think maybe I'd like to
15 see a list of what all of those are. And I think
16 the board would -- the new incoming board would --

17 MS. CASH-CHAPMAN: Sure.

18 MS. LIOTTA: -- want to be able to get their
19 hands around quickly.

20 Like for an example, I'm not comfortable with
21 the Tom Solano deal. The history there, as I
22 recall, was he came and said, I would like to do a
23 land lease because I'm going to build a hangar for
24 private use. It's not going to be commercial, but
25 it's going to be right on the row, you know,

1 shovel-ready land where you have a bunch of
2 commercial stuff, but I want to build -- I will
3 build it and it will be private use.

4 MS. CASH-CHAPMAN: Right.

5 MS. LIOTTA: And that ended up getting
6 discussed, and then somehow that changed to the
7 airport's going to get a loan, is going to build a
8 hangar, and then is then going to turn around and
9 lease it to Mr. Solano. And --

10 MS. CASH-CHAPMAN: I don't know if -- I think
11 that was spoken about, but I don't know if there's
12 truth to that.

13 MR. ROBERTS: It's not hap- -- I can help -- I
14 can help clarify that.

15 As you -- as you described, Mr. Solano came
16 and did something like a "Me, too" request for
17 Mr. -- who's our other big --

18 MR. PITTMAN: Joe Duke.

19 MR. ROBERTS: Mr. Duke's hangar.

20 MR. PITTMAN: Uh-huh.

21 MS. LIOTTA: No.

22 MR. ROBERTS: Did a me -- did a "Me, too"
23 request right literally next we're looking -- where
24 we're looking right behind us.

25 We -- we -- we prepared such a "Me, too" lease

1 for him. As you describe, it was going to be for
2 his -- his own private use for an additional
3 aircraft.

4 He never wanted to execute on it, never wanted
5 to pay the money for it. But it sort of, I think
6 triggered that with all the, you know, difficulty
7 we were having on the east side mitigation credits,
8 we did have some shovel-ready land right here.

9 MS. LIOTTA: Uh-huh.

10 MR. ROBERTS: And so, Mr. Pittman brainstormed
11 a shift in focus to, if -- if there's need, could
12 the Airport Authority build such a facility and
13 then do an RFQ for any -- the highest and best use,
14 right? So it would just be like Hangar 5. We
15 owned Hangar 5. We -- we put it on Atlantic's
16 lease.

17 MS. CASH-CHAPMAN: So not necessarily promised
18 to an individual should we build it.

19 MR. ROBERTS: Exactly.

20 MS. CASH-CHAPMAN: Right.

21 MR. ROBERTS: Exactly. That's how it evolved.
22 And -- but right now, I think is -- and I'm -- just
23 correct me if I'm mischaracterize it, but I don't
24 think there's -- you know, I -- the cost to do that
25 is very stiff.

1 MR. PITTMAN: Correct.

2 MR. ROBERTS: We don't have a grant for it, we
3 don't have funds for it, and absent a private party
4 coming forwards and saying, I'll do it and I'll
5 fund it, it's -- it's gone and it's over.

6 MR. PITTMAN: Right.

7 MS. LIOTTA: Okay. So, yeah, those -- those
8 are the sorts of things --

9 MR. ROBERTS: Yeah.

10 MS. LIOTTA: -- that would be good to have an
11 update on because you hear like maybe this is
12 happening --

13 MR. ROBERTS: Yeah.

14 MS. LIOTTA: -- and then it gets resolved.
15 And as a board member, I don't really know, but I
16 was always very uncomfortable with it turning from
17 a land lease into a commercial lease --

18 MS. CASH-CHAPMAN: Let me build this for you.

19 MS. LIOTTA: -- that completely went around
20 the commercial wait list. I saw major --

21 MR. ROBERTS: Right.

22 MS. LIOTTA: -- alarm bells there. Like why
23 are we doing this? That doesn't make sense. But
24 it sounds like we're not doing that.

25 MR. ROBERTS: Correct.

1 MS. LIOTTA: So it's those kind of things.
2 Like also there was something that was floated up
3 to the board about a thousand acres of something to
4 do a fire and rescue --

5 MR. PITTMAN: What's that?

6 MS. LIOTTA: -- playground.

7 MS. CASH-CHAPMAN: Yeah. Yeah.

8 MS. LIOTTA: And that --

9 MS. CASH-CHAPMAN: So that's all I can say,
10 yes, I remember a --

11 MS. LIOTTA: Right?

12 MS. CASH-CHAPMAN: -- discussion about this.

13 MS. LIOTTA: The board didn't seem super
14 excited about it. I don't know if staff is still
15 working on it. I would be surprised if they were
16 because it doesn't seem -- it doesn't match our ALP
17 or --

18 MS. CASH-CHAPMAN: I think that's part of the
19 problem --

20 MS. LIOTTA: -- or master plan or --

21 MS. CASH-CHAPMAN: -- there's a lot of
22 things --

23 MR. ROBERTS: I understand.

24 MS. CASH-CHAPMAN: We got really lost in the
25 politics of a lot of things. And -- and not the

1 day-to-day stuff. Like, Courtney and his team,
2 they're getting things done, and you're going to
3 see that on the 16th. They're doing some great
4 things.

5 But there are these other things. Like this
6 aviation ac- -- like there's all these things that
7 we were told about and then there's been no
8 follow-through, there's been no update.

9 And I'm not saying that's -- that's an airport
10 problem; I'm saying that there are some outside
11 people that were supposed to be doing things and
12 they didn't.

13 So if we could get an update on are -- are
14 they dead projects? And that's fine, too. If it's
15 never happening, that's great. But just let us
16 know, because in the back of our head, we've got
17 these projects and we don't know what's happening.

18 MS. LIOTTA: And the new board coming in might
19 look at that and say -- and may direct staff, no,
20 we're not doing a thousand acres undefined to
21 somebody when we have a master plan, we have an
22 ALP, it doesn't fit either of those --

23 MS. CASH-CHAPMAN: Huh-uh.

24 MS. LIOTTA: -- and, no, sorry, you know,
25 which would probably be my -- look, my remember --

1 recollection of that board meeting was that nobody
2 on the board was super excited about it. It was
3 like, okay. But I don't --

4 MS. CASH-CHAPMAN: It had its, you know, pros
5 and cons, but I don't think --

6 MS. LIOTTA: Yeah, it was like --

7 MS. CASH-CHAPMAN: -- it was overwhelmingly
8 well-received.

9 MS. LIOTTA: Yeah. So it may just be like,
10 hey, if we're going to even think about something
11 that like, don't we have to amend the master plan
12 first? Because we have a master plan. I mean --

13 MR. ROBERTS: I literally don't think there's
14 anything like that cooking, literally.

15 MS. CASH-CHAPMAN: But that's what I mean. So
16 we were told about it, right?

17 MR. ROBERTS: Yeah.

18 MS. CASH-CHAPMAN: And then it just -- we
19 never heard about it again.

20 MR. ROBERTS: Right.

21 MS. CASH-CHAPMAN: So is this still happening
22 and we don't know?

23 MR. PITTMAN: Can -- can I respond? Because a
24 lot of our meetings, we never got to the staff
25 reports so -- so I didn't get a chance to update.

1 I mean, if you think about it, if you go back to
2 the last few meetings we had, we --

3 MS. LIOTTA: Well, maybe we can flip it on its
4 head.

5 MR. PITTMAN: Yeah, because --

6 MS. LIOTTA: Give us a list of everything that
7 is active --

8 MR. PITTMAN: Oh, boy.

9 MS. LIOTTA: -- in discussions or
10 negotiations, something that is like working
11 towards a term sheet or anything like that, so we
12 know what is happening.

13 MR. ROBERTS: It's there --

14 MR. PITTMAN: Is --

15 MS. LIOTTA: And if it's not on the list, we
16 can forget about it.

17 MR. PITTMAN: Can -- can you be more specific?
18 I'm sorry. Because I want to give you what you're
19 asking for.

20 MS. CASH-CHAPMAN: Topics like right.

21 MR. PITTMAN: Because --

22 MS. CASH-CHAPMAN: Like right now on that list
23 would be --

24 MR. ROBERTS: So general counsel's working
25 with --

1 MS. CASH-CHAPMAN: -- this aviation academy.

2 MR. ROBERTS: General counsel's working
3 with --

4 MS. LIOTTA: Development land deals in
5 particular.

6 MR. ROBERTS: -- Rooms To Go in particular.

7 MR. PITTMAN: Yeah, but that's on -- that's --
8 that's frozen because the county -- I'll give you
9 the updates. Okay. I'll try to come up with a
10 list. And how about we do it this way, since --

11 MS. LIOTTA: Seems I heard --

12 MR. PITTMAN: -- it's just us two --

13 MS. LIOTTA: -- there was something cooking
14 maybe with Rooms To Go.

15 MR. ROBERTS: Yeah.

16 MR. WALKER: Yeah, we are.

17 MR. PITTMAN: So --

18 MS. LIOTTA: There was something with this
19 like fire -- fire thing that --

20 MS. CASH-CHAPMAN: It's really difficult for
21 us to hear this from other people, I think is what
22 we're getting at, because we hear from other
23 people. And I don't know if you guys have kids
24 that play telephone all the time, but I do, and so
25 I know how quickly things change.

1 And so, when we hear things, Hey, did you hear
2 this is what's happening at the airport and we
3 didn't hear it from somebody trusted in the office,
4 that's concerning to us. And again, that's how
5 miscommunication gets out there --

6 MR. PITTMAN: I hundred percent agree with
7 you.

8 MS. CASH-CHAPMAN: -- like what we just had.

9 MS. LIOTTA: Yeah, and the new board members
10 coming in I think just have I think a very
11 organized, here are the hangar deals, land deals,
12 like any made -- like, look, if it's a \$5,000
13 contract because you want to get a different person
14 to come in and fix a widget, that's not what I'm
15 talking about. It's --

16 MR. ROBERTS: Strategic things.

17 MS. LIOTTA: It's strategic things --

18 MR. ROBERTS: Yeah.

19 MS. LIOTTA: -- that are probably going to
20 require board approval anyway. It's like maybe
21 those are things that the board --

22 MS. CASH-CHAPMAN: The earlier we know, the
23 better for us.

24 MS. LIOTTA: Right. And the board might say,
25 No, it's -- we're -- that -- they might have

1 questions about like are -- should we not even do
2 that? Should that be an RFQ instead of dealing
3 with one private individual? Like whatever it is,
4 have it, someone get the arms around and have as a
5 living list --

6 MS. CASH-CHAPMAN: Uh-huh.

7 MS. LIOTTA: -- because, you know --

8 MS. CASH-CHAPMAN: And honestly, I think it
9 would just --

10 MS. LIOTTA: -- what happens if we get a --
11 like a -- someone can -- you know, like the --

12 MR. PITTMAN: They'd have to --

13 MS. LIOTTA: -- lightning -- you know, the
14 lightning strikes, the heavens part, and we get
15 like somebody appointed tomorrow?

16 MS. CASH-CHAPMAN: Right. Today.

17 MS. LIOTTA: They're going to want -- they're
18 going to need to come in and have this information.

19 MS. CASH-CHAPMAN: Well, I think it's just
20 important in general for us to have one, because as
21 we know, while I appreciate the staff that we have
22 right now, anything can happen at any time.

23 And so, it's just like having a policy in
24 place. If we just know what's going on and we have
25 a running list of what's going on -- just like we

1 have for the public record request, you have a list
2 of what it is and what the status is.

3 I think that would make the two of us at least
4 feel a lot better and a little bit more in the
5 know. Because, again, I don't want to micromanage
6 what you guys are doing, you're doing a great job,
7 but I do like to have all of the information. I
8 don't like to be surprised, especially at meetings.

9 MS. LIOTTA: We do have a meeting policy that
10 we've -- we're not following. Like I know -- I
11 know this is not a regular meeting, but we have a
12 meeting policy for our regular meetings that we
13 were not following, we should be following.

14 And like one of them was tracking old business
15 and new business and so things didn't just fall off
16 and you never hear about them again. There's --
17 like literally it's in our policies that we have
18 already.

19 MS. CASH-CHAPMAN: So maybe a slight policy --
20 I know we can't revise policies right now and you
21 know how much I love to do that, but just a review
22 of our current policy --

23 MR. PITTMAN: Okay.

24 MS. CASH-CHAPMAN: -- so that we know that
25 we're following them as closely as possible to

1 avoid anything.

2 MR. PITTMAN: Well, if I can, I agree with
3 what Mrs. Liotta said. We did -- it is in the
4 policy. It's a format issue. Because if you
5 looked at the format over the -- just in the time
6 I've been here, the format has changed several
7 times to the --

8 MR. ROBERTS: About to --

9 MR. PITTMAN: -- meeting chair --

10 MR. ROBERTS: How the meetings are done.

11 MR. PITTMAN: Yeah. Because --

12 MR. ROBERTS: Yeah.

13 MR. PITTMAN: And that was at the request of
14 the chair.

15 MS. LIOTTA: I've --

16 MR. PITTMAN: But I agree with you. If you
17 want to go back to that --

18 MS. LIOTTA: If the chair directed you to do
19 something that was in contrary to our meeting
20 policy, I wasn't in the room, I don't know.

21 MR. PITTMAN: No, that's fine.

22 MS. LIOTTA: I'm just saying that like that
23 was -- I mean, it was issues like that that our
24 policy actually contemplates is, hey, you know, we
25 need to keep track of stuff over time. It's -- as

1 bad as our policies are at times, there are --
2 there are actually things that are in there that we
3 could be doing that we're not.

4 MS. CASH-CHAPMAN: Right. And I think it
5 would have saved us a lot of headache for quite
6 some time. So I'm -- is there anything else you
7 wanted to add to the 16th meeting? Knowing that
8 we're going --

9 MR. ROBERTS: 15 or 16?

10 MS. CASH-CHAPMAN: The 16th.

11 MR. ROBERTS: Okay.

12 MR. PITTMAN: 16th.

13 MR. ROBERTS: Okay.

14 MS. LIOTTA: The Tuesday?

15 MS. CASH-CHAPMAN: I'm not missing sunrise
16 again in kindergarten.

17 MS. LIOTTA: Are we doing 10 a.m.?

18 MS. MARTIN: What time?

19 MR. PITTMAN: 10:00. If that's okay. I'm
20 sorry. That was --

21 MS. CASH-CHAPMAN: My preference has always
22 been -- and that's why I requested a morning
23 meeting. My preference has always been to meet
24 during --

25 MR. PITTMAN: Please.

1 MS. CASH-CHAPMAN: -- business hours, office
2 hours, so that we're not overpaying our staff or
3 we're asking everyone to stay much later than they
4 need to. And especially if we're recording these
5 things and people can get to them.

6 And my hope is that if you are at the airport
7 and/or employed, that you could come to the meeting
8 in general as professional development or a regular
9 scheduled meeting for where you work. So that was
10 my reasoning for choosing --

11 MS. LIOTTA: Yeah.

12 MS. CASH-CHAPMAN: -- meeting on a weekday.

13 MS. LIOTTA: I appreciate that. I -- I
14 most -- mostly agree. I do think that it -- I
15 remember it came up as an issue previously of, you
16 know, staff attending the -- on one hand you want
17 staff to be able to attend the meeting, but if
18 it's -- becomes that they can't do their jobs
19 because they're here, that becomes an issue, which
20 was one of the reasons why it was later in the day
21 so some --

22 MS. CASH-CHAPMAN: Right.

23 MS. LIOTTA: -- so staff members could come
24 when they're not on the clock.

25 MS. CASH-CHAPMAN: I meant -- and I should

1 correct myself. I meant not airport stuff, but
2 people that -- you know, tenants or if they have --

3 MS. LIOTTA: Yeah, it is easier --

4 MS. CASH-CHAPMAN: -- interests here.

5 MS. LIOTTA: -- for most people to come during
6 business hours. It becomes a little bit more
7 challenging for staff members if they want to
8 attend as private citizens. So -- but, yeah, 10 --
9 I don't have a problem with 10 a.m.

10 MS. CASH-CHAPMAN: Perfect. So the 16th at
11 10 a.m. I trust that somebody wrote down the
12 additional things. If not, I'm happy to e-mail
13 over at least what I had said.

14 MR. PITTMAN: Yeah.

15 MS. LIOTTA: Yeah. And to be clear, as far as
16 like putting together the list of current projects
17 that are, like, major, I would like to see that.
18 I'm not asking for a full briefing memo on every
19 single one of them. Maybe like a paragraph or two
20 describing what it is, where -- where it's at.

21 MR. PITTMAN: And how much and what's the
22 match?

23 MS. LIOTTA: Yeah.

24 MR. PITTMAN: Okay. So you got that? 80/20,
25 how much it is and what's the match. That's easy.

1 MS. CASH-CHAPMAN: All right. We're at a
2 solid 1:43. How do we feel about concluding
3 today's workshop? Because I feel great about it --

4 MS. LIOTTA: Yeah. And I would just --

5 MS. CASH-CHAPMAN: -- if I do say so.

6 MS. LIOTTA: -- like to say thank you for
7 putting up with me. I apologize for getting a
8 little too heated a couple of times.

