

Town of Melbourne Beach

REGULAR TOWN COMMISSION MEETING March 18, 2026, 2026 at 6:00 p.m. COMMUNITY CENTER - 509 OCEAN AVENUE

MINUTES

Commission Members:

Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members:

Town Manager A. Marie Smith
Town Attorney Ryan Knight
Town Clerk Amber Brown

1. Call to Order

Mayor Alison Dennington called the meeting to order at 6:02 p.m.

2. Roll Call

Town Clerk Amber Brown conducted roll call

Commission Members Present

Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members Present

Town Manager A. Marie Smith
Town Attorney Ryan Knight
Public Works Director Tom Davis
Town Clerk Amber Brown

3. Pledge of Allegiance and Moment of Silence

Mayor Alison Dennington led the Pledge of Allegiance, a moment of silence, and read the Civility Pledge.

4. Meeting Agenda – Additions/Deletions/Changes – 4:45

Mayor Alison Dennington spoke about walk-on item documents.

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Town Manager A. Marie Smith said the PowerPoint relates to the Manager's Report, which was a high-level look at the budget cycle.

Mayor Alison Dennington said she was still not able to get into her email.

Commissioner Anna Butler said the people element item is part of B of New Business.

Town Clerk Amber Brown said the Public Works Director would like to pull New Business Item C, replacement of Community Center doors.

Commissioner Sherri Quarrie made a motion to add the Volunteer Board Application to Consent Agenda Item F; Commissioner Anna Butler seconded; Motion carried 5-0.

Commissioner Sherri Quarrie made a motion to approve the agenda as amended; Commissioner Anna Butler seconded; Motion carried 5-0.

5. Proclamations/Awards/ Announcements - 9:20

A. Town announcements and upcoming events – Town Clerk Amber Brown

Spring Fest was cancelled due to weather and rescheduled to Saturday, April 18th.

Alison Dennington spoke about a speaker coming to the Old Town Hall, Helene Milbert. April 4th is the Egg-stravaganza Easter Egg Hunt, the 11th is Nature Day, and the 18th is the Kids Fair.

6. Presentations by Special Guests (Maximum of 5 Minutes)

7. Public Comment (Non-Agenda Items) – 12:00

Kate Wilborn – 502 Second Ave. – Spoke about Bill Fisk, president of the Space Coast Audubon Society, presenting at the Library about birds and preserving habitat. Also spoke about stormwater drainage issues in Basin 8.

Mayor Alison Dennington spoke about how she thought the stormwater basin was being looked into when the Interim Manager was here and asked the current Town Manager to get with the Town Clerk to see if that has been looked into.

Town Manager A. Marie Smith said received an email but would need to do research before responding. Said they found the 2019 plan but was not aware of any other requests from the Interim Town Manager.

David Drake – 604 Alden Place – Spoke about wanting a streetlight removed, and the Town needing to create a process to vacate a utility easement. Spoke about Satellite Beach's process. Requested permission for the Town Manager to send a letter to FPL saying they want to move forward with this vacation of easement.

Mayor Alison Dennington spoke about being in favor of having a process to vacate an easement.

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Town Attorney Ryan Knight spoke about a process that will have to be followed that includes a hearing and approval from the Commission. Said in the meantime it is important to get FPL to sign the vacation which would not require Commission approval.

Mayor Alison Dennington spoke about how the Town has to vacate the light and then FPL would vacate it.

Commissioner Tim Reed spoke about how this is working an item during public comment, which is improper. Put this on the agenda to work on it. Is opposed to the idea of removing the light, but the power could be put underground.

Mayor Alison Dennington suggested that David Drake make a formal request to the Town Manager that he would like a hearing.

8. Town Manager Report – 26:20

Town Manager A. Marie Smith spoke about addressing the employee survey, an overview of the budget process, and the joint legislative auditing committee. The survey had 3 points to address, the relationship with the Commission, concerns about salary, and benefits/health insurance. She has contacted Florida City and County Managers Association and ICMA and set a meeting with them. Mentioned doing a classification compensation study for salary. For health insurance, she looked into group health insurance with the state but that is ineffectual, so she spoke about looking into legislation passed where some colleges and universities have been able to join a plan with the state government under the same pool.

