

**KEY BISCAYNE BEACH CLUB, INC**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**June 3, 2025**  
**5:30 pm**

**ATTENDEES**

**Present at Club:**

Mariana Dominguez  
Victoria Jackson  
David McDanal  
Jamie Tompkins  
Lili Warner  
Paul Zuccarini

Call to order: 5:53 pm

**APPROVAL of MEETING MINUTES:**

**MOTION:** Dominguez made a motion to Approve minutes from the May 1, 2025 BOD meeting. Seconded by McDanal. Motion passed unanimously.

**MANAGER REPORT:**

Zuccarini will submit his managers' reports to the board via email. Details of these reports were reviewed and discussed by the board. The items of note were a visit by the Village Resource Officer to KBCBC to foster community relations, VKB will begin to close Village Beach Park and beaches at 10:00pm. Action items agreed to as part of Manager report discussion were:

- Move police sign at the beach entrance from the FillaBag post and remove some of the Keep Off Dunes signs.
- Move TV out of the club room when not in use for a specified reason.
- Bathrooms need more frequent light pickups by staff throughout the day and more thorough cleaning between the weekly deep clean.

**TREASURER REPORT:**

Dominguez presented the Treasurer's Report with a review of P&L and General Ledger. The club is on track to be on budget, with most streams of income overperforming except SUP/Kayak rentals, which are down. Member Experience line is above budget due to some items are erroneously being categorized as ME. These allocations will be reviewed with the bookkeeper and corrected. In reviewing the General Ledger, Dominguez discussed dining expenses and gift card purchases.

**Truist Accounts:**

Checking (Operating) & MMA (Capital)- \$716,460

Credit Card Bill (debt)= \$ Visa \$12,796

Schwab Accounts – Total \$441,210

- 189,000 shares of Bank Plus CD (4.25%, matures 3/13/26)
- 250,000 shares of Wells Fargo CD (4.25%, matures 3/11/26)

## **OLD BUSINESS:**

- Update from Paul on VAST- Walk through with VAST is scheduled for 6/6 and FPL is scheduled to complete the work (transferring connection) on 6/24.
- Capital Projects (priorities) – McDanal will adjust the priorities survey and resend. Results will be shared with the manager and board members
- Design fees- The board discussed a proposal from Brett Moss to serve as design consultant for the various projects the board is taking on (BBQs, bathrooms, tent replacement, furniture purchases, landscaping, etc.).

**MOTION:** McDanal made the motion for the board to accept Moss's proposal and hire him as design consultant for the projects. Dominguez seconded the motion. Motion carried.

- Events (movie night, coffee, Buffet) – the board discussed how to proceed with Agua Miel for weekend coffees. This coffee service will no longer be subsidized by KBCC, but Agua Miel will continue to offer their drinks for purchase. Jackson will discuss options for scheduling going forward. Agua Miel will also offer their products for purchase on Waterslide Wednesdays. A date for the Drive-In movie night will be decided. The Jimmy Buffet Tribute Party will take place on August 30<sup>th</sup>, with McDanal and Warner leading the event. A Young Adult "PreParty" will take place on Friday, November 28<sup>th</sup>, with Mariana Dominguez and Cathy Ballestra leading this event. The club will subsidize the cost of the room and will contribute to some costs associated with the party. The club will not provide any alcohol for this event.
- MaintainX Report – while this system is working well, charges from the service need to be reviewed.
- Security System – Zuccarini discussed a Security System he has been looking into (the same as Key Colony) which offers cameras and CommuniKey which would allow for member check in. The quote for the camera part of the service will be shared with the board and Zuccarini will provide more information on the cost and services offered by CommuniKey.
- Classes and amenities (types & parameters)- the Board discussed the various classes being offered at the club. Classes should be limited to members and members' guests. No private classes for non-members are allowed. The idea of offering a Beach Tennis clinic to members was discussed. Zuccarini will follow up with a potential teacher.

## **NEW BUSINESS:**

- Beach Haus – Zuccarini informed Beach Haus that as of June 30 their guests will be limited to their 12 memberships.
- Furniture & Extras –Notes from the last design meeting were reviewed.
- Landscaping – Sea Cabbage will be purchased and planted along the south wall between the dunes and our patio area.
- Beachside Door – Zuccarini presented quotes from Patrice to replace the kitchen door with a Dutch half door.

**MOTION:** McDanal made the motion to approve the purchase and installation of a Dutch door for the kitchen entrance, provided said door is appropriate for outdoor conditions. Jackson seconded. Motion carried.

➤ Membership Cancellation- The board discussed a request from one member to reinstate his membership after missing the deadline to pay the dues. The member claims to have not received any of the communication (email, phone, certified mail) regarding the April deadline to pay dues. The board agreed to make a one-time exception to this member and allow him to pay the dues, late fees and an extra \$500 fee to have his membership reinstated. Zuccarini will send the member a document to sign which will clearly state that this is a one-time exception and he will not be given this opportunity again in the future.

➤ Reports – Board asked manager to include a monthly inventory & monthly party rental recap in the Manager Report for the board meetings.

**ADJOURNMENT** The meeting was adjourned at 7:23 pm. Recorded by Lili Warner.