9 MS. CASH-CHAPMAN: It shows you are passionate
10 about what you are doing and the reason that you
11 are here, and there is nothing wrong with that. Do
12 we have to formally -- I can't -- I can't do
13 anything.

14 MR. WALKER: Nope.

15 MS. CASH-CHAPMAN: So can we --

16 MR. WALKER: It's a workshop --

17 MS. CASH-CHAPMAN: -- just back off and head
18 on home?

19 MR. WALKER: -- so we can -- it's a workshop,
20 so there is no formal --

21 MR. PITTMAN: Adjournment.

22 MR. WALKER: -- adjournment or anything like
23 that. It's a workshop. It just is closed.

24 MR. PITTMAN: Right.

25 (Meeting adjourned at 1:44 p.m.)

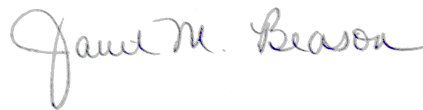
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I, JANET M. BEASON, RPR-CP, RMR, CRR, certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

Dated this 23rd day of September, 2025.



JANET M. BEASON, RPR-CP, RMR, CRR

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E R R A T A S H E E T

RE: Airport Workshop Meeting 9-8-25

PAGE	LINE	CORRECTIONS AND REASONS THEREFORE
------	------	-----------------------------------

\$	12:30 158:9	25 58:21 60:18 67:22 68:11 95:1 96:13 98:14 100:2	8
\$10 97:18	13 6:5 48:13	25,000 77:6	80 96:2 98:13
\$25 95:13 96:9 98:14, 22,23 99:2 101:14	133 92:7	26 69:9 100:2	80/20 99:23 236:24
\$90 96:25	139 29:10 177:11 190:2	26th 115:3 116:5 117:9	8th 92:14
\$15- 212:8	140 107:6 110:17 111:1 130:20 165:12	29 127:12	9
\$150,000 62:14	15 156:3,12 234:9	29th 8:23	9/30/24 51:2
\$2 61:4,25 99:14	15,000 186:23	2nd 20:21 92:9 134:14	90 96:3,24
\$20,000 212:8	15th 181:18,19,20,21 182:14	3	95 53:24
\$200,000 210:23	16 234:9	3 39:24 46:25 210:13	9:19 92:9
\$25,000 76:19 77:10	16th 141:10 182:1,13,14 210:12 226:3 234:7,10, 12 236:10	30-mile 94:8	A
\$250,000 211:8	17th 182:12	30th 68:15 69:8 71:24	a.m. 234:17 236:9,11
\$3 99:15	18th 182:12	31st 120:17 135:10	ability 13:2 15:1 18:9 27:11 31:11,12 43:18 106:13 115:9 219:4
\$30,000 86:15	19th 182:12	35 186:4	absent 43:23 224:3
\$35,000 101:19 102:7	1:20 208:19,20	35,000 100:18	absolute 54:7
\$5,000 230:12	1:43 237:2	4	absolutely 76:1 81:23 94:19 111:11,17 132:3 144:10 154:10 167:7 196:19
\$50,000 101:23	1:44 237:25	4 40:3 46:25 208:22	ac- 226:6
\$6,833 86:13	1st 69:1 135:8	40 92:19 155:14 194:22	academy 211:7 229:1
\$60 100:22	2	4640 103:16	accept 6:21 73:7 114:8
\$60- 186:25 187:2	2 39:24	48 114:6 137:1 163:8	acceptable 6:18,22 19:19,20,23 28:5 36:7, 21 125:14 164:11 165:2
\$70- 186:25 187:2	2.1 57:24	4th 116:6	acceptances 214:7
\$700,000 93:10	20 94:25	5	accepted 12:13
\$80,000 186:25 187:2	20-mile 94:7	5 54:3,6 194:19 223:14, 15	accepts 102:15
1	2022 101:13	50 135:18	access 98:19 100:23 156:23 176:19
1 39:24 44:17	2023 65:20 97:13	50/50 99:23	account 93:11 100:15 101:5
1.14 83:24	2024 81:11 97:13 135:8, 14	500 114:18	accounted 147:4
1.241 84:1	2025 117:9	529 93:17	accounting 58:20 66:5 71:22 99:16
10 156:3,11 234:17 236:8,9,11	20th 146:7,11	6	accounts 59:12
1089 98:11	218.415 56:11	6 51:9	
10:00 3:2,12 234:19	21st 20:21 48:17,19,20 49:7	60-some 57:6	
10th 87:17	22nd 148:3	60s 196:16	
11 64:17 194:19 208:21 210:14	24 69:19		
12-month 101:15	24th 123:5 148:23		

accurately 51:1	139:13 196:14 198:19	agenda 6:4,25 7:1,4	143:10,12,13 153:11,16
accused 148:5 154:11	200:15	8:4,7 15:9 16:11 19:5,7,	154:15 156:9 163:3
accusing 151:21	addressed 13:10 56:14	9,13,15,23,25 20:3,8,16	168:1,5 173:25 177:14,
acknow- 114:2	66:20 81:5 92:25 128:17	23:8,14 26:6,12,13	20 190:1 191:16 201:7
acknowledge 91:24	158:16,17	27:15 28:11,16 29:5,17	203:15 204:24 205:1
114:2,8 166:6	addressees 155:12	32:2,11 37:11 38:20,22	208:8 215:8 223:12
acknowledged 145:8	addresses 196:18	39:23 40:1 44:17 73:9,	226:9 230:2 235:6 236:1
170:14	addressing 42:3 79:6	10 91:13 92:6,13 103:4,	airport's 29:2 44:12
acknowledging 145:7	adequate 131:1 209:14	5 114:3 171:23 181:24	51:1 66:8 168:12 222:7
acres 225:3 226:20	adequately 44:8	182:6 197:2 200:22	airports 93:23 94:7,8
act 180:9	adjourned 237:25	210:10,14	97:7
acting 74:16 139:3	adjournment 237:21,	aggravation 105:9	alarm 224:22
143:9 160:3 177:3	22	aggrieved 218:23	allegation 153:12,13,17
action 27:2,11 143:13	adjustment 57:13 58:8,	219:3,17	allegations 76:11
180:8,18 201:25 202:1	9 59:23 60:3 95:7 97:15	agree 5:25 6:1 18:2 19:2	79:16 80:9 110:19
213:23	adjustments 57:11	22:2 23:7 26:16 27:17	141:25 154:16 155:6
actions 141:17	60:15 86:5	38:8,9 59:24,25 60:1,2	174:25 212:10
active 123:21 228:7	admin 10:17 98:2	72:21 79:1 130:16 137:2	allegedly 77:8
activities 221:10	administration 139:19	161:3 187:11 192:23	Allegiance 3:14,15
activity 59:3 75:7	170:21	194:23 204:17 207:25	alleviate 138:13
actor 81:1,16	administrative 101:12	230:6 233:2,16 235:14	allowed 102:1 124:14
actual 54:21,25 55:2,9	adopting 214:17	agreed 4:20 10:18	allude 86:17
68:12 80:5 83:22 166:10	advance 16:8 17:14,18	22:21 87:3,9 88:1 91:13	alluded 86:16
actuals 83:23,25	28:14 30:4 45:19 92:21	155:4	ALP 225:16 226:22
ad 192:11	173:11 198:6,8	agreeing 27:24	alternative 27:8
add 26:14 27:3 28:12	adverse 141:4 142:3	agreement 35:19 36:16	amend 19:7,9,13 20:3
32:1,11 35:10 79:2	advertising 81:20	86:25 190:7,8	28:16 227:11
176:3,16 189:14 210:15	advise 207:8	agreements 76:21	amount 59:19 77:3,8
234:7	advocate 154:22	87:15	85:11 165:12 199:9
added 19:23 27:6 28:11	Aero 85:9,10,11,12	ahead 6:12 11:18 15:1,8	amounts 186:9
32:5 38:17,20 40:1	142:5 143:12	16:19 17:9 18:10 20:20	analysis 153:2 218:7
adding 19:25	Aero's 162:2,3,6 163:21	29:25 35:25 46:18	and/or 73:20 188:15
addition 26:5 103:5	164:16	103:11 106:12 126:7	198:21 235:7
176:20	affected 195:12	173:13 200:14 207:5	announcing 108:14
additional 27:5 32:5	affecting 85:21	AIC 70:15	anonymous 154:19,23
74:7 78:9 80:22 90:15	affidavit 155:5	AIP 61:21	answering 11:23
91:8 93:14 102:23	affirm 155:7	air 62:12	answers 11:9 16:6
104:18 106:14 141:3	afternoon 30:25	aircraft 223:3	33:5,8 119:19 158:19
176:17 216:8 223:2	agencies 177:2	airplane 14:15	163:15 167:3 168:16
236:12	agency 28:9 41:21	airport 4:23 12:22 13:15	197:7,8,11
address 13:14 31:9	80:13 175:25 213:23	15:20 19:16 27:2 42:21	anticipated 84:2,17
35:17 42:20 51:24 64:5		43:2,8 62:1 66:4 67:23	anticipating 179:13
90:5 93:16 98:9 103:15		69:3 73:20 79:16 82:4	
		87:22 91:1 95:5,18	
		96:12 98:21 100:12	
		103:13 105:23 108:1	
		115:5,13 119:14 131:21	
		138:12,19 139:2 141:4,	
		11,12,13,21 142:13,16	

anticipation 179:15	arguing 70:11,12 92:20	51:10,25 52:10,15	
anybody's 20:10	argument 205:1	53:17,19 55:5,19 56:8	B
anymore 177:22	215:17,25	57:11,13,16 64:4 66:20	
anyone's 183:17	arguments 219:23	68:4,19 69:2 70:6,8,17,	B.c 129:20
apologies 46:8	arms 231:4	22 73:7,15,17 74:20	back 14:22 19:10 33:22
apologize 14:9 17:3	Article 101:13	76:16 92:22,23 97:12	44:20,25 47:18 48:14
36:4 45:14 46:3 51:5	ascribe 147:10	149:4,18 155:20,21	49:5 64:11 66:7 67:19
98:5 102:5 151:15	asks 134:13 164:24	177:11	68:9 69:9 70:13 73:12
160:20 161:7 237:7	165:19 196:1	audit's 51:22	78:21 94:6,13 97:12
apparently 15:3 16:6	aspect 70:16	auditing 52:3,5,7 61:13	104:21 105:23 108:9
appears 89:10	assemble 69:5	67:21 74:8,20	109:13 120:16 125:2,9
apples 95:3	asset 62:4	auditor 20:23 50:1	132:6 133:17 134:20
applied 94:15	assets 60:11	56:10,15 67:22	135:18,21 137:7,19
applying 99:2	assist 182:19 202:5	auditors 46:19 52:13	143:14 146:1,10,16
appoint 103:19	assume 62:12 189:11	76:3 78:12	147:21 148:3,9 149:11
appointed 37:18	assumes 31:5	audits 29:10 55:18	153:9 154:4,5 159:2
173:14 231:15	assuming 25:11 31:15	August 8:23 20:21	162:8 163:6,13 183:5
appointment 25:4,13	81:10 140:9 207:19	48:17,19,20 49:7 70:8,9	196:16 199:18 200:17
179:24,25 190:5	assumptions 85:25	Augustine 93:18,20	213:9,14,16 215:18
appointments 37:15	assurance 50:22 54:7	98:11 102:14	216:14,16,22 218:6,9,15
172:7 179:15	assure 63:7	authority 19:12 38:12	226:16 228:1 233:17
appreciated 125:15	Atlantic 85:18	74:9,16 78:24 89:12	237:17
198:24	Atlantic's 85:18 223:15	101:19 115:5 135:8	background 185:23
approach 7:16 178:11	attach 147:24	141:21 142:13 143:12,	backward 179:7
approaching 165:2	attached 92:12	14 161:5 199:5 201:22	bad 30:5,6 80:25 81:1,
approp- 169:6	attack 168:10	223:12	15,16 146:3 147:12
appropriately 129:15	attend 235:17 236:8	Authority's 51:14,16	189:17 196:13 234:1
140:13 162:20	attending 235:16	authorization 12:14	balance 38:18 58:16
approval 230:20	attention 52:24 55:12	86:12 100:16,24	60:8,10 64:20 65:1
approve 82:18	90:20 211:25	average 85:14 101:14	based 9:13 53:22
approved 7:1 88:20	attorney 9:8,10,13	aviation 34:21 63:9	139:24 149:7 185:11,15
91:13	11:11 106:18 126:19	143:15 184:23 203:7,18	basically 139:22
approving 89:3	129:6,10,23 131:6 140:7	204:12,18,19 205:2,4,11	179:25
April 68:18 69:1,6 83:5	184:23 208:8 209:5	207:11 208:2 211:7	basis 135:1
116:6 134:14	Attorney's 73:25 74:5,	226:6 229:1	batches 106:2
Aprils 138:5	11	aviation-related	Beach 102:14
aprons 62:8	audience 37:1	204:10,25	beauty 168:7
area 58:22 94:6	audit 21:8 35:19,20	aviation-specific	beginning 105:2
areas 187:16	36:10 38:25 39:9,10	203:7 204:18	behalf 43:1 102:15
argue 14:17,22 138:7	44:15,17 47:10 48:18,	avoid 44:5 219:14 233:1	behoove 28:9 37:16
204:24	19,20 49:9,19 50:13,19	award 218:25	215:8
		aware 12:4 43:8 48:2	Bekaert 36:1,2 39:4
		50:11 52:16 62:20 64:21	45:7 47:19
		72:19 88:21 118:11	Bekaert's 20:18
		146:9 154:15 177:4	belief 155:8
			believes 70:15 73:23

bells 224:22	138:18 139:3,10,13	break 26:23	235:1 236:6
belt-tightening 86:7	140:5,8 141:24 142:4,24	briefing 4:24 6:7 8:19,	busy 165:10
Ben 208:20	143:9,23 144:1,6,13	24 9:8 11:16,25 12:11	buy 61:25 95:14,15
beneficial 206:2	153:15 158:13 159:3,12,	15:7 37:3 173:5 192:3	buys 95:22
benefit 139:4 177:6	13,16 160:17 161:18	193:19,25 236:18	
benefiting 203:15	162:8 164:24 165:9,17,		
bid 218:25	19,25 167:17 168:7	bring 13:13 20:11 22:24	
big 41:7 57:24 163:22	169:4,12 170:9 172:24	49:23 90:19 94:2,6	
177:25 208:20 222:17	173:11 174:6,18 175:2,	104:21 119:15 148:11	C
bigger 84:10 89:15	7,10,11,24 176:9 177:17	149:22,24 150:3 153:12,	call 3:3,7 5:15 12:17
billable 203:9	179:20 184:5,20 185:10,	17 175:22 184:15 190:3	13:6,8 14:1 55:12 56:15
bit 30:17 51:6 54:18	18,20 187:1,4 188:6,16	207:23 213:2,9 215:18	58:10 64:13 129:24,25
72:16 84:22 104:1 209:2	189:2,11,16,19 190:7,11	216:16 218:9,15	137:2 166:13 167:8
220:12,25 232:4 236:6	192:9,12,13,18 193:5	bringing 142:6,12	176:11 202:5,22 205:11
blank 162:23	194:1,13,17 195:9	211:7 218:20	called 4:12 7:23 12:20
blind 7:11	198:21 199:12 201:3,8,	broad 78:1	24:8 59:23 62:16 87:6
Blocker 123:4 136:14	9,19 202:4 203:2,4	broader 109:25 110:1	151:8
186:13 203:5 213:16	205:12,22 206:10 208:1	broken 178:4	calling 3:12 13:21 45:3
board 3:22 4:8,19 5:24	210:4 211:22 213:8	brought 7:12 83:20	calls 116:17 166:11
6:11,19 7:23 8:25 9:6	214:2 215:18 216:9,17	114:11 123:9 142:16	calm 220:3
10:11,16 11:22 12:1,8,	217:9,13 218:11 221:10,	145:18 146:12 211:25	canceled 123:5
12,15,20 13:4,20,21	16 224:15 225:3,13	221:11	canceling 172:5
14:25 15:5,21,24 17:16	226:18 227:1,2 230:9,	budget 23:25 24:17	capability 78:18
19:4 22:3,11,13,23	20,21,24	54:10,12,21,25 55:2,9,	capable 130:8
24:22 25:2,14,18 27:9,	board's 86:24 90:20	10 84:6,13,15 85:20	capacity 33:22 40:18
15,16,18,21 28:20 29:5,	105:12 175:23 203:20	86:13 89:10,12 99:13	160:4
7,20 32:17 33:7,19,21,	211:25	100:22 101:2 114:13,14,	capital 62:4,7 99:4
22 34:20 36:5,8,15,20,	board-run 4:3	21 178:22 211:16	100:10,11,12 101:4
22 37:3,6,9,12,16,17	boards 17:17 65:17	214:17 216:10	capped 102:7
38:2,4 39:14,15 42:7,18	body 174:22	budget-type 23:22	capture 43:4,5
43:14,15,21 44:8,18,25	bold 103:5 181:5	budgeted 55:4 83:25	card 73:21
45:16,22 46:5,21 47:25	bonded 102:18	85:10,13 86:14 99:15	cards 73:21
49:20 55:23 66:20,24	book 56:7	build 221:23 222:2,3,7	care 7:9 65:18 181:7
68:8 71:11 73:6,9 74:3,	books 68:24 213:22	223:12,18 224:18	careful 76:13 206:18
14,25 76:7,10,18 79:9	borderline 157:23	building 10:17 62:7,8	cart 188:24
80:15,17 83:8,13,20	borrow 178:24	139:19 152:5	case 29:3 36:17 55:23
88:17,20 89:3 91:18,19	bothering 209:7	built 179:6,7	70:14 142:12 191:12
99:20 100:16,24 101:9,	bought 97:19	bunch 13:22 32:24	cash 52:12 61:6
22 102:20,22 103:4,8,23	boundaries 206:10,11	61:25 117:17 147:22	Cash-chapman 3:8
104:3,8 105:8,13,15,20,	box 220:12	168:17 222:1	4:20 5:11,15,19,22 6:20,
24 108:2,5,6,7,10	boxes 146:24	bundled 73:3	24 7:2,15,19 8:1,4,7,13,
109:14,18,19 112:6,13,	boy 228:8	burden 27:22 155:3	16 10:9 13:7,25 14:9,11,
11,13,17,20,23 114:23	brainstormed 223:10	burdened 207:12	19 16:3,10,16,21,24
115:5,16 116:15 118:12	branched 79:8	business 15:21 27:3	17:2,4,13,19 18:1,8,12,
120:25 123:5 125:7,8,19	brand 69:17 72:5	126:20 128:4,10 131:6,	19,23 19:3 20:15 22:20
126:18,24 128:4,13,22		12 140:8,10 144:12	
129:12 130:5 131:16		158:13 160:16 161:4,12	
132:24 136:18 137:10		178:1 191:1,5 232:14,15	

