

# FACILITIES / OPERATIONAL REPORT 09/19/2023

1. **FLOODING ISSUE (SWALE):** Cairo Cangas, Director Public Works Yes, we are in receipt of the proposal and have been in discussions with the designer to finalize it. We are currently in the process of closing out our Fiscal Year, and that is taking up most of our time, but we plan on moving forward during our upcoming fiscal year.
2. **ELECTRIC PANEL:** New project manager from within FPL has been contacted by Vast. It seems Vast has made progress on new drawings, but they have not been seen yet.
3. **SHOWER PROJECT:** Concrete bench created and polished. Awaiting drain pipe replacement.
4. **BEACHSIDE AC:** Awaiting board approval. Tonight 9/19?
5. **BEACHSIDE WINDOW:** Awaiting board approval. Tonight 9/19?
6. **VOLLEYBALL EVENT:** New date being researched to avoid KB conflicts.
7. **CEILING TILES:** Damaged have been replaced. Will monitor for future water damage.
8. **SEPTIC TO SEWER:** Completed & Paid; Beachside has taken control of this application.
9. **ZOOM/ IN PERSON MEETINGS:** Staff meetings approximately 2 times per month.
10. **RUBBERMAID BINS:** Thank you Jamie for contributing to the further organization of the old gym.
11. **GROUNDS REPORT:** Albert will continue to maintain and upgrade the property. Recently painted inside of clubhouse.
12. **PROPERTY ACCESS:** Unending access attempts by non-members.
13. **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.