

KEY BISCAWAYNE BEACH CLUB, INC

MINUTES OF THE ANNUAL BOARD OF DIRECTORS MEETING

DATE: April 17<sup>th</sup>, 2024

LOCATION: KBBC Club Room

Time: 5:30 pm

In attendance present at club:

Mariana Dominguez Hardie, Patty Porro, Manuel Rionda, Nancy Stoner, Jamie Tompkins, Lili Warner, Paul Zuccarini, Frank Andrews arrived 6:10pm

Call to Order: 5:37 pm

APPROVAL of MEETING MINUTES

**MOTION** by Rionda to Approve minutes from the March 13th, 2024, BOD meeting. Seconded by Stoner. Motion passed unanimously.

NEW & OLD BUSINESS

➤ Beachside Lease – Nancy is working on the lease.

➤ Benefits- The Board agreed to create a benefit package to the manager's position which will be made retroactive to 1/1/2024.

➤ New & Remaining Board Members – New 2 yr. terms: Mariana Dominguez-Hardie, Victoria Jackson, Jamie Tompkins; 1 yr. term remaining: Frank Andrews, Patty Porro, Manuel Rionda, and Lili Warner. A schedule of the year's board meetings will be sent shortly.

➤ Election of new Executive Committee: President, Vice President, Secretary, Treasurer- The Board voted on the new executive board positions as follows:

**MOTION** to name President: Warner made a motion to name Jamie Tompkins as President. Rionda seconded. Motion passed unanimously.

**MOTION** to name Treasurer: Warner made a motion to name Mariana Dominguez Hardie and Patty Porro as co-treasurers. Rionda seconded. Motion passed unanimously.

**MOTION** to name Recording secretary: Rionda made a motion to name Lili Warner as Secretary. Stoner seconded. Motion passed unanimously.

**MOTION** to name Vice President: Tompkins made a motion to name Manny Rionda as President. Dominguez seconded. Motion passed unanimously.

6:00 pm – Transition to annual All Members Meeting

In attendance: Mariana Dominguez Hardie, Patty Porro, Manuel Rionda, Nancy Stoner, Jamie Tompkins, Lili Warner, Paul Zuccarini, Frank Andrews and 10 members

WELCOME COMMENTS – President Jamie Tompkins welcomed the members and introduced the new board. Nancy Stoner was thanked for her service on the KBBC Board of Directors.

#### MANAGER’S REPORT by Paul Zuccarini

- Membership Report & Member Cap Status- Zuccarini stated that the current membership count is 638 out of a capped membership number of 650. Memberships for which the dues have not been paid as of 4/15 are terminated. This year only one membership was terminated for non-payment. There is a waiting list, and some have made their deposits already so the membership should be full again shortly.
- Operational & Grounds Report- Zuccarini reviewed his operational and grounds reports.

#### TREASURER’S REPORT by Mariana Dominguez- Hardie

Mariana gave a report on the financial standing of the club and reviewed the operating and reserve accounts. Currently we have \$414,000 in our reserve account. Store products have been consistent but are no longer selling at the volume of the first year of product sales.

- Financial status; P&L
- Truist Operating Checking Account- \$294,681
- Truist Capital MM Account –\$222,456
- Truist Credit Card Account- \$8,011
- Schwab Accounts = MM: \$113,950; CD \$235k CD \$ 65k

#### ONGOING & UPCOMING PROJECTS

- Electrical Renovation- pending supply delivery expected to arrive in July.
- Swale- the swale has helped with flooding and is more effective when there is not a king tide.
- Property Aesthetics & Furniture – Jamie reviewed some ideas being discussed such as replacement of clubhouse furniture and the addition of more picnic tables.

#### QUESTIONS & COMMENTARY FROM MEMBERS

Members in attendance engaged in conversations and provided valuable feedback.

**MOTION** to adjourn the meeting was made by Warner and seconded by Porro. The meeting was adjourned at 7:22pm. Recorder by Lili Warner.