Town Manager A. Marie Smith spoke about a high-level overview of the Town's budget cycle. On August 4th, they must provide a proposed millage rate and hearing date. In September, hold hearings and adopt the millage rate and budget. Requested the Commission be here in September to the best of their abilities for the hearings. Takeaway is that the budget process is dynamic and a team effort. For the last two weeks they have had the joint legislative auditing committee here in the building. There were 3 state auditors who interviewed everyone from the Commissioners to Building Clerks. There were requests for information for files and reinterviewing staff. They plan to audit the Town through the end of summer.

Mayor Alison Dennington spoke about legislative updates, and there was a special session called for property taxes. Suggested taking into account 125-200,000 of added exemption for homesteaded properties.

9. Town Attorney Report – 42:45

Town Attorney Ryan Knight spoke about there not being a resolution to the lawsuits, but if that changes, he will bring it to the Commission. To date, litigation for public records case expenses are \$9,365, the breach of settlement agreement case expenses are \$4,107. Provided an update on turf restrictions, a notice of change from the Department of Environmental Protection was published

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yesterday changing language on the proposed rule. Once that is finalized, we can present an ordinance and get that to PNZ for review.

Mayor Alison Dennington spoke about bills that passed specifically related to short-term and long-term rentals of standalone residential houses that gives local municipalities some power back. Another bill which will require local registration of vessels.

10. Consent Agenda – 46:50

- A. Approval of the January 7, 2026 Town Commission Workshop minutes
- B. Approval of the January 9, 2026 Special Town Commission Meeting minutes
- C. Approval of the January 23, 2026 Special Town Commission Meeting minutes
- D. Approval of the site plan for 307 Third Ave
- E. Approval of the site plan for 506 Poinsettia Rd
- F. Approval of Lisa Kishegyi

Mayor Alison Dennington pulled the 2 site plans Consent Agenda Items D and E.

The Commission approved A, B, C, and F.

Site Plan for 307 Third Ave moved to New Business A.

Site Plan for 506 Poinsettia Rd moved to New Business E.

11. Public Hearings/Special Orders

12. Unfinished Business

13. New Business - 49:30

- A. Approval of the site plan for 307 Third Ave

Mayor Alison Dennington spoke about not having an issue with it, but for these things there should be a chance for public comment and a record on it. Asked the Town Attorney to explain the issue that the Zoning Official was not sure about.

Town Attorney Ryan Knight spoke about how it was a house that had burned and sustained damage so the question was if it was built in its original footprint, would it require additional permitting.

Mayor Alison Dennington spoke about zoning opinions and how having access to that could streamline things in the future.

Vice Mayor Terry Cronin made a motion to approve;

Commissioner Sherri Quarrie asked why this was pulled from the Consent Agenda.

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Mayor Alison Dennington said she wanted to know the genesis of how the zoning opinion came about and how it was decided and how citizens in the future with a similar issue find out about it.

Commissioner Anna Butler seconded;

Vice Mayor Terry Cronin spoke about if the Mayor is wanting to create a database to track opinions in the future, maybe that should be an agenda item in the future.

Sam and Katie Cox – 307 Third Ave. – Spoke about how having 30 days to give opinions could cause delays. Things will be case by case so it might not be helpful. Anyone who builds a house and goes through this process gets a lot of spam emails that look official asking for \$4,000.

Town Manager A. Marie Smith said they did find out about the issue with scam emails and posted it to the website.

Dan Brunger – 400 Sixth Ave. – Asked if the police or the Council can do anything about the spam emails.

Motion carried 5-0.

- B. Consideration on an RFP for grant writing and administrative services – Commissioner Tim Reed – 1:01:42

Commissioner Tim Reed spoke about how this is a proposal to go out for RFP for a grant writer and administrative services. Spoke about a few grant opportunities. This will allow us to get the costs associated with it. We do not have to act on it but could use that information to budget for it.

