

FACILITIES / OPERATIONAL REPORT 05/17/2023

1. **FLOODING ISSUE (SWALE):** Discuss placing “speed bump” on west of driveway. Potential additional swale on north side of parking lot. Video sent.
2. **ELECTRIC PANEL:** FPL case created, and they have visited to confirm needed replacement. Case will be monitored online with FPL project manager.
3. **SEPTIC TO SEWER:** Completed & Paid; FOG seems to be on Beachside to pursue.
4. **ADMINISTRATIVE ASSISTANT:** Vivette Dannon Castro. Working well.
5. **DUNE ROPING:** Yes or no?
6. **CLUBHOUSE RENTALS:** Well ahead of annual budget.
7. **MERCHANDISE:** New colors have arrived. Onesies on way.
8. **Beach Side Café:** Online ordering now available. Hoping to finalize new glass window installation upon approval.
9. **ZOOM/ IN PERSON MEETINGS:** Staff meetings approximately 2 times per month.
10. **GROUNDS REPORT:** Albert will continue to maintain and upgrade the property.
11. **PROPERTY ACCESS:** Unending access attempts by non-members.
12. **GUESTS:** Guests need to be accompanied by member, and/or Manager emailed prior to arrival. This system has been working and must be enforced. We are still facing dozens of non-members attempting entry. We thank members for their patience, as we take time to confirm membership of all visitors. Members should be prepared to show ID during at all times. We thank members who are assisting us. Guests cannot be Key Biscayne residents, except for the rare occasion of being approved by manager and board. Most members are appreciative of this effort. IDs can easily be shown from one’s phone.