23:16,23 24:3,7,15,17,
25 25:24 26:18,23 27:12
28:15 30:11,20,23 31:2,
19,23 32:1,6,13 33:4,11,
14 34:17,24 38:8 39:1,5,
17 41:3,14,18,24 42:6
45:2,8 47:8,13 48:23
66:15 67:12,17 70:20,25
71:5 75:1,6,9,13,16,19
76:25 77:2,6,12,15
79:12,25 80:3,7,11,18
81:6,10,13,19,21,24
82:2,6,13,17,23 83:2
90:4,8,24 91:7,11,15,17,
21 94:9 96:22 97:8
103:10 104:25 107:10,
15,19,21 108:11,13,17,
22,25 109:5,7,11,20,23
110:7,11,21 111:3,14,16
116:4,20,23 117:1
118:2,5,9,15,22 119:1,
10,12,21,25 120:5,11,22
121:5,15,17,25 122:6,15
123:12 124:25 125:7
130:3,6,15 131:13
138:8,16,22 143:18
144:2,8 148:21,24
155:18,24 156:8,10
157:7,13,22 158:1
159:19,21 160:10,12,18,
25 161:7,13,21 162:12,
16,21 163:1,5,12,17,20,
23,25 164:3,5,7,18
165:23 166:16,20
167:24 169:15,18,20,24
170:1,6,10,17 171:5
172:2,13,17,19 173:8,
15,24 174:11,18,21
175:15,19 176:10,13,18,
23 177:1,7,16 178:18,20
179:3,17,23 180:11,14,
21,24 181:2,9,12,14,19
182:3,7,10,13,24
183:10,12,17,20,24
184:9,13,16,20 185:1,5,
9,17 186:16 187:1,8,10,
12,15,19,23 188:2,11,13
189:6,9,13 191:4,20
192:16 193:1 196:17,21
197:20 199:15,25
200:10,21 201:5,11,14,
16,21,24 202:3,8,11
204:8,15,17,22 205:5,7,
9,23 206:1,4,7,9 207:16
208:12,14,17,25 209:8,
13 210:6 211:10,23

212:12,16,19,21 213:7,
11 214:3,8,20,25 215:3,
7,12,19,21,24 216:4,11
217:11,15,24 218:13
219:6,19 220:13,22,25
221:5,13,17 222:4,10
223:17,20 224:18 225:7,
9,12,18,21,24 226:23
227:4,7,15,18,21
228:20,22 229:1,20
230:8,22 231:6,8,16,19
232:19,24 234:4,10,15,
21 235:1,12,22,25
236:4,10 237:1,5,9,15,
17
catastrophic 65:24
catching-up 83:6
categorizations 149:3
category 58:2 186:3
214:5
caught 7:12 48:13 49:3,
10 65:19 177:18
caution 30:9 44:24
46:25 76:18
caveat 22:2
cc'd 132:5,9,19
cc'ing 146:11 147:21
148:3
center 182:7
cetera 37:10 45:17
51:12 115:6
CFO 71:22
Chad 127:22 130:1
146:16
chagrin 145:17
chain 170:12
chair 22:18,19 24:24
91:23 233:9,14,18
challenging 165:5
236:7
chance 54:3,6 90:18
130:24 227:25
change 85:25 165:18
212:25 213:9 219:4
229:25

changed 89:19 95:19
222:6 233:6
Chapman 8:25 12:25
23:14 176:16 206:14
characterized 108:9
characterizing 115:2
charge 109:2 132:21
147:18 186:17 194:16
charged 47:24 52:24
55:22 66:21 93:11
109:3,16 112:17,18
142:25
charges 73:21
charter 25:19
cheaper 95:23
check 210:25 220:12
checking 149:19
checks 71:25
Cherry 20:18 36:1,2
39:4 45:7 47:19
chest 51:6
choose 101:10 156:24
choosing 235:10
chose 154:4
Chris 129:20
circle 53:10 92:8
circulate 25:10
circulated 21:9,16
38:19
circumstances 153:19
citing 28:11 149:2
citizen 112:13,17,20
137:10 138:23 159:3
citizens 236:8
City 102:13
claimed 151:8
clarification 120:14
126:9 137:6 158:25
193:9
clarify 139:5 186:7
213:15 222:14

clarifying 146:18
clarity 21:17 38:21
128:1,3,6,8 182:17
183:2 188:1
classification 57:25
classified 128:11
clean 50:7
cleaned 164:21
cleanse 212:14
clear 7:17,20 17:10
18:13 24:3 33:17 36:24
40:21 74:23 101:1
103:22 108:14 120:2
128:19,25 139:8 140:25
148:6 154:10 158:7
160:2 162:2,22 167:11
180:19 183:3 187:17
190:25 198:12,15
202:12 204:9 206:11
218:14 236:15
clearer 205:9 206:10
208:17
client 203:24
clock 50:2 235:24
clocking 6:5
close 68:24 102:25
180:24
closed 237:23
closely 26:11 66:25
232:25
closer 66:14
closure 148:11 150:3
club 206:19 207:1
Coastal 92:7
cold 6:16 8:15 13:1 18:9
37:1 178:13
colleague 21:7 179:12
colleagues 74:10
collectively 76:17
college 86:25 87:22
color 65:17
comb 174:14

combative 20:11	complaining 110:23 165:4 188:21	conflated 126:19	control 14:24 51:11,14, 16 52:7,9,17 53:2,6,7,13 54:17 57:21 61:11 62:12,17 63:3,5,16,19, 22 91:19 93:2 202:22 210:10
comfortable 17:5,7 20:16 21:4 23:17 30:12 32:17 33:11 41:25 111:9 130:13 157:18 210:13 218:10 221:20	complaint 110:6,9,15 120:21 122:7	conflict 115:22 162:19 166:18 218:17 219:12	controller 66:3 71:23 72:3 89:18
comment 19:24 20:1 26:8 27:5 31:24 32:16 33:7 38:23 39:6,25 40:4, 7,9,12,19 43:21 44:19, 22 45:1,15,22 46:4,19, 22 47:2,4 71:2 73:2 90:12,13,14,15,25 91:19 92:1,5 93:14 98:6 101:8 102:23 103:1,7,12,13 104:18 147:9 195:3 197:21 198:2 199:11,17	complaints 154:17	conflicts 174:25	controlling 7:24
comments 21:18 27:19,21 46:16 91:9 92:16 198:25	complete 74:20 127:13	confusing 112:12	controls 30:9 51:22 53:1,15 61:14 63:6 80:24 81:5
commercial 143:21 221:24 222:2 224:17,20	completely 6:8 224:19	confusion 108:19 138:14 159:15 164:15	convene 30:16
commissioner 34:10 178:24	completeness 30:2	connection 215:14	convened 22:12 28:13 80:16
commissioners 43:2 103:6	compliance 56:10 61:1,10,11,12,14 62:2, 18 63:4,5,7 141:15,16 149:19 177:12 196:15	Connie 152:25	conversation 14:14 31:20 115:13 123:9 133:23 135:22 139:16 169:2 170:19 171:19 173:18 192:6 199:21
committee 192:11	comply 165:9	cons 227:5	conversations 26:12 75:22,23
committing 159:17	composure 130:8	consensus 32:3 38:16, 22,24 46:21 179:20	cooking 227:14 229:13
common 29:4	computer 49:24	consent 154:8	coordinated 161:19 204:3
communicate 66:21 140:13	con 133:22 201:1 219:11	consequences 73:6 107:23	coordination 34:14,23 171:1 202:18 203:18,24
communicating 138:17	concern 61:24 93:5 110:18 115:10 154:22 160:18 162:7 177:25 185:1 191:17 198:19,20 202:15,17	consideration 95:10 101:16 102:9	copies 15:2 111:1
communication 55:22 118:5 162:3 164:20 168:21 169:21 209:19	concerned 76:4 87:20 157:16 168:13 178:20, 22 189:16 210:1 219:11	considerations 189:12	copy 20:17 25:11 49:23 50:5 56:23 98:1 110:14, 15 121:6,8 127:19 135:7 172:21 174:12 189:21 196:3
communications 47:23 70:5 126:24	concerns 54:9 82:5 83:19 90:19 106:21 115:6,20 121:1 144:14 154:14,20 156:18 157:3 199:16 211:16,18	considered 26:6 51:10	core 105:13
community 92:12 176:25 177:8,13 178:5 194:9,20 195:6	concerns/questions 67:8	consistency 32:12	corporate 213:19
company 94:24 141:3, 16,18,20 202:19	concluding 237:2	consistent 22:6 46:18 74:17	correct 34:5 39:7,9 43:16 57:18 75:11 87:11 91:14 92:3 96:20 129:3 144:17 159:20 211:4 223:23 224:1,25 236:1
compare 95:3	conclusions 185:14	constitutionally 94:15	corrected 52:20 57:9, 10
compared 93:24	conditions 93:4	constitutional 193:4	correctly 132:16 140:1
comparing 55:3	conduct 4:4 155:6	contact 25:7 67:7 157:20	correspondence 125:2 132:6 133:11
	confer 89:17	contacts 195:25	cost 74:8,21 76:4 93:21
	conference 10:17 21:22 113:18	contemplates 233:24	
	confidential 154:7,20	contentious 93:4	
	confines 162:9	contents 88:21	
	confirm 147:17,20	context 104:24 132:5 141:3 165:3 167:12	
	confirming 147:4,5	continue 29:8 81:24 151:15 154:22	
		continuing 18:14 37:13 84:13 89:12,18	
		contract 61:6 87:13,14, 18 89:13 230:13	
		contracts 89:9	
		contrary 154:12 233:19	

94:1 97:9 98:12 109:13, 21 188:20 205:16 223:24	crazy 104:9	217:21	deck 46:10 49:21 70:4
costs 95:8 188:21	created 51:20 85:20 193:22	dated 20:20 213:25	decline 154:21
counsel 3:5 11:25 12:4 28:1 34:14,19,21 40:25 42:15 73:17,23 74:3 87:6,25 88:1 91:23 107:3 112:11,14 113:9 122:16,23 123:3,6,11 124:4,12,19,24 126:1 128:7,17 129:18,25 136:7 137:5,17 158:8,13 159:1,10 161:4,5,17,20, 25 162:3,6,10 163:21 164:16 166:19 170:20 175:17,23 188:9 189:21 193:19 195:9 199:3 200:13,15 201:3,22 202:20,24,25 203:5,7, 14,17,18,23 204:2,11, 14,20 205:4,11,19 206:8,18,23 207:11,12, 21,22 208:2,9 210:18 216:12,19 217:3,6,20 219:15 220:4	creates 30:1	dating 120:16	decrease 94:3
counsel's 37:21 161:14 184:23 189:24 212:3 217:6 228:24 229:2	credible 110:24	day 14:21 78:7 94:13 146:11 168:4,25 174:5,8 235:20	deep 83:1
counselor 126:10	credit 73:20 141:6,7	day's 113:2	deeper 188:10
county 43:2 55:7 102:12,13 105:17 115:5 178:24 229:8	credits 223:7	day-to-day 119:14 131:11 191:15 195:12 226:1	defense 145:24
couple 23:21 58:19 59:18 83:19 122:8 131:3 166:10 195:23 210:15 237:8	creep 203:11	days 15:16 48:14 49:4 92:15 107:6 110:17 111:1 130:21 156:3,12 159:14 165:12 181:9	defenses 153:17
court 11:4,6 41:2 42:1, 19 44:6 93:18	criminal 75:7 82:4	days' 30:19	defensible 151:14 165:16
courtesy 119:9	criminally 142:25	de 58:6,10 60:12 188:5	defer 36:11,12,16 128:6
Courtman 186:7,14	crisis 175:6 193:4	dead 68:14 226:14	deferred 40:13
Courtney 30:12 156:3 172:19 174:1 190:17 192:2 194:15 226:1	critical 29:25 183:11 191:7 192:4	deadline 68:14 69:8 107:4,6 116:6	deficiencies 53:3 93:2
cover 40:3 155:4	cross-purposes 203:16 206:6	deadlines 24:11 180:23	deficiency 52:17,21 53:5 57:21,23 58:13 62:17 63:22
coverage 185:2	cross-reference 101:11	deadlock 6:2	defined 52:23
covering 153:7	Cross-talking 176:15	deal 105:11 163:22 211:22 221:11,21	definitively 77:24 202:16
CPA 50:22	crossed 162:10	dealing 111:8 231:2	degree 129:3 161:1 184:2
	crowd 143:23	deals 229:4 230:11	delay 206:24
	Cruz 98:11	Dear 92:11	delaying 207:13
	crying 80:23	debt 64:25 65:1	delegated 207:20
	curb 194:10	decide 40:15 76:16 78:21 79:10 141:18 204:14	delivered 56:21
	current 68:22 72:2 83:10 151:13 156:17 190:11 210:14 211:17 218:11 232:22 236:16	decided 10:6 12:6,7 13:4,6 115:16 155:19 202:23	delivery 34:12
	custodian 131:21 132:20,23	decision 17:20 18:14, 24 43:19,20 54:24 70:25 74:3 101:9 187:12 192:5 206:12,25 218:11	demand 17:18 179:24
	cutoff 59:11	decision-making 43:24	demanding 120:9 153:24
	cycle 52:12,13 68:10 69:11 77:21,22	decisions 18:8 19:20 25:20 43:17 107:25 144:5 189:3 207:14 212:5 213:17	denominator 29:4
			department 50:3 58:15, 18 81:17 82:9
			depending 94:22
			depends 94:20 95:14, 25 96:25 186:16 197:22
			depreciable 58:2
			depriving 21:2
			Deputy 98:10,17,24 99:1,7 101:18,21
			derived 83:17
			Desantis 103:19