Town Manager A. Marie Smith spoke about not having the staff to be able to write grants. If we hire someone then we would have to be specific on what they are going to focus on and target.

Mayor Alison Dennington suggested the Town Manager reach out to the Town Managers of Indian Lantic, Indian Harbour Beach and Satellite Beach to talk to them about forming a group grant.

Commissioner Anna Butler spoke about being on the South Beaches Coalition, so they can discuss this with those municipalities at the next meeting.

Vice Mayor Terry Cronin asked if we could reach out to the grant writers to see how much it would cost to write the Florida Department of Environmental Protection grant. He knows some retired grant writers that might be willing to help out for free.

Commissioner Tim Reed spoke about how grant writing is a business, so they might not give a price. If there is someone who is willing to help for free, we can do that as well.

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Mayor Alison Dennington spoke about creating a Board to come up with a list of grants we might want to go for.

Commissioner Tim Reed spoke about how he had done that work already for this year.

Commissioner Sherri Quarrie spoke about how the next steps would be to make a motion to allow the Town Manager to go out for RFP, and the Vice Mayor can also speak with his contacts who might do it for free. Would like to look into professional services to go after the free money.

Commissioner Sherri Quarrie made a motion to allow the Town Manager to go out for RFP;
Commissioner Anna Butler seconded;

Bruce Pickett – 1501 Oak St. – Spoke about how grant writing is a process and is a lot of work. A professional entity that does this will give you a better product, and because they are doing it for money, they might recommend more grants to go for.

Motion carried 5-0.

Recess 7:21 pm – 7:30 pm

Town Clerk Amber Brown conducted roll call

Commission Members Present

Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members Present

Town Manager A. Marie Smith
Town Attorney Ryan Knight
Public Works Director Tom Davis
Town Clerk Amber Brown

Mayor Alison Dennington spoke about how the Town Manager A. Marie Smith mentioned the Public Works Director had another item he wanted on the agenda and asked if they would like to address that now.

Commissioner Anna Butler made a motion to make Item D now Item B and B will turn to C; Commissioner Sherri Quarrie seconded; Motion carried 5-0.

Town Clerk Amber Brown clarified it is Items C and D.

C. **Consideration on auctioning off old street name signs – Public Works Director Tom Davis**

Public Works Director Tom Davis spoke about keeping the old street signs in case they need temporary signs after a storm. However, he is willing to auction them again to put the money towards manatee protection. Would ask for each Commissioner to volunteer for one hour and he will man the table the whole day. - 1:32:18

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Mayor Alison Dennington spoke about being willing to volunteer for an hour.

Commissioner Anna Butler volunteered for an hour.

Town Manager A. Marie Smith said the Police Chief was going to get minted Melby challenge coins.

Vice Mayor Terry Cronin made a motion to approve; Commissioner Anna Butler seconded; Motion carried 5-0.

- D. Consideration on the proposed letter to the Governor regarding Florida State Statute 112.51: Municipal officers; suspension; removal from office – Commissioner Anna Butler – 1:38:35

Mayor Alison Dennington spoke about how the agenda item is about her, so she will pass the gavel. She will not be voting and will recuse herself.

Commissioner Anna Butler spoke about how this is a letter to submit to the governor of the state of Florida to be reviewed by the Commission. Asked Mayor Dennington to step down on her own volition. Read the letter.

Commissioner Sherri Quarrie made a motion to approve the letter; Commissioner Anna Butler seconded;

Mayor Alison Dennington spoke about how just because something is in a letter, does not mean it is true. She has reached out to DOGE, but she has never said she is speaking on behalf of the Commission. She has a duty to report. She made a request for all of the Fire Department data and risk assessment, and she never heard anything back, so she put in a public records request. Does not agree with a lot of what is in the request, but she is not going to go point by point.

