

## **KKBC Board Member Meeting**

**7:30am, Thursday May 7**

*Motions & Votes - necessary to officially make notes "meeting minutes" must include both motions and cotes*

**Present:** Victoria, Inigo, Annie, Paul, Leah, Lili, Dave

### **Next (Thursday, May 14) Meeting Items:**

- landscaping
- Greice lease revisions
- club application process
- club lifespan (20 years) - Alan Fein
- Jamie & Mariana thank-you gifts
- committees (landscaping, finances, events, communications, etc.)
- Summer schedule

### **Action Items:**

- **BOD review** new lease from Greece (Lili emailed)
- **Paul upgrade** quality of Beachside Cafe QR code (not lamination)
- **Paul collect** fan options for the Beachside Cafe and **email** BOD
- **Paul identify** details on Ernie Cambo of 235 Harbor Drive (without directly interacting with him) and **provide** to BOD
- **BOD review** membership application process, **Paul emails** a copy of the application to BOD
- **Lili sends** membership category lists of 1) members 2) senior members 3) senior life time 4) multi family units
- **Paul email** BOD about classes taking place at the club, include: photo of sign-in list, if participants are members, amount of time spent at the club

- **Paul move** items from the back of the SUP/Kayak rack to the front in order to make the slots look organized and well kept
- **Paul reminds** staff about constantly picking up trash
- **Dave research** BBQs options that can be locked
- **Victoria research** new cleaners and **contact** DJ about June 12 party
- **Lili contact** Robert to see if the Tiki hut can be completed by June 12
- **Victoria repaints** buoys and **Paul removes** the rope (by June 12!)

### **BOD approvals:**

- membership accepted for 285 W Enid, 15 days to pay
- 650 membership limit
- Senior Life Time membership exclude from the 650 membership total, allowing 14 new members off the waitlist
- Annual June 12 club birthday party / summer kick-off

### **Pre meeting conversation - Beachside Cafe:**

- Greice sent a last minute revised Lease
- Paul explained there has never been a vendor in the history of the club that was successful, they all left
- restaurant vs. concession stand
- grilled cheeses vs. liquor license (need a formal lease for the latter)
- what is the business proposition?
- QR code - size and location?

### **Unfinished Items:**

- AirConditioning for Beachside Cafe
  - ready to go
  - \$750 plus some tubing equipment
  - how does it look from walking up the path?
  - what about a fan or door curtain for the kitchen?

- Membership
  - 15 days for 285 W Endid to pay for their membership - BOD **approved**
  - 8 cancellations plus Todd Gross
  - Ernie Cambo of 235 Harbor Drive, investigate timeline and payment, membership status and quickbooks errors
  - 650 membership limit - BOD in **agreement**
  - exclude Senior Life Time Membership from the 650 membership to allow KKBC to accept 5 new members from the wait list (this idea was recommended by Nancy Stone and Victoria!) - BOD **approved**
  - what kind of due diligence does the KBBC / BOD have for new member acceptance? / what is the application process?
- Bylaws:
  - Lili met with Frank Kaplan who wrote the original document
  - Tom McCormick and Frank Kaplan offered to review
  - in order to clean-up the Bylaws we have to understand our membership rules
  - Lili will send lists of 1) members 2) senior members 3) senior life time 4) multi family units
- KKBC data:
  - how does the board get information? is DropBox working? the board needs access to all documents and official files in an organized fashion
  - move to online system as required by Quickbooks, this is for our board member information
- Extra Curricular groups (yoga, fitness, mahjong, etc):
  - Victoria story about yoga class participants
  - what is the policy for these activities?
  - should classes be offered to all members?
  - activities that include money/commercial activity, should KBBC get a cut?
  - do we want small businesses running at the club?
  - the solution: not charge classes/business but open classes to all club memberships

- classes can't market to wider community
- it's not about fees/the money, KBBC is not the community center
- SUP & Kayak
  - decals?
  - \$321 for Kayak spot
  - \$314 for SUP spot
  - \$800 short of budget for the year
  - 56 total spots, some are paid for but not yet filled
  - 8-12 spot openings
  - move items from the back to the front to make the slots look organized and well kept
- Grounds:
  - hold off on changing the parking lot light until the village changes their policy
  - trash pick-up policy? staff is responsible for this but they need a reminder, club has been looking a bit dirty recently
  - stop Tuesday deep cleaning and change to Sat & Sun bathroom cleaning (\$75 for two bathrooms for one day - note that this line item will double)
  - Micheal leaves by 11:00am on Sat & Sun so the deep cleaning crew should come at 3:00pm on Sat & Sun
  - Lili suggest that the "deep cleaning" should include cleaning the tables
  - Should we explore other vendor options? Victoria will look into this
  - all the dune posts are failing - we can remove them, we can dig deeper, put sandbags around them, etc. - the sea oats are working to prevent people from walking on the dunes (installed in 2021)
  - mobimat already removed!

### **New Business:**

- Beach Haus
  - unless we have security, its hard to control club access
  - long term Beach Haus tenants are a problem

- Paul has told the police - if people are on the property after hours, it is illegal and they will be removed
- BBQs should be locked
- Let's plan June 12 club party - an anniversary/birthday/summer kick-off party!
- Victoria addresses fence decor - she'll repaint buoys and wants to remove the rope