describe 223:1	diligence 167:21 168:6	102:4,5,6,8 192:21 197:15 206:21 222:6	double 127:7 205:13
describing 236:20	diligent 70:1		doublecheck 129:7
deserve 16:12 29:21	direct 73:24 74:14,24 75:19 78:10 104:4 183:23 201:2 208:5 226:19	discussing 98:8,12 158:2 206:17	doubt 139:4 180:18
deserves 194:24		discussion 40:2,5 45:5 68:21 74:9 76:14 82:2 88:16 90:21 120:13 161:17 188:13 225:12	Douglas 210:19
designated 101:4 207:19	directed 43:14 79:22 137:22 202:16 233:18		draft 48:10 68:5
designed 53:23		discussions 79:24 116:15 200:4 228:9	drafted 56:3 213:19
desk 146:20 152:8 153:4	direction 7:10 28:8 75:15 99:24 113:9 131:10 140:25 175:24 190:19 201:17,24 202:1 203:21 210:4 213:10 219:5	disinterested 175:14	drawn-out 157:24 200:4
destroyed 104:16 147:5	direction-wise 103:24	display 55:3	driven 219:3
destroys 205:3	directly 25:7 201:9 204:1,2 207:11	displays 55:9	drop 159:17
destruction 139:18 140:2 144:19 149:15	director 21:19 36:19 40:18 44:11 71:21 101:16,24 112:25 132:22 153:18 173:21 177:14 194:16 210:3	disruptive 170:25 171:1	drop-dead 192:4
detail 76:10 107:9 194:23 211:1	disagree 7:14 46:15 115:1 137:3 207:25	disseminate 43:5 155:12	dropped 150:6
detailed 210:17	disagreeing 27:24	distinct 128:20,21	drops 95:24
details 76:15 92:18 143:3	disappointing 148:8 154:6	distinction 138:25 191:1 205:10	dry 102:6,21
detect 54:4 59:11	disbursement 52:13	distribute 125:17	dude 143:25
detected 52:20 53:15, 18	disclose 53:20 65:2,4,6 142:8 150:25 154:21	distributed 9:9	due 53:14 68:12 74:20 101:23 168:5
detective 69:21 72:11	disclosed 141:9 218:18	dive 48:5 83:1	Duke 222:18
determination 99:24	disclosure 50:9 55:11	document 21:1 63:20 87:23 88:5,6 98:18 106:4,5 110:9 123:15 124:5,15,20 132:17 133:6 139:18 152:17,19, 22 156:18 202:9	Duke's 222:19
development 63:10 84:8,14,19 86:9,13,18 229:4 235:8	disclosures 218:21	documentation 64:6 139:23,25 148:16 149:7, 17 161:3	duplication 131:8
dialogue 14:6	discomfort 221:8	documents 12:13,14 33:19,21 35:25 51:18 69:12 98:19 105:25 106:1,6,7,20 115:6 116:7 120:10 121:2 123:19 125:16 126:25 127:1 132:21 133:2,13 134:25 136:21 140:4 144:20 145:12 147:4,24, 25 148:14,17 149:1,3, 10,12 150:8,21 152:20 163:19 164:15 165:1 167:19 168:17 169:2,14	duplicative 127:7
difference 43:3 57:25 188:23	discount 93:23	dollars 57:6 60:11 83:22 84:2	duties 6:15 109:22
differently 100:7 118:13,16	discounted 154:24 176:3		duty 143:10
differs 168:6	discretionary 54:14 101:19		
difficult 65:20 167:25 229:20	discuss 23:13 26:4 27:9 28:10 34:22 36:11, 20 79:18,19 90:19 102:4 130:11,23 160:17 184:6 192:14 210:9		E
difficulties 70:5,10	discussed 88:12 90:16		e-mail 3:25 5:23 9:3,5,7 10:10 92:10 114:25 115:3,11 117:9,17 125:22 129:4 131:7 134:12,15 135:9 137:7 138:19,24 139:2,10,16, 20 144:19 145:7,8,20 147:15 148:2,8,25 153:10,15 156:17 157:1 159:5,14 171:14 196:18, 21 197:2 198:20 208:7 236:12
difficulty 223:6			e-mail's 137:21
dig 119:22 188:10			e-mailed 132:12 139:15 146:7 147:21 208:9
digest 6:13 15:11 18:4 30:15			e-mailing 195:24
digging 76:5			

e-mails 105:5,24 106:20 108:8 112:9,11 117:21 119:3,5,7 121:11 123:16 132:7,8,9,10 134:24 137:15,16 140:21 145:21,25 154:3 159:6, 13 166:11 196:24	encompass 136:20	error 52:19 53:14 54:4	exist 219:12
earlier 13:11 114:13 151:5 230:22	encountered 70:6 107:22	errors 53:2 63:15	exists 54:4 85:9
earliest 182:2	encourage 198:5	escalate 155:7	expect 33:5 158:19
early 97:13	encouraging 155:8	essentially 184:1	expectation 158:7 169:13
easier 236:3	end 26:1 27:19 29:7 39:20 60:21 99:11 104:13,14 131:19 139:23 168:3 172:5 175:16	evaluate 57:22	expectations 208:18
easily 170:3	ended 64:12 222:5	event 64:9,19 65:24 78:11	expected 85:19 125:15 178:12
east 223:7	ending 18:15	events 49:10 50:10,12, 16	expecting 78:4
easy 66:10 67:6 70:8 119:6 158:14 217:8 218:5 236:25	energy 220:5	Everglades 94:21	expeditiously 180:20
edit 48:23,25	enforcement 75:8 78:12,23	everybody's 17:8 118:10	expenditure 86:14
educate 94:17 114:4	engaged 161:23,25	everyday 191:2	expenditures 55:10 89:3 102:16
education 60:19	engagement 52:6 135:2	everything's 20:9,12 139:1	expense 101:23
EEOC 110:6,23 122:7	engaging 186:5	evidence 63:15,17	expenses 55:4 57:7 153:12 155:4
effective 69:1 205:16	ensure 37:16 154:13 155:1 156:23	evolved 223:21	expensive 74:8 76:19
effectively 53:25 72:5 185:25 186:8	entailed 136:23	ex-employee 110:23	experience 16:4 70:17 107:15 130:17
effectiveness 51:14,16	entails 129:1	exact 219:21	experienced 68:4
efficient 205:16	enter 191:24	examination 56:9	experiencing 196:13
effort 80:20 184:1	entering 157:23	exceed 55:10	expert 55:18 216:2
efforts 149:14	enterprise 54:20 55:2, 14	excellent 205:21	explain 71:11 76:10 78:7 85:2 94:11 114:3
elected 105:14	entire 205:3	exception 123:22	explained 190:9
elements 63:19	entitled 37:6 61:7 87:21 109:19 125:19 128:10, 13 129:13	excited 156:11 175:20 225:14 227:2	express 51:15
elimination 104:1	entity 66:10	exciting 177:24	expressed 162:7
embarrassing 167:3	entry 57:18 58:6	excuse 3:2,4,17,19,21 4:13 20:4 32:17 62:6 127:20 140:15 150:14 194:7	expressing 51:13
emergency 155:17	envied 69:22	excuses 121:21	extend 188:12
emphasis 50:8	environment 50:10	execute 223:4	extended 101:10
emphasize 66:19	environments 155:1	executed 143:14	extensive 126:10,11
employed 235:7	equipment 61:23 62:3, 4,6,11,14,15 99:4 100:10	executive 12:19 20:18 21:19 36:18 40:18 44:11 71:21 101:16,24 112:25 132:22 151:10 153:18 173:20 177:14 194:16 210:3	extent 131:5 132:23 161:11 192:17 200:13
employee 112:25 113:1 120:20 152:1,13 153:11 155:5	erase 102:22	exempt 186:3,5	extreme 191:17
employees 145:22 153:16 154:25 155:2,13 157:8,10	erring 30:8	exhausted 68:11	extremely 5:7 6:15 7:17,20 107:13 130:18 142:4
			eyes 49:1 65:15

F			
FAA 61:22 99:16	feds 61:20 68:13	find 6:3,8,18,22 49:18 63:13 66:12 92:12 110:24 125:1 155:3 160:21 169:1,8 178:10 183:9	flourish 209:22
face 37:24 69:17 141:15,16	feds' 61:24		flow 7:24
facility 223:12	feedback 199:1		flowage 85:17
fact 64:16 92:20 110:25 115:7 119:7 136:3,4,6,8, 11 141:20,22 142:11 150:25 151:3 155:1 158:15 175:9	feel 16:4,21 24:7,9 28:8 34:24 156:25 157:3 193:16 194:8 195:6 199:22 206:22 209:9,22 217:11 218:16 232:4 237:2,3	finding 167:15	fluctuate 95:16
fact-finding 186:24	feeling 31:23 41:3 217:16	findings 53:7 64:3 74:21 76:16 80:5 175:8	fly 93:22
facts 85:24 185:10,14, 15 188:22 189:5,8,23 216:8	feels 189:3	fine 7:9 12:25 38:11 46:24 47:13 108:20 125:14 128:16 182:15 186:4 190:21 220:2 226:14 233:21	flying 147:2 206:18 207:1
factual 174:20 183:5	fees 85:17 210:24	fine-tooth 174:14	focus 223:11
failure 132:2 140:12	felt 16:7 53:3	finish 150:15,20 151:6,9 207:3,4	folks 37:7 93:25 195:20 207:7 221:2
fair 161:10 189:11	fiduciary 6:15	fire 225:4 229:19	follow 54:5 78:22 83:9 149:11 198:11 204:6
fairly 60:5	field 24:9	fired 151:7	follow-through 226:8
fall 23:24 27:7 43:24 79:17 220:14 232:15	fighting 51:5	firm 71:22 74:10,20 116:2 126:11 127:3,8 162:1 182:17 203:5 210:19	follow-up 31:6,13
falls 32:23 34:25 162:9	figured 121:10	fiscal 100:2	followup 98:7 101:18 134:24 159:14
false 30:1 44:3	file 63:12 67:13,25 69:7 127:13	Fischbach's 127:13	followups 139:12
familiarity 69:19	filed 50:4 66:8	fish 120:20	food 170:11
fancy 61:25	files 114:18	fit 44:12 91:20 148:9 226:22	foot 60:14 151:25
fantastic 138:12	filing 69:10	fix 96:5 230:14	forbidding 135:23
farm 99:5 100:13	fill 5:20	fixed 104:13,14	force 71:5 104:7 180:9, 17
FARS 199:4	final 64:13	fixing 209:24	forcing 180:3
fashion 4:5	finalized 48:16 49:7	flag 118:23 220:15	Foreflight 93:20
fast 158:14	finally 171:14	flagged 200:14	forensic 21:8 35:20 39:10 47:6 70:22 73:1, 15,17 74:8 76:3,15 78:12 97:11 155:21
faster 11:10 48:11	finance 58:14,15,18 68:11,23 72:6,9,10 81:16	flagler 95:5,21	forensics 35:24 80:22
fault 88:22	finances 78:5 91:1 100:4 186:20	flames 179:9	foreseeable 113:6
FDOT 36:10 63:10 99:16	financial 35:19 39:18 44:15,17 47:6 49:11,22 50:3,15,17,20,23,25 51:1,11 52:2 53:6,8 54:22 55:15 56:5,6,17 57:15 58:1,5 60:2,5,25 61:8 81:5 82:21 83:4,8 84:21 91:2 93:25 155:3, 20 203:13	flat 86:17 203:6,8,14	forever 11:3
fear 155:2 159:24 205:10	financials 38:18 39:25 53:18 68:6 73:3 83:11 87:18 89:6 99:12 184:25	flip 228:3	forget 228:16
February 67:14 68:8 123:4,5 135:8,11		floated 225:2	forgot 63:13
February-ish 66:9		floating 183:16	form 19:22 160:5 199:11
federal 56:8 61:9,22,23 62:4,15 180:22		floor 103:11	formal 80:15 83:5 105:24 144:1 196:3 199:12 213:1 218:3 237:20
		Florida 19:8 20:6 56:12 79:23 112:15 140:3 179:22 216:3	formally 237:12
			format 11:24 12:4 13:4

193:18 197:23 233:4,5,6	fuel 83:21 84:3 85:8,11, 13,15,16,19,23 86:10 89:5 93:19,23 94:11,20 95:9,11,14,15,22,23 97:7,14 99:5 100:13 101:11 188:21 190:1 195:15	gave 50:20	God 135:23 208:21
formats 159:7		general 3:5 6:22 9:8,10, 13 10:15 11:25 12:3 24:21 34:21 40:6,9 46:22 47:4 50:2 55:8 56:10,15 87:6,25 90:13, 14 91:4,6,11,12,23 100:10,11,13 106:18 107:3 112:11,14 122:16, 22 123:3,6,10 124:4,12, 18,24 125:21,25 126:10 129:6,10,18 135:12,16 136:7 137:5,17 143:11 158:25 161:19,25 165:15,17 170:20 175:17 184:22 189:21, 24 193:19 195:9 197:14 198:3 202:20,21,24 203:5,14,17,22 204:2, 11,13 205:4,11,19 206:23 207:11,21,22 208:2,9 215:1 216:19 217:20 228:24 229:2 231:20 235:8	good 19:8,11 27:1,3,7 28:12,16 35:22 66:7 78:22 121:4 131:15 141:19 168:4 174:19 178:2,14 180:11 187:19 194:22 196:14 208:25 224:10
formula 94:14			Google 129:21
formulate 188:15			gosh 135:18
forum 12:17 192:9			gossip 175:4
forward 6:1,2 14:19 28:19 62:22 77:25 78:25 79:11 100:4 117:2 119:15 130:13 131:2 139:5 144:8 146:2 154:14 156:21 157:4,18 158:4,5 164:11 165:24 168:11,14 170:7 200:22 206:13 208:18 210:5,16 211:18 213:16 218:24 219:8	fulfillment 121:12		gotchas 78:3
forwards 224:4	full 77:21 78:2,5 158:19 168:16 174:8 190:14 192:13 199:12 203:20 205:25 210:24 211:21 214:2 236:18		gouge 189:17
found 76:6 77:13 93:8, 11 145:22 149:2,12 203:10	full-fledged 176:6		governance 15:19 19:19 21:5 26:6,7,15 28:6 30:6 31:20 32:5,11, 24 33:25 34:25 35:2,14 37:8,15 39:14,19 40:4 47:1,25 50:9,12 52:24 55:22 66:22 103:2,4,12 104:19 105:19,22 141:19 143:22 155:23, 24 168:13 175:5 176:2,6 182:22 189:4 192:7,10, 15,20 200:25 215:5 216:3
fourth 39:16	full-on 145:10		governance-related 35:7 103:7
FR 68:4	fully 101:22		government 52:7 67:20,21
frame 77:19 120:7 134:16 136:6	fun 166:4 174:8		governmental 50:18 52:3,4 55:7 61:12 66:5
frankly 6:12,21 37:14 111:4 167:20 221:8	function 25:17 105:13 202:6		governor 25:4 37:15 102:19
frantically 66:15	functioning 101:22		governor's 25:8,12 179:14 180:19 192:1
fraud 53:14	fund 54:20 55:2,14 100:10,12 101:1 224:5		grace 153:14,18
free 156:25 199:22	fundamental 12:24		grant 24:11 60:20 61:3, 4,14,22,23,25 62:9,23 63:9 96:4 100:1 102:15 214:6,14 224:2
freely 155:2	funds 55:8 73:20 78:9 81:9 82:3 84:18 86:10 100:23 115:13 224:3		grantors 50:24
Friday 169:15	furtherance 109:22 128:9		grants 60:24 61:10 62:6,7 63:3 99:2,17 102:11 179:5 184:10 189:25 191:10
front 5:2 8:10 24:5 90:2 112:23 117:13 146:19 152:8 158:8 160:1	future 54:24 79:9,15 99:4 101:5 113:6 124:25 134:4 138:13 169:1,9 171:6 209:24,25		great 10:19 22:22 48:7
frozen 229:8			
FRS 68:1,6			
frustrated 17:1 130:16 173:12			
frustrating 25:16 106:19 107:13 119:13, 17 130:19 199:19 211:1			
frustration 105:7 130:7 209:18,19			
	gallon 93:21 94:2,4 101:14		
	game 130:12		
	gamesmanship 139:9 163:4		
	gap 170:20 210:23		
	gapped 126:10		
	gaps 148:15		
	gathered 189:22		
	G		
	giving 18:23 70:13 79:2 97:13		
	glamorous 67:21		
	glaring 29:18		
	goal 14:13 67:12 68:9, 16 183:12		