Town Manager A. Marie Smith spoke about how there was an informal risk assessment done, and the grant did not require a written risk assessment. - 1:50:25

Commissioner Tim Reed spoke about understanding the purpose behind the letter, but he does not understand the need to vote on this. In the last meeting they decided anyone can send a letter to the Governor at any time. If Commissioner Anna Butler wrote the letter, why hasn't it just been mailed?

Commissioner Anna Butler spoke about how at the last meeting, she thought the Commission decided that she would write a letter, bring it to the Commission and get approval.

Mayor Alison Dennington spoke about how the censures are a badge of honor. One of the censures is about her calling another Commissioner an idiot, and she apologized for it. Asked if Commissioner Anna Butler has a conflict because of that.

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Town Attorney Ryan Knight said there would not be a voting conflict.

Vice Mayor Terry Cronin spoke about how at the last meeting they agreed to have the letter come back to the Commission for a vote, and recommended amending the letter to include the names of the other Commissioners. Asked about the concern for defamation.

Town Attorney Ryan Knight spoke about how there is a much higher standard for defamation of elected officials. There is a distinction between defamation of a civilian versus an elected official.

Mayor Alison Dennington spoke about how there might be a privacy suit.

Commissioner Tim Reed spoke about how anyone can write that letter to the governor, and it would not require the Commission to approve that happening.

Town Attorney Ryan Knight spoke about how anybody can write a letter. The vote at the last meeting was for Commissioner Butler to write a letter and present it to the Commission. The only recommendation he would have is that those who are voting in the affirmative for the letter have their signature blocks added.

Mayor Alison Dennington spoke about slander, libel, defamation, and invasion of privacy. The letter includes her husband by name, and the company's name.

Commissioner Anna Butler spoke about how her husband's name was included because he is a manager of Funoe LLC.

Mayor Alison Dennington spoke about taking objection to having her husband's name in the letter. The Town may be on the hook for invasion of privacy. Each Commissioner can write an individual letter, and they may or may not be on the hook for privacy issues. This is like an intimidation tactic instead of actually dealing with the public records requests and providing the records.

Vice Mayor Terry Cronin asked the Town Attorney if there is a risk for having her husband's name in the letter.

Town Attorney Ryan Knight spoke about there is always a risk because anyone can sue. Want to be careful that you are not saying anything that is not true. Anybody can send a letter; you can either have each individual Commissioner send a letter if they would like or submit this letter as is with the signature block who are voting in the affirmative for it.

Vice Mayor Terry Cronin spoke about how they are both private citizens and elected officials. Asked if there is a difference between sending letters individually versus as a Commission.

Town Attorney Ryan Knight said sending the letters individually is not the same because it would not be a vote the Commission took. The vote is an official action by the Town.

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Commissioner Sherri Quarrie said if it is better for the Town to individually send a letter then she would be for that because she is about protecting the Town and the residents. If a company that is an LLC is listed on SunBiz, anyone can see that information. There needs to be some kind of resolution.

Commissioner Anna Butler spoke about how if that is best for the Town according to the Attorney then she is happy to take it off the table. - 2:05:15

Vice Mayor Terry Cronin spoke about it being difficult to wear two hats of being the Mayor and also suing the Town. The litigation is harming the Town. How can you do both, be the leader of the Town and also harm the Town? Asked Mayor Dennington to drop the litigation.

Commissioner Anna Butler spoke about how even if the litigation was dropped, she would still send the letter because there is more to it than just the lawsuits.

Vice Mayor Terry Cronin spoke about how the legacy of the Commission could be where the Mayor drops the litigation and the Commissioners forgive and move on.

Mayor Alison Dennington spoke about something on Instagram that says conflict is not bad, it's good and conflict is how you get things done. She ran for office because she came to meetings forever, and the Commissioners already made up their mind before the meeting. Conflict is the change maker. Spoke about how Elizabeth Mascaro was a cancer for the Town. Her legacy is getting rid of her, and now we have an amazing manager. Said she is proud of her legacy. The Commission is trying to intimidate Funoe and anyone else who wants to make a public records request. There have been a lot of changes, and she fought for them.

