

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

July 6, 2020

ATTENDEES:

Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Craig Hardie

Sixto Campano

Jack Macia

Paul Zuccarini, Manager

Present by Phone:

Nancy Stoner-Downs

Call to order: 6:51 PM

MOTION by Hewett: To approve minutes from June 4, 2020 BOD meeting. Seconded by Bracken, passed unanimously.

New Business:

SUP and Kayak Storage: The storage racks have been built and installed, and they look great! There are presently 10 spaces...7 for paddle boards and 3 for kayaks. A rate structure discussion ensued and the BOD voted to charge \$195.00/year per rack space. A user can store two paddle boards in one space if they fit. A lottery system among interested members will be used to determine who gets each space. A member may use a maximum of 1 space at any given time. The BOD estimates that we have enough land space along the property fences to build several more racks. Stoner-Downs is finalizing the SUP/Kayak Storage Contract.

Old Business:

Access Control: The manned guards at the entrance gate are having a positive impact on the Club. A discussion ensued regarding member guests and the bylaws that govern guest visits. The BOD will take this issue up at a later date.

Concession: Hewett indicated that Beachside is awaiting final permitting from the state health inspector, however, Beachside has been given provisional approval by the state. Immediately after they get state approval, they will move to get Village approval. Construction drawings reveal an underground grease trap that should be checked out.

Sewer Lateral: Jake Ozyman generated the engineering drawings and the plans have been sent to DERM. We have 3 proposals in hand for sewer hookup. A bid with a pump station came in much lower than a bid without a pump station. We will also get a 4th proposal this week from a highly qualified engineer. Construction is projected for the Fall.

Landscape: Status quo. Hardie and Biggers continue to have the authority to move this project along and make decisions on behalf of the Club.

Parking Lot Flooding: Hewett spoke with Jake Ozyman from the Village. The Village has been short-staffed and behind schedule due to the virus, but they are aware of our problem. Jake has

not scoped the storm drain, but he will try to come over to inspect it. Jake also said that he will try to have the Village backfill and cap the storm drain. Projected to be resolved during the Fall.

Insurance Review: Campano is following up on quotes in an effort to consolidate all of our policies under one agent. Campano will seek out other, new agents if necessary.

Waste Removal Proposal: This will proceed, but has been tabled until the Fall.

Manager's Report See Attached

Treasurer's Report See Attached

Financial Discussion: Biggers reported that the Club's financial condition and funds balance continue to improve and grow. Payroll levels are very manageable. We are advertising for a part-time office administrative position. The right candidate will assist in filing, office organization, managing inventory, correspondence, etc. This role will likely be 12-20 hours per week, depending on Sunday availability.

MOTION TO ADJOURN: Hewett – seconded by Biggers, passed unanimously.

Meeting adjourned at 8:09 PM. Recorded by Jack Macia.

Next BOD meeting: August 6, 2020 @ 6:00 PM KBBC