

FACILITIES / OPERATIONAL REPORT 12/13/2023

1. **FLOODING ISSUE (SWALE):** Cairo Cangas has stated we will be grouped into the Gardens Plan.
2. **ELECTRIC PANEL:** Permit approved by Village. Vast President has sent COI and LBTR.
3. **BEACHSIDE AC:** Should be a go soon after electrical work.
4. **BEACHSIDE:** Ongoing discussion.
5. **SEPTIC TO SEWER:** Completed & Paid; Beachside has taken control of FOG application.
6. **ZOOM/ IN PERSON MEETINGS:** Staff meetings approximately 2 times per month.
7. **GROUNDS REPORT:** East wall by water fountain was painted. Bathroom doors are failing. Paint parking blocks. Parking stakes. Tenants in database . Asphalt patches. No Glass Signs. Smoke detectors. \$300 annual fee to begin.
8. **CAMPING:** February 3rd, 2023.
9. **MARINE BIOLOGY CAMP:** 12/22/23.
10. **PROPERTY ACCESS:** Staff doing a good job. John Collier strengthening the system. Jonas and Club essentials seem to be about \$10k per year for property access. Still researching “lesser” options.
11. **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.