Vice Mayor Terry Cronin said she has accomplished many things she set out to do and would recommend, as manager of Funoe, taking the win and withdrawing the cases to not harm the Town any further.

Mayor Alison Dennington said she would not discuss the litigation.

Commissioner Anna Butler spoke about the Mayor's open letter to the Town when she was running for Mayor, she stated Funoe was her company.

Mayor Alison Dennington said it is a four-member LLC.

Commissioner Sherri Quarrie spoke about what is being lost in the argument is what the Mayor believes she has accomplished and is good for the Town is also the expense to the Town, the burden on the Town, what the Town is being put through. The amount of taxpayer money going to the Mayor's legacy is not fair. Drop all of the expensive lawsuits for the betterment of the Town.

Commissioner Anna Butler spoke about how, at the advice of the Town Attorney, it would be best for the Town to withdraw the item and instead allow each person on the Commission to send their own letter if they choose. Asked the Town Attorney if she should sign the letter as a

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resident or as a Commissioner.

Town Attorney Ryan Knight spoke about how the way it is written now would be as a Commissioner. Said he cannot provide personal legal advice.

Mayor Alison Dennington spoke about BSE and how the Town now has three engineers and projects are moving faster.

Commissioner Anna Butler withdrew her motion.

E. Approval of site plan for 506 Poinsettia Rd - 2:20:48

Mayor Alison Dennington spoke about pulling the item to allow for an opportunity for public comment.

Vice Mayor Terry Cronin made a motion to approve; Commissioner Anna Butler seconded; Motion carried 5-0.

F. ~~Consideration on replacing the Community Center doors — Public Works Director Tom Davis~~

G. ~~Consideration on auctioning off old street name signs — Public Works Director Tom Davis~~

14. Finance/Budget Report – 2:22:40

Town Manager A. Marie Smith explained that the Finance Director had worked a lot of hours dealing with the auditors, so they had to minimize her hours to keep it to 80.

Vice Mayor Terry Cronin asked about the FEMA obligated funds.

Town Manager A. Marie Smith spoke about how they have asked for documents which have been supplied, but they are only working on Hurricane Helene.

Commissioner Anna Butler made a motion to approve the Finance Budget as-is; Vice Mayor Terry Cronin seconded; Motion carried 4-1 with Mayor Alison Dennington dissenting.

15. Town Staff/Board Reports

A. Technology Advisory Board – 2:25:00

No report.

B. Building Department – 2:25:10

Mayor Alison Dennington spoke about looking at increasing the Building Department fees because the department always operates in the red. There is an automated AI pilot program that is free that the Town should look at to process certain permits.

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Town Manager A. Marie Smith said she would research the fees with neighboring jurisdictions and asked the Mayor to send her information on the AI company.

Commissioner Tim Reed spoke about 207 Flamingo Lane, the name of the inspector and the date of completion not being in alignment, the inspector was already gone by the completed date. He may have issued the permit but wants to know who would have done the inspection.

Town Manager A. Marie Smith said she would have to investigate that.

C. Public Works Department – 2:29:55

Vice Mayor Terry Cronin spoke about being annoyed with the vandalism of the public restrooms. Spoke about having cameras outside the bathroom to keep track of who is going in and out of the restrooms. Spoke about reaching out to the Police Chief with these ideas.

Mayor Alison Dennington spoke about previous issues with the dumpster at Sands on the Beach, and to make sure it is on the radar.

Commissioner Sherri Quarrie asked for an update on the Code Enforcement Officer position.

Town Manager A. Marie Smith spoke about how the hiring position was put on hold for the past couple of weeks because we are drowning and would not have time to do interviews. There is an internal employee that has shown interest and has started working with the Fire Marshal to learn about vacation rentals. Will open the position in 4 weeks and that employee will have the option to apply.

Mayor Alison Dennington spoke about a blind resident that was working with the prior Manager about the stop light. The legislature would allow us to regulate electric bikes and scooters.