99:9 156:11 175:5 187:1 211:15 213:13 226:3,15 232:6 237:3	hangars 62:8 100:13	heated 237:8	honestly 231:8
greater 77:7	hanging 72:24	heavens 231:14	hope 209:9,22,23 235:6
greatly 110:18	hap- 222:13	heavy 69:25	hopeful 18:5
ground 160:22	happen 6:23 9:4 15:23 25:23 38:6 41:22 68:10 80:25 86:4 99:13 126:16 157:10 176:13 178:23 179:13 231:22	held 21:19 188:13	hopes 172:2
group 145:25	happened 5:21 9:4 64:18,19 69:21 72:14 81:3,11 100:3 183:5 203:12	helpful 28:18 65:9 90:23 104:24 191:25 192:18 193:10,15 198:19	hoping 65:22 179:16
grow 209:22	happening 14:15 118:12 149:18 177:21 211:13 224:12 226:15, 17 227:21 228:12 230:2	helps 108:21	horse 188:24
guess 3:13 38:17 46:14 47:14 50:6 54:8 65:11 82:20 83:18 90:9 92:4 94:10 103:18 119:23 127:24 150:2 198:1 202:14	happy 3:11 15:6 67:3,9 74:18 107:8 117:19 120:12 128:18 153:22 154:2 176:8 218:1 236:12	hesitant 159:24	hourly 203:8
guidance 9:8,10,13,15, 17 106:19 112:15	hard 49:23 58:25 67:25 102:7 106:2 145:3	hesitate 78:8	hours 6:6,17 7:22 14:21 114:6 137:1 163:9 186:19 188:22 195:18 235:1,2 236:6
guide 128:18	harder 169:10	hey 10:5,13 15:9 31:7 35:15 99:21 102:19,22 107:4 113:4,19 124:5 137:5 147:1 148:4 166:9 168:18 170:12 190:17 196:4 200:1 212:1 213:2 216:9 217:20 219:15 220:15 227:10 230:1 233:24	huge 134:7
guy 166:13	harp 198:5	hide 122:18,19	Huh-uh 182:21 226:23
guys 66:1,11 71:24 72:10 98:12 99:3 173:17 186:19 229:23 232:6	harsh 107:23	hiding 127:14	hundred 22:15 60:10 89:25 95:1 101:17 230:6
H	hate 117:14	high 75:24 161:1 217:9	hung 171:13
half 221:3	he'll 146:10	higher 58:9 85:14	I
hall 21:21 22:10 36:19, 25 40:14,17,22 41:2,4 42:2,16	head 38:10 103:9 226:16 228:4 237:17	highest 50:22 93:21 223:13	idea 10:19 25:8 38:6 121:8 167:17 173:5 174:19 215:4
hand 3:14 78:17 113:22 114:22 193:7 195:4 208:13,16 235:16	headache 234:5	highly 6:4 142:2 160:14	ideal 31:4 67:17 213:21
handful 135:14 146:20 216:24	heading 31:20	hired 71:21,23 87:9 88:13	ideally 214:13
hanging 78:22	healthy 105:19	historical 152:20	identifiable 168:22
handle 114:14 118:24 202:23	hear 6:20,24 35:23 46:23 103:24 125:10 156:7,12 171:25 177:13 188:2,3 215:12 224:11 229:21,22 230:1,3 232:16	historically 67:19 177:17 214:5,9	identified 28:14 62:15 97:10
handled 16:1 161:19 162:20 207:21	heard 18:12 94:14 98:13,14 100:6 146:8,24 152:4,11 209:9,12,23 211:11 227:19 229:11	history 30:7 105:3 151:14 154:18 174:25 184:1,6 185:22 210:2 215:5 221:21	identifies 202:24
handles 207:22	hearing 8:10 13:5 17:5 19:10 65:17,18 102:25 104:21	hitting 128:2	identify 93:1 149:14 169:23 216:20
handling 7:23 156:19		hoc 192:11	identifying 148:15
hands 221:19		hold 27:8	ignore 15:24 111:7 220:10
hang 70:23 171:11		holding 36:19 167:16 209:15	ignored/thrown 144:15
hangar 221:23 222:8,19 223:14,15 230:11		Hollow 92:7	ignoring 136:3,4,6,7,11
		home 17:8 237:18	imagine 107:12 109:5,8 119:12 175:21 191:17
			immaterial 61:18 62:16
			immediately 31:5 158:17 169:8,12 188:8
			impact 58:5 60:1,8

impacted 64:23	inefficient 203:13 206:6	inquiry 154:10	introduced 72:2
impacting 103:13	inexpensive 176:5	ins 139:22 190:12	inundated 121:22
impacts 64:21	infection 51:6	inside 52:15	invested 217:15 221:6
impeach 219:1	inflammatory 150:8	insinuated 190:20	investigate 150:6,10
importance 188:23	influx 121:19	instance 43:10 106:10 113:23	investigated 151:25
important 147:8 154:19 175:1 177:23 178:5 231:20	information 7:24 14:25 15:8,17,25 20:4,19 21:6, 9,10,15 26:25 29:21,24 31:5,17 32:25 36:25 37:6 40:10 42:11 43:5 45:4 55:1 57:16 67:7 68:1 71:11 73:18,22,24 74:19 76:6 77:15 80:4, 10 105:20 106:11 108:7 109:3,15,16,21 113:16 115:9 116:2 117:13 118:13,17 119:8 121:14 122:17 124:17 125:18, 20 127:24 128:8,12,24 129:5 153:6 158:5,12 159:18 163:10 165:10, 20 166:23 167:23 169:5 175:13 183:9 194:24 195:11,19 196:1,7,13 198:14 200:7 207:13 231:18 232:7	instant 120:9	investigation 73:25 74:6 76:2,17,20 78:14 145:11
impression 147:12	information-related 32:21	insubordination 4:18 106:10 135:24	investigation/report 186:9
improvement 82:12	informational 20:9 194:2	insufficient 178:10	investigations 186:25
improvements 100:11 101:4	informational-only 194:6	integrity 156:25	investigative 76:24 79:23
improving 99:5	informations 33:15	intelligent 15:12 41:22	investment 56:11
in-depth 210:21	informative 20:13	intend 4:3	invited 118:24 153:10 155:11
in-house 202:20	informed 15:22 140:8	intent 154:9 186:11 203:2,3 208:1	invoice 210:21
inappropriate 5:8 6:4 14:24 19:15 73:20 142:2,4 145:22 160:11, 15 163:4 185:20	informing 176:20	intention 173:16	involve 199:2
included 56:4,16 156:17	inherent 53:12 115:22 219:4	intents 142:2	involved 4:25 110:19 143:21 146:17
including 53:13	initial 108:8 187:5,6	interaction 180:4	involving 143:10 154:16
income 23:20 38:18 39:14,18,24 46:25 60:9 82:22 155:21	initially 77:20 190:15 208:3	interest 28:24 48:3 117:3 155:9 166:18 168:12 171:22 172:21 210:9 218:17	issuance 65:2
incoming 175:11 221:16	initiatives 190:6	interested 148:19 153:8 160:6	issue 12:24 15:19 25:20 34:15 64:5 65:1 115:22 142:7 163:2 204:23 209:5,6 220:4,9 233:4 235:15,19
incomplete 80:6,9	input 43:20 143:19 197:16	interesting 62:5	issue's 54:17
inconsistencies 148:16 149:2	inquiries 146:10	interests 128:5 144:13 236:4	issued 50:7 70:8
incorrect 86:18,20 87:8 123:1,16 140:10 144:17		interim 71:21 112:25 131:1	issues 23:22 59:11 103:2 115:9 118:6,20 139:12 141:25 183:15 185:21 192:20 216:7 221:7 233:23
increasing 105:7		interject 160:24	item 26:7,12 27:4 32:5, 16 35:10 44:17 45:19 54:14 89:10 90:15 103:3 104:19
incur 210:24		internal 51:11,14,16,22 52:7,9 53:1,6,7,12 61:11,14 62:17 63:3,4,6, 16,19,22 80:23	items 6:25 7:3 22:24 23:15 27:10,11 28:6,9, 10,14 29:6,17 34:8 35:5 36:20 37:10,19 38:22,25 39:24 40:12,13,20 42:3 44:23 45:1 46:22,23,25
independently 147:17		internally 156:20	
indication 57:20		interpretive 199:3	
individual 40:12 47:1 74:25 79:4,8 113:5 139:14 201:19 223:18 231:3		interrupt 206:14	
individually 220:17		interrupting 16:24 17:3	
industry 54:2		interview 152:12	
		interviewed 145:13	
		intimate 76:15	

60:6 90:10,16,19,21 91:9 92:6 127:12 192:15,19 193:11 195:16 196:15 197:13 199:8 206:21	173:18 174:6,13 185:5 188:18 192:19 212:7 216:7 219:23 225:1	leases 58:17 76:21	links 58:19
	kindergarten 182:7 234:16	leave 39:14 68:16	Liotta 3:4,7,10,17,19, 21,24 4:2,6,7,9,11,16,18 5:5,7,10,13,18,20,23 6:21 7:1,14,16,20 8:3,6, 12,14,18 9:15,17,19,22, 24 10:7,21,23,25 11:2,5, 8,14,18,21,24 12:2,23 13:16,18 14:8,10,18,23 16:8,15,18,23 17:1,3,11, 16,23 18:7,9,16,21 19:1, 4 20:17 21:13 23:1,4,6, 11,13,19 24:2,6,14,16, 18 25:2 26:1,9,14,21 27:23,25 28:18 29:18 30:17,22 31:1,3 32:7,9, 14,19,23 33:2,10,16,20 34:1,3,6,9,13,18 35:6,9, 12,22 36:9,12,24 37:20, 23 39:2,4,12,21 40:21 41:7,16,19 42:4,7,12 43:16 44:1 45:6,10,13, 20 46:1,7,10,13 47:3,9, 14 48:4,16,22 49:6,13, 18 50:5 51:3,7,9,20,24 53:9 54:1,8,12,17 55:17, 25 56:3,18,20,22 57:1,5, 19 58:4 59:4,8,17,20 60:16,19,23 61:15,19 62:25 64:8 65:7 67:1,10 69:11 70:19 71:1,3 72:19,23 73:1,10,14 74:23 75:4,7 78:8 80:14, 19 81:7 82:1,3,7,16,20, 24 83:3,18 84:12,25 85:3,6,22,24 86:3,7,12, 19,21,23 87:2,4,8,12,14, 20 88:3,6,10,17,19,25 89:2,7,15,21,24 90:7,9, 12,17,22 91:2,4,22 92:2 94:10 96:11,15,19,21 97:4,17,20,23 98:3,16 100:6,9,25 103:9,14,16 104:23 105:1 107:14,18, 20 108:8,12,16,18,23 109:1,6,10,24 110:8,12, 22 111:12,15,19,22,24 112:2,4,6,10 113:11 115:1,19 116:1,5,12,19, 22,25 117:7,9,11,15,19, 22 118:1,4,7,10,18,23 119:2,11,24 120:1,6,12, 23 121:6,16,24 122:2,7, 11,13,21 123:1,14,18 124:2,7,10,13,17,20 125:13,25 126:13,15,17,
	knew 157:17	left 24:9 82:3 146:16 168:22	
J	knowing 6:23 13:1 208:15 210:24 234:7	legal 20:5 79:10 102:5,6 104:11 109:8 115:14 128:7,25 145:24 147:5 153:16 154:10 155:4 156:21 158:8 161:3,18 186:5 189:24 190:20 202:10,18 203:23 210:18 216:12 218:2	
	knowledge 152:23	legally 12:17	
	L	legitimate 156:18 157:3	
January 141:10	label 115:8 136:24 150:1	lenders 50:25	
Jeff 47:19 71:7	labor 89:10,13	length 159:6	
Jeffrey's 75:22	lack 78:20 164:19 193:3	let alone 44:8 106:23	
Jennifer 166:20	lady 197:14	letter 25:10 55:21 56:14, 16 123:4 136:14	
Jesus 206:15	land 221:23 222:1 223:8 224:17 229:4 230:11	letters 56:1	
job 15:4 17:11 31:18 107:5 109:4 113:5 115:10 156:24 166:4 167:16 189:24 232:6	Laquidara 126:9 127:2, 10 140:16,22 170:19	letting 156:15	
jobs 105:18 235:18	large 59:19 188:20	level 48:3 50:22 52:17 53:4 57:23 58:12 60:13 75:24	
Joe 222:18	large-scale 192:15	levels 105:7	
Johns 115:5	larger 89:11	liability 65:5,6 132:1	
Joseph 93:17	late 48:9,15 70:8 120:7 210:24	license 12:7	
journal 57:18	law 12:7 26:24 74:10 75:8 78:12,23 79:23 116:2 126:11 127:3,8 165:7 205:2 210:19 215:11 216:3 218:4 219:2	lift 69:25	
judge 207:10	lawyer 140:10,17 141:10,11 142:20 143:15 202:21	light 20:12 79:7 84:23	
judgments 50:14	lawyers 127:9 137:20	lightning 231:13,14	
judicial 180:3	lead 10:2	lights 65:14 191:6	
jump 159:5	leads 86:3	liking 116:24	
June 68:15 69:8	lean 19:10	lily 220:2	
	leaning 72:10	limitations 53:12	
K	learn 66:4,5	limited 74:19 134:16 136:11 199:9	
Kabuki 104:1	lease 58:20 76:21 221:23 222:9,25 223:16 224:17	limiting 135:6	
keeping 20:16 23:17 69:4		Linda 48:13 67:7 92:10	
Kendall 211:6		Linda's 49:1	
key 27:6		lines 218:19	
kicked 194:9			
kidding 97:21			
kids 229:23			
kind 12:17 39:11 59:1 68:3 72:12 75:22 82:25 94:1,14 99:3,5 104:9 112:12 113:9 130:12 138:19 147:11 171:9,10			

22 127:4,15,18,22 128:3
129:22 130:1,4,6,10,14
131:3,14,23 132:1,4,10,
13,17,19 133:5,10,12,
15,17,21 134:6,8,12,15,
18,23 136:1,17 137:8,
11,15,18,21,24 138:2,4,
6,16,21,23 139:8
140:18,21,24 141:3,5,8
142:1,15,18,21,23
143:2,5,8,15,17,18,25
144:2,7,9,21,24 145:2,5,
9,16 146:5 148:13,23,25
149:23,25 150:11,13,16,
19 151:1,3,5,7,10,12,18,
23 152:3,9 153:21
156:14 157:8,14 158:11
159:9,12,20 160:9,11,14
161:2,9,14,23 162:15,
18,23 163:2,7,16,18,21,
24 164:1,4,6,13,19
166:9,17 167:11,14,19
168:15 169:17,19,23,25
170:2,8,16,18 172:1,4,
15,18,22 173:4,9,23
174:10,12,17,19,22
175:16 177:25 178:19
180:12 181:25 182:9,11,
14 183:1,3,8,11,14,18
185:16,18 186:11 187:4,
7,9,11 188:4,12 189:2,7,
10 190:22,25 191:5,9,
14,21,23 193:9,18,24
194:5,22 195:14,21
196:8,11 197:17,19,22,
25 198:11,13,17 199:1,
6,10 200:9,11,19,24
201:10,12 202:14
204:13,16,21,23 205:6,
8,21,25 206:3,5,8 207:2,
5,17 208:1,13,15,24
209:4,11 210:1 211:20,
24 212:13,18,20 213:4
214:11,19 215:2,4,8,14,
16,20,23,25 216:5
217:1,13 218:12 219:9,
13,20 220:9,21,24
221:7,14,18 222:5,21
223:9 224:7,10,14,19,22
225:1,6,8,11,13,20
226:18,24 227:6,9
228:3,6,9,15 229:4,11,
13,18 230:9,17,19,24
231:7,10,13,17 232:9
233:3,15,18,22 234:14,
17 235:11,13,23 236:3,

5,15,23 237:4,6
Liotta's 119:18 125:4
128:7
liquidity 50:9
list 20:23,25 36:7 45:10
68:23 110:4,9 122:13
127:19 134:24 136:19
149:12 197:5 210:17
217:17 221:15 224:20
228:6,15,22 229:10
231:5,25 232:1 236:16
listed 42:3
listen 13:4 104:6
listening 6:7
lists 122:3
literally 24:25 25:2
150:7 165:11 208:11
211:11 222:23 227:13,
14 232:17
litigation 65:3 123:20,
21 141:10,12,13,21,23
142:6,16 143:6,16
154:16 161:16
lives 152:6
livid 130:20
living 231:5
loan 222:7
lodged 154:17
log 152:20
long 7:5 10:20 25:9 27:4
28:17 59:17 65:13 69:8,
15 71:12 73:10 103:20
125:12 138:9 157:23
164:10 200:4 209:16
longer 40:16 65:21
68:19 85:9
looked 15:9 31:12
51:18 93:7 139:24,25
148:1 149:1,4,17 179:11
190:10 233:5
Lopinto 93:17 195:3,5,
15 196:6,9,12,20
197:11,18,24 198:9,12,
15,25 199:2,7,14,24
200:18,20 206:14,16
207:3,6,25

loss 97:23
lost 24:7 171:3 225:24
lot 11:10 24:7,12 26:16
44:20 50:18 54:9 58:7
60:24 65:21 72:11 76:23
83:6 99:12 136:22 144:5
153:18 177:19 179:5
185:2,19 199:17 203:11
210:23 225:21,25
227:24 232:4 234:5
lots 183:15
loud 18:13 209:11
love 76:9 129:17 143:15
179:23 209:21 232:21
lowest 29:4

M

machine 152:7
made 7:17,20 8:16 15:4
29:14 33:22 43:8 48:23
64:13 79:16 80:5 85:25
103:22 115:16 129:24
131:8 142:23 147:9
150:5 153:25 172:8
174:25 198:12,15
203:21 213:17 218:22
230:12
main 14:13
maintain 95:8 96:2,3
maintenance 96:8
major 115:20,23 189:3
224:20 236:17
majority 164:25
make 14:20 18:6,14,24
20:3 25:4,13,19 27:13,
19 28:21,25 29:9,12
31:8 38:11 43:17,18,20
46:16 50:14 52:14 54:24
55:12 57:12,13 58:8
60:14 61:7 64:6 67:2
74:3 75:24 92:16 95:11,
13 96:1,7 97:23 99:23
100:3 106:2 107:24
109:11 112:23 121:21
129:2,19,25 133:1
138:12,25 142:8 144:4
146:10 147:19 157:7,15

