

# KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

April 16<sup>th</sup>, 2020

## ATTENDEES:

### Present at Club:

Dwight Hewett

Chris Biggers

Craig Hardie

Sixto Campano

Jack Macia

Paul Zuccarini, Manager

### Present by Phone:

Nancy Stoner-Downs

Mike Bracken

Call to order: 6:02 PM

**MOTION:** Hewett – Accept Minutes from March 11<sup>th</sup>, 2020 Meeting, Seconded by Campano, passed unanimously.

## New Business:

**MOTION:** Hewett – Select Officers, Seconded by Bracken, passed unanimously. The following Officers were unanimously selected: President, Hewett; Vice President, Bracken; Treasurer, Biggers; Secretary, Macia.

**MOTION:** Hewett – Committee formation & assignment of responsibilities. Seconded by Biggers, passed unanimously. The following committees were formed and responsibilities were assigned:

1. Long Range Planning: Stoner-Downs, Campano, Bracken
2. Events: Hewett
3. House & Grounds: Hardie
4. Membership: Biggers
5. Products & Services: Macia, Campano, Hewett

## Old Business:

State of the Club: Biggers updated the BOD regarding where the Club was two years ago and where we are today. The consensus was that if drastic changes were not made, the Club would have been out of business by Oct of 2019. For various reasons, the Club is now in very good financial shape. See Treasurer's report below.

Concession: Hewett and Zuccarini reported on the status of the project. Beachside finished the kitchen clean up, installed new floors and wall coverings (all paid by Beachside) and new equipment was installed in March. Dept. of Health inspector needs to make inspection for operational license. Beachside anticipates opening after COVID-19 clearance by Governor.

Eagles Nest: Hewett discussed the opportunity to analyze opening a multi-purpose "Eagles Nest" deck with chickee hut, which would be located just east of the BBQ area/outside sitting deck. All members of the BOD are in favor of continuing to consider this project.

Sewer Hookup: Hewett and Zuccarini reported on this topic. We have \$80,000 budgeted for this expense. Initial engineering indicates that we will have to meet elevation drop requirements. The Village will provide connection from the street to our property line. We need to provide the connection from our building to that point. Zuccarini suggests we should consider trenching our electric lines once the sewer work commences. We are waiting on the Village Building & Zoning Dept. to move this project along.

Landscape: Flowers and beach grass have been planted at entrance to building. Hewett mentioned that quotes have been received but BOD decided that Hardie, as new head of House & Grounds Committee, would guide the BOD and look for new alternatives and estimates.

**Manager's Report** See Attached

## **Treasurer's Report** See Attached

Financial Discussion: Biggers reviewed the 2020 budget and YTD performance. The Club's financial condition is good. Salaries and overhead are under control. The reserve account is healthy, as is the bank operating account. The main reasons for the improved financial health of the Club is, first, an increase of 39% in 2020 paid dues vs. 2019 and second, a significant and way-overdue Hurricane Irma insurance claim payment. To help pay for rent, utilities and payroll, the Club has applied for several COVID-19 federal stimulus programs.

**MOTION TO ADJOURN:** Hewett – seconded by Hardie, passed unanimously.  
Meeting adjourned at 7:20 PM. Recorded by Jack Macia.

Next BOD meeting: May 7, 2020 @ 6:00 PM