D. Code Enforcement - 2:38:45

Mayor Alison Dennington asked why the Police Officers cannot be used for Code Enforcement. The Police don't want to do code enforcement because they don't want to be the bad guys, but code enforcement is a safety issue. There are a lot of communities that use their Police for both. There is not a lot of crime and that department is over half of the budget. They are trained for code enforcement, so why are we not efficiently using them?

Vice Mayor Terry Cronin said that was addressed in the Police Report. Said using Police Officers as Code Enforcement Officers blurs those roles and leads to potential challenges, asked the Town Attorney to comment on that.

Town Attorney Ryan Knight spoke about how there are different rules for Police Officers and Code Enforcement Officers. Most municipalities have dedicated Code Enforcement Officers.

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Mayor Alison Dennington spoke about a Code Enforcement case where the evidence was a police officer's video from driving by and talking to renters of an unregistered short-term rental.

Commissioner Sherri Quarrie spoke about the individual that is doing the violation would have to do the paperwork and go in front of the Magistrate which would take a lot of time from the Police Officers. We need to continue our efforts to fill the Code Enforcement Officer position.

Mayor Alison Dennington spoke about using the Police Officers for a select type of violations, such as vacation rentals.

E. Fire Department – 2:48:30

Commissioner Tim Reed asked about the call times not being included and asked for that to be sent to the Commission.

F. Police Department – 2:50:35

Mayor Alison Dennington asked about the key project and commented on being concerned that volunteers were shredding police records. Said they are shredding the master copies.

Town Attorney Ryan Knight said that they are also scanning those documents.

Town Manager A. Marie Smith said the Police Chief said the volunteers have been trained in doing the digitization and case work looking over different records.

Mayor Alison Dennington said volunteers should not touch personnel records.

Vice Mayor Terry Cronin called a point of order 47.10 as the Mayor has litigation.

Mayor Alison Dennington ruled the point of order not well taken.

Town Attorney Ryan Knight said the Mayor could direct her question to the Town Manager.

Town Manager A. Marie Smith said she would check with the Police Chief.

G. Town Clerk – 2:57:50

Commissioner Sherri Quarrie asked when the Mayor would hand over the public records that are called for on the report and are in her possession.

Mayor Alison Dennington said the day that the Clerk sent her an email about that, she responded and said she believes she has some records. Responded to the Clerk, the Town Attorney and the former Manager, and said ready, willing, happy and able to but she needs some IT assistance. Resent that email several times. It is the Town's responsibility to get Commissioners assistance. Said they are waiting on the Town, not her.

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Vice Mayor Terry Cronin asked the Town Attorney if he would be in ethical violation by sharing information on the research he was doing on the litigation and if that would now be public record.

Town Attorney Ryan Knight said he would have to look and see what was shared. Will take a look at it.

Mayor Alison Dennington spoke about just wanting to see a Statute. Asked the Town Clerk about getting records and how there was an issue brought up that seemed to be dropped.

Town Clerk Amber Brown said it is not an issue anymore because people are going through the Town Manager instead of directly contacting staff. If the Commissioners are asking the Town Manager, it does not have to go through public records or JustFOIA.

16. Commission Reports - 3:05:05

Commissioner Tim Reed spoke about the upcoming workshop next month and would like to use that for the Commission to have input on budget items. Will draft an agenda item for it.

Mayor Alison Dennington spoke about how future workshops should be very department specific.

Town Manager A. Marie Smith spoke about how another way to do it is by theme, such as life and safety, water issues, etc.

Town Clerk Amber Brown said the main cost of a workshop is if the Town Attorney has to be present (which he would not have to be for these budget workshops).

The Commission agreed to a budget workshop on April 1st at 5:30 pm.

Commissioner Anna Butler wanted to reiterate that she did not pull or negate the letter that she presented for tonight, just decided not to put it up for a vote.

17. Adjournment

Vice Mayor Terry Cronin made a motion to adjourn; Commissioner Sherri Quarrie seconded; Motion carried 5-0.

Meeting adjourned at 9:14 PM.



Alison Dennington
Mayor

ATTEST:



Rachel Pembrook
Transcriptionist