160:21 162:6 166:5
168:11 170:22 176:21
185:10 187:13 189:3
192:5 194:25 195:3
205:1,15,17 206:9,11,12
207:14 210:25 219:7
224:23 232:3
makes 39:21 40:23
67:25 95:7 99:14 100:6
154:18
making 86:5 97:15,20
109:14 120:2 162:23
190:25 215:16 218:18
manage 106:3 108:21
management 49:14
53:13 55:21 56:13,15
57:14 59:24 66:25 67:3
118:25
management's 57:15
63:25
manages 202:24
203:23
mandamus 180:5,7,8
manner 14:25 158:6
manual 96:10 129:7
March 33:23 84:9 89:20
105:23 108:9 115:3
116:4,5 117:9 119:18
120:7,17 121:15 123:3,6
135:10 146:7,11 148:3,
23 163:14
margin 94:3,4 98:13
101:14
mark 218:20
Martin 40:6 71:2 92:7
155:14 156:6,9 194:7
196:10 234:18
mass 139:18
massive 82:5
master 225:20 226:21
227:11,12
match 225:16 236:22,25
material 50:12 52:18,22
54:3 59:10,21,22 60:1,6,
7 64:14 65:3 80:9 93:2
152:22 173:7

materials 6:7 15:10 16:8,19 17:18 37:10 38:7 39:8 41:8,12 42:5, 13 45:18 92:13,20 105:9 106:13,16 178:7,11,17 193:13,15 198:6,7	211:17 213:24 218:6 227:1 232:9,11,12 233:9,19 234:7,23 235:7,9,12,17 237:25	memorialized 88:8	miscategorized 57:7
math 77:11	meeting's 194:8	memorized 11:13	mischaracterization 126:17
Matt 103:16	meetings 7:18 12:12 23:25 24:4,17 79:23 81:22 83:20 172:9 178:22 192:25 195:10 203:11 227:24 228:2 232:8,12 233:10	memory 92:3 211:4	mischaracterize 223:23
matter 50:8 74:17 100:20 110:10,18 126:22 128:10 168:18 187:5,6 191:12	member 4:19 6:19 8:25 9:1,7 13:4 15:24 22:11, 12 27:15,16,18,21 33:22 36:16 37:5,9,12 88:17 102:20 103:8 105:24 108:2,5,6,7,10 109:14, 18,19 112:6,13,16,20, 21,22 113:11,13,17,20, 23 114:24 115:4 120:25 125:5,7,9,19,20 126:18, 24 128:4,11,14,22 129:12 131:17 132:25 137:10 138:18 139:3,10, 13 140:9 142:4 144:14 153:15 154:11,17 158:13 159:4,13,16 161:12,18 164:24 165:14,16,17,19,25 169:4,12 172:24 175:2, 7,10 195:25 198:7 201:19 202:4 203:2 208:2 224:15	memos 8:19,24 9:8,13 11:16,25 12:11 15:7 37:3 166:12 192:3,4 193:19,25	mischaracterizes 154:8
matters 61:16 91:2 93:4 103:8,12 115:19,20 156:19 160:17 161:18, 24 203:8 218:8		mentioned 142:15 185:6	misclassification 149:14
MCCAMMON 98:7		meritless 152:16	miscommunication 108:3 230:5
meaning 129:14		message 154:7	mishandled 77:9
meaningful 41:11,20 142:14		messages 194:8 195:8, 20	mislabeling 137:3
means 50:21,23 52:18 70:11 87:14 157:19 162:13 178:15		met 7:5 107:22 119:16	misleading 127:14
meant 158:12 209:14 235:25 236:1		Michelle 4:19,20	misled 49:17
meantime 104:16		micromanage 166:23 232:5	missed 42:24 59:18 183:13 218:20
media 185:13		mid-january 68:2	missing 234:15
mediation 157:24		middle 160:22	misstatement 53:17 57:17 59:25
meet 28:23 29:7 85:25 181:8 234:23	members 5:24 10:12,16 15:21 22:3,23 24:22 29:5 32:4,17 36:5,8,22 37:16,17 38:3,4 39:15 42:8 43:21 44:9 46:21 48:1 66:24 74:25 76:10 91:19 99:21 104:3,8 105:15 107:21 118:12 120:24 141:24 142:24 143:9 146:13 175:11 188:6 189:11,16 190:7, 11 193:6 194:13 198:21 217:13 230:9 235:23 236:7	miles 95:1	misstatements 53:14 57:9,11
meeting 3:3,7,12 4:3, 10,21 5:1,19,25 6:17 7:10 11:2 12:1,5,15,19, 20 13:3,7,8,21 14:3,4,16 15:2,16 18:3,5 21:10,20, 21,24 22:3,12 27:9 28:13 31:14,16 33:9 37:4,18 38:5 41:8 42:14, 16,17,19,20 68:8 72:4 79:18 80:15 82:14,25 83:5,13 84:17 86:21 88:12 89:11,16,22 99:20 105:3 106:15,17 110:5 115:12 118:21 123:5 143:23 144:1 147:1,3,8 155:19,20 173:20 178:19 179:16 181:5,17 195:1 197:10,13 199:11, 13 200:16 202:7 206:19		million 57:24 60:11 61:4,25 83:22,24 84:2 99:15 100:22	misunderstanding 13:19
	members' 92:4	mind 26:15 54:18 64:12 71:4 72:23 85:21 103:14	mitigated 152:20
	memo 10:5 173:5 236:18	mindful 135:5 168:8 170:25	mitigation 223:7
	memorialize 29:1	mine 122:9	model 176:6 203:22
		minimis 58:6,10 60:12 188:5	Modern 142:5 143:12 162:2,3,6 163:21 164:16
		minimize 191:9	modify 194:5
		minimum 31:1,3 52:11 95:12 96:13 98:22	moment 202:2
		ministerial 202:6	Monday 120:16 181:6 182:14
		minute 8:20	Monday/tuesday 182:15
		minutes 6:10 14:15 41:2 92:1,19 113:20 155:14 194:22 213:24 218:6 220:22	money 44:2,5,12 59:19 62:2 77:8 80:20 82:19 86:25 101:4 210:24 223:5
		Mirada 93:17	monies 61:23
		misappropriate 81:9	monitor 63:21,24
			monitoring 63:20

month 68:19 97:3 148:22	217:19 221:9 223:17		operation 51:2 58:18 195:12
monthly 63:12 203:6	needed 14:12 16:22 50:9 93:6 100:20 129:11 156:22 171:19 173:6 194:6 207:14	O	operational 98:18 195:7
months 64:17 68:13,17 71:14 135:23 183:6	negative 20:12	objection 44:10 103:8	operations 19:17 69:4 119:14 156:9 177:19 190:1,2 191:2,16 194:12,16 207:1
moot 82:17	negotiations 126:11 228:10	obligated 177:4	operations-wise 194:14
morning 44:25 92:10, 19 179:15 234:22	neutral 20:9,13 175:8 184:11	obligations 74:16 131:24	opinion 48:20 49:9 50:7,15,17,21 51:13,15 52:1,2,6 56:6,7 60:4 64:22,24 69:24 104:4 183:17 185:11 204:4,5
motion 26:19 112:23 113:3,4 219:7	news 88:11 171:11,12, 14	obtain 52:8	opinions 53:6 66:20
motivations 141:19,20	newsletters 10:24 13:12	obtaining 52:25	opportunity 18:24 20:1 22:22 41:20 44:22 109:13 174:13 197:15 199:8
motives 159:25 160:1, 19 162:16	nice 158:7 172:9 185:9	obvious 103:25	opposed 200:16
mouth 102:5	nonanswer 165:21	occasion 81:3	optics 175:12
move 42:1 60:3 78:24 158:3 166:1 170:11 209:1	noncompliance 61:18 62:16 65:3	occur 21:12 52:19 53:15,18	option 154:25 179:19
moved 79:5	noncompliant 149:15	occurred 69:18	optional 165:6
moving 14:17 28:19 36:5 117:2 130:13 131:1 139:5 158:5 164:11 165:23 168:11,14 170:7 177:4 180:19 200:21 206:13 208:18 210:16 211:18	nonexistent 149:2	occurring 150:9	options 102:21
multiple 81:9 105:21 157:15	normal 68:10 113:2	October 8:23	oranges 95:4
	note 20:19 83:3	off- 10:16	order 3:3,7,12 4:12 5:12 19:6,9 20:4 26:3 42:9 45:12 75:9 100:15 101:7 127:24 144:10
	notice 30:4,19 31:3 41:8 42:7 172:18 176:25 177:3	offended 144:10	orderly 4:5
	noticed 21:24 36:22 39:7	office 25:8,12 34:21 73:25 74:5,12 113:18 170:22 179:14 180:19 192:1 196:23 230:3 235:1	ordinary 191:15
N	November-ish 72:3	official 27:2	organization 86:5
named 142:16,18	November/december 68:5	offset 95:8	organized 230:11
names 181:3	November/december- ish 72:4	Oftentimes 66:23	orientation 172:25 173:20 184:6,19 189:19 192:18
naming 163:3	nuance 132:25 207:18	one's 47:6 58:3	original 171:23
Naples 100:21	number 32:11 57:6,24 84:1,10 89:19,22 93:20 106:25 117:6,8,11 208:22 211:24	one-off 82:11	originally 203:4
narrow 18:17 135:20	number's 84:5 89:15	one-on-one 10:11 76:14	other's 55:21
nationwide 85:16	numbers 84:25 85:6 90:2 108:20 186:21 210:13	one-on-ones 76:9 190:15	outcome 119:23
nature 20:13 73:21 79:13 102:12	numerous 28:6	ongoing 173:1	outline 12:5 193:25
navigate 188:17		open 14:5 22:9 27:4 31:24 35:7 38:23 44:18 45:1,15,22 90:25 103:6, 11 169:21 189:18 190:16	outlines 192:1
nearest 94:7		opened 26:8	
necessarily 21:25 72:15 76:12 85:25 105:5 107:11 108:18 168:9 203:17 204:17 210:22		openly 79:18,19	
		operate 55:1	
		operating 64:5	

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221:11 222:18,20 223:10 224:1,6 225:5 227:23 228:5,8,14,17,21 229:7,12,17 230:6 231:12 232:23 233:2,9, 11,13,16,21 234:12,19, 25 236:14,21,24 237:21, 24	98:2,22 101:11,12 196:3,15 219:5 231:23 232:9,12,19,22 233:4, 20,24	20:25 21:7,13,15 30:25 31:13,16 36:14 37:3 42:4 45:18 83:10 193:16 200:15 222:25	68:3 81:13 83:20 90:15 107:19 128:20 141:24 186:13 199:20 213:17 218:18
Pittman's 155:6	political 111:5 185:6	preparing 51:10	Prioritize 140:17,18,19
place 14:6 45:5 63:6,21 69:4 74:2 95:16 156:1 157:5 209:21 210:12 231:24	politics 177:19 225:25	preread 92:13	priority 166:2 178:2
placing 80:9	poor 168:21	prerogative 43:9 213:9	private 112:13,17,19 137:9 138:23,24 159:3 160:16 186:5 221:24 222:3 223:2 224:3 231:3 236:8
plan 52:10 65:23 66:7, 13 68:21 82:13 130:12 155:17 171:20 225:20 226:21 227:11,12	pop 78:3	present 18:3 20:14 22:11 37:12 54:21,25 55:9 161:5 199:3	privately 154:13
planning 51:10 141:21 189:17	position 51:1 78:2 168:3	presentation 4:25 7:22 10:11,15 21:4 29:12 35:20,24 39:8 44:15,18 45:18,24 46:1,4,24 48:21 83:8 84:21 155:21 174:3 176:21 193:17 197:9	privileged 21:10
play 69:21 229:24	positive 28:8	presentations 6:5 7:8 10:10 12:21 15:3 16:9 30:14,24 45:17 65:17 156:4 193:12	problem 5:16 22:17 29:19,23 118:14 119:11 143:21 156:16 193:5 225:19 226:10 236:9
playground 225:6	possibility 53:13	presented 8:9 20:14 49:20	problematic 151:19
pledge 3:13,15	possibly 74:7 81:1	presenting 17:16 55:7 68:8 174:15	problems 149:11
plenty 92:15 220:6	post 182:5	press 121:12 122:8	Procedural 34:9
pocketbook 142:7	posted 15:10 39:8 40:10 41:9 42:12 45:19 46:11 178:12	presume 108:5 109:15 163:13	procedure 20:5 22:8 55:5 98:18 101:24
point 3:13 18:5 19:6 20:3,4 21:6 26:3 27:7 36:17 39:22 42:9 45:12 58:11 66:19 67:8 73:22 74:1,19 76:3,4 77:14 79:1 82:14,17 88:16 91:6 92:6 97:10 101:7, 18,21 106:9 107:5 111:8 121:19 126:8 127:17,23, 25 128:15,16 129:19 131:9,10 144:10 146:17 158:10 161:11 179:20 182:23 191:7,25 193:8 196:18,22 198:22 200:11,25 201:17,18 208:23 210:8	potential 65:5 128:23 215:25 221:10	pretend 15:20	proceed 5:12 39:23 77:24 144:8
points 131:4	potentially 19:13 23:19 36:1 40:13 50:24 78:15 80:12 118:19 121:2 212:14	pretty 18:16 25:12 49:6 66:6 67:6,23 164:21 174:3 217:17 221:6	process 16:5 34:11 52:15,16 76:24 219:1
police 147:19	Powerpoint 20:25	prevent 149:14	procurement 115:20 116:1 166:19
policies 64:5 152:18,19 192:23 193:1 199:4 232:17,20 234:1	practical 104:12	prevented 52:19	produce 116:10,18
policy 12:16 62:20 82:7 95:12 96:10,12,16 97:25	practically 52:11	previous 101:15	produced 114:18 127:1,2,8,13 136:22
	practice 12:7	previously 35:18 40:1 154:15 171:9 235:15	production 120:9,13 126:12 127:7
	precedent 38:1	price 85:13,16 94:12,22 95:7,10,16,19,20,21,24 97:1,6 98:25	professional 47:24 54:5 84:5,8,14 86:9,13, 18 117:3 119:8 235:8
	precept 144:11 205:3	prices 93:19 94:18	professionals 54:2
	preclude 37:2,9	primary 58:17 59:2 144:9	profit 95:11,13 96:3,9, 13,23 98:13 101:14
	precluding 21:18	print 152:25	program 61:21 63:10
	prefer 28:3 32:9 41:14 203:22	prior 21:10 45:16 46:1	prohibit 43:13
	preference 47:16 161:1 207:21 234:21,23		
	preliminary 80:5		
	preparation 7:22		
	preparations 17:14		
	prepare 13:2 14:12 15:1 16:19		
	prepared 6:10,14 9:1,6 16:7 17:14,24 18:11		

prohibited 123:18	41:9,11,14,19,21 42:7, 20 43:7 44:7,19,22 45:1, 15,22 46:4,15,19,22	99:3,18 102:21 109:13 117:12 121:18 123:24 133:18 137:3 164:8 174:1 176:1 181:2 183:20 188:24 192:12 201:12 220:6 223:15	220:18 231:1
prohibiting 46:21			quick 69:7 101:7 212:7 217:3 218:7
prohibits 36:18	47:2,4 71:2 80:2 90:12, 13,14,15,25 92:1,5 93:14 98:6,19 101:8 102:23,25 103:7,12,13 104:18 105:4 106:24 108:4,19 109:12 111:4 113:6,12,15,24 114:4,5, 7,12,14,15,16,24 115:7 120:18,24 121:7 122:3 125:5,21,23 127:11,18 128:11,12,23 129:4,14 135:7,13 136:8,13,24 137:4 141:18 142:10 147:9,12 149:25 153:22 155:9 165:15,17 177:21 189:18 194:23 195:25 196:1 197:4,21,25 198:2,7 199:10,17 232:1	puts 176:25 177:2	quickly 48:2 65:12 164:21 169:6 176:4 221:19 229:25
project 176:4 218:5			quiet 10:20
projected 99:13			quirk 55:6
projects 99:11,12,21 100:5 173:1 184:24 226:14,17 236:16		putting 60:14 154:5 182:19 197:9 205:24 236:16 237:7	quirky 54:19 55:16 58:22,24
promise 211:8		puzzle 72:16	quorum 22:18 24:23 25:5 28:17 43:15,23 73:11 74:24 80:16
promised 106:15 141:10,11,13 142:20 223:17		Q	R
proper 34:22		qualified 124:23 162:24	
properly 42:4 211:5		qualitative 70:16	radio 119:16
property 61:24		quality 194:25	radius 101:17
propose 57:18 58:6		quantitative 53:4	raise 198:20 202:14
proposed 176:6	public-facing 43:8	quantitatively 58:11	raised 115:6,20 118:23
pros 227:4	publicly 79:20 125:17 154:13 196:24	quantities 85:20	raising 156:20
prosecutorial 143:3	publish 68:1,6	quarter 84:1	ran 166:21
prospect 175:20	published 101:12	quarterly 63:12	range 186:23
protect 27:14 144:12	pull-the-emergency- parachute 179:19	question 8:22 9:24 11:9,10 34:2 42:9,15 43:12 71:7 76:25 79:22 86:3 99:9 100:7 109:8 112:1 122:15 129:19 131:18 156:15 159:21 160:11,15 179:13 186:1 195:22 199:22 200:2 204:10,19 205:13,21 213:5,14 218:16	rate 203:6,8,14
protected 154:14	pulled 66:2,6 129:7 148:4		rates 176:3
protecting 155:8	pulling 72:12		ratify 214:1
proved 152:16	pulls 154:9		rational 120:13 135:22
provide 21:23 68:25 83:12,14 106:6 113:16 125:24 135:1 141:2 155:5	purchase 61:23 95:22 97:1,2	questioned 145:15	rationale 72:15
provided 11:25 12:5 19:13 20:20 48:5 58:19 129:12 148:17 152:18 156:3 193:18	purchased 62:11 97:5	questioning 160:19 162:14	reach 67:6 179:14 201:19
providing 159:18	pure 14:1 163:3 209:18 218:2	questions 6:14 7:6 9:2 15:12 16:5,13 18:4 19:19 20:23 21:1 23:21 25:23,25 26:2 30:1,5,16 31:6,13 33:5 37:4 41:22 45:11,16 46:5 47:11 48:6 57:1,4 65:10 66:18 67:5 69:20 74:18 83:9, 17,19 89:7,8 90:3,5 92:16 106:14 119:15 127:5 135:3 158:20 162:24 163:7 167:1 201:23 216:6 219:16	reaches 165:25
PRR 117:8 134:11	purpose 7:10 14:1 29:1 38:9 41:4 45:3 51:13 148:6		read 20:24 23:15 83:12 134:8 185:10 200:1
PRRS 133:25 134:2,3,4	purposes 28:24 29:15, 16 133:22 177:15		readable 93:8
prudent 73:23 74:10	push 74:4 191:25		reader's 55:12
public 5:2 6:12,22 8:10 10:2,3,13 12:22 15:11 19:24 21:2,3,19 22:9,22 24:21 26:8 27:4 29:9,21, 24 31:24 32:16 38:23 39:5,25 40:3,6,9,11,19	pushing 70:13		readily 113:21 168:23
	put 7:3 8:4,5,7 10:4 16:11 27:15 30:2 37:11 39:16 59:22 60:3 72:16 73:9 80:12 90:10 96:9		reading 122:13
			ready 6:9 8:9 9:1 31:8 47:15 187:7
			real 65:6 69:7 84:25 85:6 157:12 183:14,18 186:24 194:25 201:8

216:1,10	record 28:25 29:9,14 33:15,18 41:5,15,17 43:3 93:16 105:4 108:4 114:8 117:5 125:23 129:4 131:21 132:20 146:25 147:3 153:22 176:21 178:4 180:18 183:5 201:6 232:1	regularly 118:17	reporter 11:6 41:2 42:1, 19 44:6
realistically 156:2 186:18 188:20	record's 132:24	regulatory 177:2 193:11 200:12	reporting 51:12 53:7,8 55:15 56:5,17 60:25 63:8,11,23
reality 86:1 104:12	recorded 42:24 59:12	rehashing 195:2	reports 63:12,14 92:23 154:23 227:25
reason 3:18 9:12,18 10:1 11:14 21:8,14 24:8 28:12 54:23 56:25 57:3 80:4 100:17 102:17 110:16 114:10 117:14, 15 123:20 124:11 168:24 173:12 175:13 191:18 237:10	recording 235:4	Reid 98:10	represent 175:25
reasonable 131:19 165:12,13 169:11,16 170:4	records 62:4 106:25 108:19 109:12 113:7,12, 15,24 114:4,5,12,14,15, 16,24 115:8 120:18 121:7,20 122:3 127:15, 18 128:12,23 129:14 134:18 135:7,14 136:9, 13,25 137:4 147:10 149:5,13 150:1 196:2 213:22	related 47:5 98:18 103:12 105:22 115:9 156:18 205:2	representation 115:14 156:22
reasoning 235:10	recreated 213:25	relationship 94:1	representations 49:15
reasons 25:13 53:4 131:14 235:20	recreating 184:1	relative 129:2 196:9	representative 45:7 160:16 161:12 211:6
reassemble 69:21	red 118:23 220:15	release 122:17 123:7,8 143:11 160:5	represented 116:14 127:10 161:4
recall 88:10 150:24 221:22	redacted 129:6,16	releasing 123:19 143:12	representing 126:20 130:4 140:7
recalled 186:2	Redacting 124:15	relevant 132:24 142:13 167:23	request 33:15 69:13 92:5 106:25 108:4 109:12,14 112:4 113:12, 15,25 114:24 115:8 118:16,17 121:7 126:19 127:11 128:10,12,22,23 129:14,15 135:7 136:25 167:5 170:9 178:9 179:25 186:12 196:2 222:16,23 232:1 233:13
receipts 52:12 61:6	redaction 123:23	reliability 53:24	requested 7:3 8:19 16:10,12 123:10 130:21 133:25 171:8 172:21 182:19 234:22
receivables 60:21	redactions 129:11	reliable 183:11 189:8	requesting 37:9,10 108:7 109:15 128:9 138:17 171:9,15
receive 73:17 99:17 106:22 123:14 128:13 133:5 160:7 193:16	redone 212:13	rely 28:1 49:15 50:25 167:22 175:13 178:7 185:21 188:8	requests 32:25 33:18, 19,21 37:7 105:21 108:2 110:1,9,13 113:7,10 114:12 120:19 121:13, 20 122:3 126:18 127:18 128:21 134:11 135:6,14 136:9,13 161:2 165:25 166:6 168:16 170:10 171:2
received 23:20 92:10, 17,21 106:3 110:16 123:11,15 135:8 140:6 149:20	reference 89:6 116:9 125:1	relying 115:24	require 19:24 32:15 55:11 61:20 200:12 230:20
recent 174:24 206:19 208:6 210:2 215:6	referral 74:22	remain 103:21 117:25	required 19:21 25:18 47:23 54:22 56:9 61:13 70:4 80:1 218:4
recently 155:4	referred 132:14 144:19	remaining 47:25 164:22	
recognize 61:7 104:10, 12	referring 124:4 132:11	remains 153:6	
recollection 227:1	reflect 51:1 121:3	remember 84:8 88:4, 11,12 89:2,24,25 93:9 125:4 132:16 139:15 145:21 166:20 186:19 188:21 225:10 226:25 235:15	
recommend 39:10 91:18 192:8	reflecting 149:13	reminded 190:13	
recommendation 21:11 37:22 74:1 78:22 138:13 192:9 200:6 217:6,7	reflection 121:4	removed 124:6	
reconciliation 153:3	refresher 190:11	rent's 76:22	
reconvene 15:16	refusal 106:6	rephrase 40:11 181:7	
	refused 11:15 150:24 151:2	report 48:19 49:20 52:20 54:20 61:4 64:4 70:2 73:7 93:8 117:2 150:5,21 162:8 186:23 201:9	
	regular 157:19 232:11, 12 235:8	reported 55:13 57:5 58:1 61:17 75:8 152:16 153:9	

requirement 41:10 61:22 62:3,13 63:9	responsibility's 67:4	152:4,10 153:3 155:11	safe 154:25 157:4
requirements 61:1 62:24 63:11	responsible 57:15	161:15,16,23 176:16,19, 24 177:2,8 180:5,7	safeguards 154:23
requires 20:8,14 105:19	rest 170:4 174:15	181:18,20 192:22 193:7, 21 194:4 195:4 203:6	safely 156:22
reschedule 181:5	results 51:2	204:1 205:20 206:20,24	sake 83:15 189:15
rescue 225:4	retained 203:4	207:20 210:20 214:4,9, 15 218:23 219:8,10	sales 190:1
research 220:20	retaliation 110:22 151:8 155:3	220:8 221:2 222:13,19, 22 223:10,19,21 224:2, 9,13,21,25 225:23	sampling 53:22,23
reserve 99:3,8 100:10, 12 101:1	retaliatory 154:16	227:13,17,20 228:13,24	Santa 98:11
reserves 99:18	retention 147:6 152:18, 19	229:2,6,15 230:16,18	Santiago 92:11 114:1 117:5,8 132:14 133:3 134:1 153:2
resignation 186:13	retreat 174:8	233:8,10,12 234:9,11,13	sat 173:21
resigned 71:19 210:19	revenue 55:8 61:5,8 83:21 84:16 94:1,3,5	Roberts' 36:17	save 42:2
resolution 214:17 218:3	revenues 60:20	role 108:14 138:17 140:5 184:23,24	saved 234:5
resolutions 213:19 214:6,11,14	reverse 60:18	rolling 120:13 134:21, 22 135:1	saving 33:6
resolved 224:14	review 63:21 64:7 80:23 139:24 172:24 232:21	rolls 58:21	scale 77:19,23
respect 94:4 125:8	reviewed 172:23	room 10:17 21:23 71:15 82:11 145:14 152:6	scary 180:25
respective 207:6	reviewing 63:18	173:21 174:6 178:9	scenario 43:4 95:4
respects 60:6	revise 232:20	211:7 233:20	schedule 54:21,25 59:23 60:3 169:8 171:16 178:19
respond 12:9 44:8 114:22 117:4 120:15,25 122:10 125:3 127:15 130:24 133:3,9 135:25 146:1 154:4 163:8 169:4 227:23	RFQ 223:13 231:2	Rooms 229:6,14	scheduled 235:9
responded 109:1 117:10 120:19 133:7 135:17 136:4 146:10,16 148:9 154:4	Ria 93:17	rose 53:3 57:23 58:12	scope 43:24 50:13 52:22 79:2 120:14 134:1,7 136:5 143:9,16 203:11
responding 111:10 120:24	ripcord 179:18	roughly 96:2	scratch 171:23
responds 114:6	rises 52:17	rounded 168:23 169:6 170:2	screen 22:25
response 64:3 106:4,24 116:20,24,25 119:8 129:17 131:19 132:7 133:17,18,19,22 137:1 149:21 165:21 169:7 179:16	risk 53:17,23 80:13 88:14 216:1 217:10	routine 45:21	search 77:24
responses 121:9 127:5 134:11 136:20	risks 215:5	row 221:25	seat 4:4
responsibility 48:9,15 49:11 66:21 133:1	Road 103:17	rules 5:25 91:25	seats 166:21 167:25
	rob 115:8	rumor 139:17,18 146:8, 24 148:6 150:5,8,19 151:16 175:3	SEC 52:5
	Roberts 4:13 9:21 11:4, 6 21:17 22:1,4,7,14 28:21,22,23 32:15 35:4 41:6 42:9 45:24 46:2,6,9 47:20 88:5,7 122:24 125:24 126:3,6,8,13,14, 16,21,25 127:6 128:2,15 139:21 140:15,23 141:2, 6,9 142:1,5,17,19,22 143:1,4,7,11,20 144:23 146:8,18 147:16,21 148:11,19 149:22,24 150:3,12,14,18,20 151:2,4,6,9,11,17,22,24	rumors 147:1 153:25 183:15	secret 206:4
		run 36:7 47:16 48:1 65:12 83:16 172:12	section 27:18 40:4 101:8
		running 50:2 69:4 209:18 231:25	sections 19:7
		runways 62:8 190:2	secure 217:17
		S	selected 208:3
		Sacha 92:7 155:18	selection 218:25
			sell 62:2 97:23

selling 85:19 97:18	shade 12:19 79:18 110:4	signing 68:7 160:7	slips 169:9
send 30:12,13 88:25 97:25 139:10 143:7,11 157:2 158:14 172:22 174:11 196:4 197:6 199:23 220:17	shakes 103:9	signs 59:25	small 58:8 60:17 66:10 152:5
sending 114:1 137:15, 16,18 220:19	shambles 147:11	silence 119:16 135:22	smoother 65:23
sends 156:4	Shandon 72:20	silly 49:1	Solano 221:21 222:9,15
senior 67:22	shape 19:22 199:11	similar 107:22 125:1	sold 85:15
sense 17:2 30:1 39:21 40:23 44:3 75:24 96:1 100:6 102:11,19 147:19 205:17 207:14 224:23	share 42:23 122:25 153:22 155:7 156:25	simple 67:24	solely 166:3
sensitive 118:20 134:19 154:25	shared 154:7	simply 63:23	solid 237:2
sensitivity 79:13	shareholders 50:24	single 56:8 106:4,22 116:8 117:20 120:3 123:15 133:5 236:19	solution 28:5
sentence 53:11	sharing 70:16	sir 47:20 87:2 93:15 98:21 122:21	someone's 215:16
Sep- 60:21	sharp 49:1	sit 3:24 4:7,11 5:10 7:21 13:22,24 17:25 47:20 68:22 73:12 113:18 153:4 158:22 160:15 167:25 170:22 200:3	sooner 171:7
separate 28:13 42:25 81:22 82:14 100:15,19 101:3,5 126:22,23 128:7 184:16 192:6	she'll 153:5	sits 152:8	sort 162:23 171:24 174:22 175:18 223:5
separately 147:15 220:14	sheet 38:18 58:16 60:8, 10 64:20 65:1 228:11	sitting 6:6,16 14:2,3 71:15 73:18 78:2 142:24 145:14 164:14 178:9 189:19 205:12,20	sorts 175:3 189:12 224:8
separation 131:16	sheets 83:16	situ- 167:15	sound 169:24 208:20
September 20:21 23:25 71:24 92:9,14 181:20	shift 223:11	situated 32:11	sounded 35:19
series 117:18,21 172:9	shoes 65:16 175:2	situation 22:17 27:14 28:4 36:25 40:23 42:25 43:18 102:17 103:21 104:11 125:2 165:5 168:10	sounds 35:6 41:24 57:24 75:2 79:14,15 81:2,19 82:10 118:2 119:18 159:23 168:17 208:12 220:24 224:24
serves 92:3	shorter 80:20	six-plus 135:23	source 154:21
service 83:21	shout-outs 143:23	skipping 21:3 182:4,10	Southeast 85:9,10,11, 12
services 50:4 84:5 186:5 202:18 203:23 210:19	shovel-ready 222:1 223:8	slapped 115:7	speak 46:18 75:21 107:16 126:4 141:23 155:2 162:5 173:17 198:4 199:9
serving 211:5	show 23:10 31:7 114:11 138:5	slate 205:25	speaking 92:9 114:13 177:17
session 12:19 157:24	shows 237:9	slated 99:22	speaks 111:1
set 22:8 50:22 77:23 90:2 92:4 93:19 94:12 98:25 101:11 216:8	shred 146:20 153:5	slid 102:13,14	special 27:9 35:16 55:8 87:15 102:9 181:16 184:23
setting 38:1 40:16,17 111:4,5	shredded 149:5 150:22 152:23,24	slide 46:10 48:13 49:21 51:9 59:6 61:2 70:3	specialist 161:24 202:25 203:7 205:4 207:23
settled 123:20 154:15	shredding 145:11 150:8,23,24 152:5,7,10, 11,12	slides 47:17 48:3 51:4 65:12	specific 9:22,24 11:11, 12 28:10,13 89:8 91:9 105:21,22 110:3,8,14 120:20 130:11 139:12 140:4 148:17 199:16 213:12 228:17
settlement 110:14,25	sic 43:19 186:7	slight 232:19	
	side 30:9 185:6 223:7	slightly 100:7	
	sign 25:11 49:16 59:24 88:3	slipping 64:11	
	signed 48:19 49:8 69:24 87:23 213:20		
	significant 52:21,23 53:5 57:23 58:12 60:7 61:17 62:17 63:22 70:5, 10 93:3,23 100:22		

specifically 7:4 9:19 13:2 15:14 16:13,14 32:20 33:20 40:24 45:4 88:13 90:25 113:24 131:20 134:16 138:4,18 140:17 143:8 147:7 149:1,16	177:9 194:9,20 197:16	sticking 189:23	sufficient 52:9 73:22 74:21 170:17 194:25
speed 7:12 59:2 66:4 190:3	stand 6:9 98:4	stiff 223:25	sufficiently 82:8 207:9
speedier 209:2	standard 58:23 149:20	stone 135:22	suggest 76:6 90:11 103:6 107:24,25 130:25 181:4 199:15
spell 48:13	standards 47:24 52:3, 5,8 54:5 56:11 61:13	stood 141:12 184:7	suggested 109:2
spend 44:12 78:8 82:19 84:13 89:12 100:17 174:5	standing 192:10	stop 23:6 50:2 66:11 105:15	suggesting 105:25 106:6 180:9 187:21,24
spending 44:5	standpoint 195:7	stopped 150:7,9 151:22	suggestion 27:13 28:21 195:16 200:6
spent 80:21 92:19 155:14 194:22	start 48:8 66:13 68:18 86:5 155:19 171:22,23 196:22 205:19	stored 147:4	suggests 81:4
splits 99:22	started 79:3,7 99:19 123:12 173:2,19 209:17	story 111:23	summary 20:18 57:5 143:3 186:9,23 212:7
spoke 211:6	starting 5:19	straight 17:17	summer 71:20
spoken 222:11	starts 86:4	strategic 230:16,17	sun 134:19
square 53:9	state 5:6 13:9,14 42:17, 21 43:6 56:8 61:9 63:9 68:12 93:15 101:13 174:20,22 179:22 211:5	street 55:6 98:11	sunrise 234:15
St 93:18,20 98:11 102:14 115:5	state's 56:10 73:24 74:5,11	strident 37:24	Sunshine 7:13 79:23 129:7,14 165:9 210:5 215:11 219:2
stability 66:13	stated 60:5 92:6 129:10 162:19	strikes 231:14	super 25:16 148:19 175:19 196:2 225:13 227:2
staff 6:3,5,7,9 7:17,21 10:3,6,20 14:24 15:24 18:18,19 24:20 25:10,19 30:2 31:10 34:20 37:2 56:18 69:25 74:25 94:15 97:25 103:24 104:4,5,7 105:14,16,18 106:3,22 107:7,19,25 112:22 114:22 120:14 121:1,22 123:7 126:18 131:7,18 135:2,17 136:12 140:12, 25 145:11 146:13,25 147:3 148:10 151:21 154:5,8,11,13,17,20 155:1,8 156:17 162:25 164:20 171:1 185:19,21 193:10 195:24 196:1 198:21 200:15 201:3,8 206:20 225:14 226:19 227:24 231:21 235:2,16, 17,23 236:7	statement 22:2 23:20 38:18 39:15,24 47:1 50:17 51:3 52:2 56:6 60:9 82:21,22 115:16 129:2 142:23 155:22 162:24	strong 82:8	supplemental 55:1
stakeholder 195:5,6 207:13	statements 49:11,22 50:15,20,23,25 54:22 58:2 59:5 60:2,5 61:8	strongly 74:4 203:21	support 156:20
stakeholders 4:14,22	states 95:12 96:12	structure 194:5	supportive 75:4
	status 232:2	stuff 33:12 39:18,19 62:1 72:12 74:4 117:17 146:24 149:20 160:22 182:22 184:10,25 189:24 216:6 222:2 226:1 233:25 236:1	supposed 4:24 73:7 113:3 149:6 226:11
	statute 19:8 20:6 25:18 36:19 165:11 218:4	stupid 167:2	surprise 176:10
	Statutes 56:12 140:3	subject 155:15	surprised 178:13 225:15 232:8
	statutory 41:10	submitted 50:1 120:18	surprises 219:14
	stay 29:9,12,13 36:20, 22 40:25 63:7 88:2 96:24 195:17 235:3	subsequent 49:10 50:10,12,16 61:2 64:9, 18 114:7	surrounding 94:6
	step 38:3 74:11	subset 210:4	survey 93:20
	steps 75:25 154:12	substance 34:4,8	suspect 143:24 192:13
	stick 4:3 39:17	substantial 76:6	sway 10:4 190:18
		substantive 20:19 26:11 40:5 90:20 133:22 218:8	synergies 78:19
		substantively 61:3,5 144:17	
		subtopics 35:13	
		suddenly 121:22	
		sue 179:22	
			T
			T-HANGAR 177:12
			table 24:20 113:18

158:2 159:24 161:2 185:12 205:12 209:24	117:16 142:1,3,6 166:24 175:10	115:2 124:6 128:20,22 129:1 131:5 133:24 135:6,18 136:20 139:5 142:9 146:14,20 147:10, 13 149:16 152:24 155:16,25 157:11,14,17 158:9 159:7 173:25 174:3,23 175:11 177:12, 24 178:14,21 179:6 184:16,24 185:3 190:9, 13 191:5,10,15 194:15, 17,19 197:3 208:21 209:3,15,23 210:9,15 211:21,25 212:6 213:12 214:5 215:1,17 216:15, 23,24 217:18 218:19 219:24 220:6 224:8 225:1,22,25 226:2,4,5,6, 11 229:25 230:1,16,17, 21 232:15 234:2 235:5 236:12	25 138:9,20 147:15 150:1 161:24 163:13 165:12,20,25 167:5 171:1,16 172:8 173:21 181:6 183:25 195:10,25 196:25 197:18 199:9 200:14,15 203:15 205:16 209:14 210:16 211:4 219:22 229:24 231:22 233:5,25 234:6, 18
takes 213:23	tells 82:4		timeline 33:14 168:25 169:16 170:4 183:13
taking 27:2 41:1 84:22 88:15 113:25 114:19 156:1 201:16 210:3	temp 89:9		timeline-related 178:21
talk 5:13 6:10 7:18 13:14,23 18:18 19:1,16, 17 21:5,13 24:4 26:7 31:9,14 32:20 34:7,11, 13 38:13 43:2 59:6 75:24 82:21 87:17,18 89:4,5 107:3 120:12 137:14 145:6 146:4 159:9 160:5 178:2 189:25 200:25	temporary 22:19		timelines 105:25 179:5 213:15
talked 4:20 5:2 6:17 10:8 58:7,20 59:1 62:19 166:13 179:12 192:2 197:14	ten 6:10 15:16 30:18 181:9		timely 69:10,12 158:6 177:13
talking 20:11 22:19 33:18,19,20 34:3 71:10 82:18 88:12 115:11 123:25 127:6 128:19 135:4 137:19 148:22 160:16 189:23 191:14 196:6,10 208:11 212:10 221:12 230:15	ten-minute 7:8		timer 92:4
talks 58:13	tenants 4:15,22 92:11 143:21 236:2		times 65:15 81:9 102:9, 10 181:6 199:17 206:3,5 208:7 233:7 234:1 237:8
Tampa 94:22	tension 155:7		tired 78:3
tank 95:9 96:6,8	term 80:20 228:11		Titan 94:24
tanks 95:20 96:1,4	termination 154:17		title 114:7
target 68:18	terms 50:16 88:2 211:11		to-dos 216:8
task 69:22 112:21	terribly 153:8		today 16:11 17:10,22 23:17 26:24 31:2 33:5 38:16 41:23 42:10 98:20 103:23 119:25 127:2 144:3 145:14 156:1 158:7 163:6 176:24 178:3 182:8 198:16 208:20 209:9 231:16
tasked 113:1	test 60:20 61:3,4,5,13 63:3,4		today's 18:2 20:16 28:16 29:5 155:20 237:3
taxiways 62:8	testing 53:22		told 3:25 15:25 88:18 106:16 145:21 159:1 167:22 170:21 190:4 226:7 227:16
team 30:12 53:19 58:15 59:1 62:10,19,23 66:1 68:11,23 69:6,17 70:1, 12 71:10 72:1,5 79:10 172:20 174:1 226:1	That'll 218:5		tolerate 153:15
tears 145:19	theater 104:1		Tom 221:21
technically 133:19	them's 55:20		tomorrow 173:14 231:15
teed 176:24	theoretically 105:15		tone 147:23
telephone 229:24	There'll 56:7		
telling 15:23 67:13	thereof 79:24		
	thick 174:3		
	thing 11:15 40:3 67:24 73:5 87:9 88:3 99:5 124:2,13,21 133:8 164:23 180:10,16 188:18 194:6 216:10 219:15 229:19		
	things 5:12,21 7:7 8:8 16:13 18:17 19:2,17,22 23:18 25:14,18 27:6 29:10,11 31:8 44:21 48:10 51:21 52:4 53:2 54:10 59:10 64:25 68:24,25 71:9 73:21 76:11,21,23 78:3 79:8 81:7 84:15 92:25 93:6 95:10 97:11 99:19 100:17 102:4,11 104:16 105:10 107:22 108:17		
	thousand 57:6 89:25 225:3 226:20		
	three-ish 58:24		
	threshold 58:10		
	throwing 39:24		
	Thursday 146:7		
	ties 39:11		
	till 70:8		
	time 5:9 8:11 9:21 11:7, 18 14:5 15:8 16:20 17:8, 9,21,24 18:10,13 20:20 21:16 22:10 23:2 29:25 30:14 31:6 35:25 57:13 65:14 67:5,19 69:2,5,15 71:20 77:19 79:20 80:20 81:4,9 82:25 83:15 92:16 97:12 106:11,12 113:13,17 118:8 120:7 122:16 124:12 130:25 134:16,20 136:6 137:12,		

top 26:15 32:9 35:14 54:18 105:22 166:2 170:11 178:2	trust 207:8 236:11	unchecked 105:18	73:15,16 81:22 155:21
topic 35:15 122:5 138:6 198:3	trusted 230:3	unclear 34:18	163:9,17 164:8 178:5
topics 16:19 19:14,23 32:19 46:17 105:22 106:11 126:12 221:9 228:20	truth 111:6 222:12	uncomfortable 38:12, 13 156:20 216:16,23,25 217:18 224:16	193:14 194:3 211:3,13 224:11 226:8,13 227:25
Topp 71:19	truthfulness 155:9	uncorrected 59:5,8	updated 14:4,14 173:6 192:24 194:11,18 197:5
total 42:24 94:2	Tuesday 234:14	undefined 226:20	updates 16:12 83:4 156:7,11 177:24 178:1 181:23 196:10 197:4 229:9
touch 79:7 100:15	tumultuous 174:24	undercounted 57:7	upkeep 96:8
tower 62:12,15 202:22	turn 222:8	underperforming 83:24,25	upset 105:2
town 21:21 22:9 36:19, 25 40:14,17,22 41:2,4 42:2,16 49:4 182:12	turning 224:16	underscores 154:21	urgencies 177:5
track 61:23 62:3 66:7 69:9 233:25	turnover 65:21 68:3	understand 4:1,6 7:2 8:1 9:1 44:11 55:19 58:25 62:24 64:1,2 66:23,24 72:15 92:19 106:13 109:11 115:15 116:13 130:7,19 131:23 150:13 188:22 194:20 197:24 198:9 200:18 203:2,20 204:4 205:5 208:4 225:23	urgent 100:20
tracking 232:14	turns 166:17 220:1	understandable 92:24 93:9 157:22 171:5	urging 74:4
traditional 203:22	two-week 121:11	understanding 34:19 52:9,25 54:12 70:12 78:9 135:13,16 203:1,4	user 64:14
traffic 62:12	two-year 77:21,22	understands 74:15	user's 64:22,24
train 136:13	type 40:22 48:12 65:5	understood 88:14	usual 15:21 178:1 191:1
transaction 53:21 72:14	typical 55:20	unfair 185:17	utilize 196:25
transactions 69:18 93:3	typically 17:13 19:25 40:9 62:5 64:25 66:8 67:18 83:12,13 95:14 166:3	unilaterally 21:24	
transcript 110:4,15 178:9	typo 48:13	union 5:6 13:10,14 42:17 43:7	v
transparency 41:11,20 83:15 105:19 166:22 189:15	U	unique 102:9,10,17 114:20 216:8	vacuum 157:10
transparent 121:2 190:14 215:22	Uh-huh 3:6 32:14 36:9 45:8,20 51:19 59:20 61:19 67:1 77:1,5 84:11 86:11 101:20 110:7,21 115:18 118:22 119:1 122:6 129:9 132:18 133:20 134:17 136:17 137:8 145:9,16 152:9 157:25 164:18 173:23 175:15 185:8 191:3,8 192:16 207:15 215:7,24 221:13 222:20 223:9 231:6	unknown 30:18	valid 144:14 215:10
transpired 218:10	ultimately 116:13 117:12 192:8	unmodified 50:21	Valley 103:16
treat 114:25	un- 92:18	unnecessarily 154:9	varying 26:10
treated 108:24 118:12, 16 194:21	unable 25:17 210:25	unredacted 125:16,18 129:13	vendor 115:17,19,21,23 118:21,24
triggered 223:6	unacceptable 6:8 130:20	unspecified 106:18	ver- 145:14
trivial 63:2	unanimous 104:5	unusual 62:9,23 93:3	verbal 193:13,16
trucks 62:1	unanswered 33:2 140:21	update 8:8 21:7,11,23 23:20 29:10,17 35:20 36:10 38:17 39:10	verify 145:15 158:15
true 77:23 81:8 84:23 94:16 118:18 130:18 157:12 158:12			version 15:7 30:3 101:13
			versus 94:1 95:16 128:12 210:18
			VI 101:13
			vice 22:18
			view 105:9
			viewed 101:15
			violation 219:2
			violations 215:11

voice 104:3	25 184:4 185:25 186:12, 22 187:6,14,17,21,25 191:22,24 192:17 193:2 201:13,15,18,22 202:1, 4,9,13 213:5,8,12 214:13,16,21,23 215:13, 15 217:23 218:1 229:16 237:14,16,19,22	widget 230:14	237:3,16,19,23	
volume 97:20,24 98:12		willful 106:9	world 67:21	
volumes 111:2		wise 44:21 204:7	Worley 89:19,23 152:25	
vote 20:8,14 22:18 26:19 27:17 73:7 74:24 178:25 179:4 190:6 194:1 201:4 210:25 213:3 215:9,10 216:21 217:25 218:10,18 219:22	walking 6:23 7:11 65:7	wit- 151:12	worried 20:10 44:2 205:6	
voted 215:1 216:15,20 217:4,21 220:23	wanted 4:23 5:3 10:9, 10,18 22:21 27:19,20 32:20 54:24 78:1,4 116:2 121:14 130:6,23 134:1,21,22 157:19,20 190:15 202:11 210:15 223:4 234:7	withheld 49:16	worry 62:21	
votes 212:8,11,14 218:7 221:9	wanting 137:13	withholding 69:16	worth 195:1	
vouch 61:5	warrant 52:23 74:22	witnessing 151:13	wrap 40:24 158:9,18	
W		wondering 54:14	wrapped 143:5	
wait 25:3 68:6 75:16 224:20	warranted 111:16 125:9	woodwork 219:18	writ 180:8	
waited 130:20	waste 14:21 17:23,24 23:1 44:2	word 54:13 78:20 102:8 106:22 113:25 139:17 142:22 175:8 213:21	write 49:2 53:5 210:25	
waiting 33:11 67:25 107:6 119:18 126:4 127:19	wasted 17:7,21	words 21:22 136:15	writing 10:5 64:12 66:16 71:25 94:17 198:13	
walk 7:24	watch 99:20 179:9	work 14:20 23:7 28:18 31:15 39:19 64:1 66:24 69:2,9 71:22 72:12 78:13 104:15,17 112:22 113:2 114:5 115:17,24 116:11 131:2,11 135:2 136:22 158:21 173:10 176:7 186:20 190:5 192:14 194:3 209:1,24 213:15 216:14 220:7 235:9	written 16:18 42:13 64:5 87:2,5,23 96:12,16 97:25 105:24 121:9 178:6,16 193:12,14 198:7	
walk-throughs 52:11	ways 185:20 195:23	worked 17:17 70:1 115:21 129:6 140:16 202:19	wrong 63:14 79:14 81:15,20 88:19 93:11 129:25 135:17 141:5,8 144:16 145:23 213:18 237:11	
WALKER 3:9,11 19:6 21:6 22:1,5,8 26:3,10, 20,22,25 28:3,22 31:22, 25 32:3,8,10,22 33:1,3, 13,15,17,24 34:2,5,7,10, 16 35:1,5,10,18 36:4,10, 15 37:5,21 38:15 39:3,7, 13,22 40:8 43:11,17,23 44:16 45:9,12,14,21 46:3,8,20 73:16 75:12, 15,18,20 79:21 80:1,4,8, 12,15 90:11,13,18 91:3, 5,8,14,16,18,25 92:3 93:13 98:5,9 101:7 102:2,23,25 103:3,11 104:18,21 109:18,21 126:2,4,7 127:17,21,23 129:10,20 160:24 161:1, 22 162:1 167:18 175:22 176:12 179:2,11,18,24 180:3,6,8,13,16,22 181:1,4,11,16,21 182:1, 5,17,22,25 183:2,7,22,	weakness 52:18,22 81:4	works 34:19 160:10 201:3,7	wrongdoing 110:19 154:11	
	weaknesses 51:21 93:2	workers 145:18	wrote 49:2 53:2 63:22 64:3 148:8 154:6 155:10 236:11	
	webinars 58:20	working 24:5 125:3,11 134:3 153:19 162:1 169:7,22 170:12,14 172:20,24 203:16 206:25 212:1 225:15 228:10,24 229:2	Y	
	website 15:11 42:13 46:11 98:20 101:12 178:12 196:19 198:8	workshop 3:8,9,10,22, 23 4:5,10,21 5:16 6:12 7:4 12:15,18,21 14:1,2 18:3,15 19:7,18,21 26:5, 7,22 27:1 29:8 30:22 31:4 33:8 37:13,17 40:8, 14,16,24 41:18 42:3 45:3 83:14 92:13 104:22 143:25 156:5 171:7,15, 17,21 177:23 181:17 188:14 192:25 197:19 198:1 199:8,12 210:11	y'all 83:8 176:20 196:17 221:3	
	week 17:18 95:15 168:16 170:3 171:15 172:11 173:6 182:10,16		y'all's 177:5,15 218:11	
	weekday 235:12		year 53:21 54:9 59:14 60:23 62:10 65:20,22 66:9 67:8 71:12 78:2 81:10 83:23,24 99:10,19 100:2 114:15,16,20 127:16 135:11,12 136:15,16 151:5 202:17 209:7	
	weekend 106:16		year-end 59:12,14 64:17 65:25 66:14 67:13 68:14	
	weeks 68:20 97:6			
	weigh 126:1,5			
	weighed 102:21			
	weird 139:20			
	well-received 227:8			
	whichever 39:15			

year-to-date 83:22
86:14

years 58:24 64:16 67:22
78:1 93:10 221:3

yellow 56:7

you-all 5:3 12:12 83:10,
16 87:3,6 88:1 114:11
218:8

Z

Zeichner 47:16,19,22
48:7,18,25 49:8,14,22
50:11 51:5,8,19,23,25
53:16 54:2,11,16,19
55:24 56:2,4,19,21,25
57:3,9,20 58:5 59:7,9,
16,18,21 60:17,22,24
61:16,20 63:1 64:10
65:11 66:17 67:2,16,18
69:14 70:21 71:6,8,16,
18 72:9,22,25 73:4,12