

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
November 19, 2024
6:30pm

ATTENDEES

Present at Club:

Mariana Dominguez
Patty Porro
Jamie Tompkins
Lili Warner
Paul Zuccarini

Call to order: 6:30pm

APPROVAL of MEETING MINUTES:

MOTION: Porro made a motion to Approve minutes from the October 22, 2024 BOD meeting. Seconded by Dominguez. Motion passed unanimously.

MANAGER'S REPORT:

Zuccarini submitted his managers' report, grounds report, inventory report and membership report to the Board via email. These reports were reviewed and discussed. One Item of note not discussed elsewhere in the agenda is that the new water fountain and bottle filler has been installed in the room.

Membership Report & Member Cap Status- current membership is 651 with 2 people on the waiting list.

TREASURER'S REPORT:

Porro provided the financial report reviewing the P&L and budgeted items.

Operating Account = \$

Capital Account = \$

CC Account = \$

Schwab Accounts =

MM: \$; CD \$

OLD BUSINESS:

- Update on Electrical- NOC Issues- NOC needs to be filed by VAST.
- Flooding & Swale – Swale work is expected to begin on 11/25. Water has been noted coming up through asphalt.
- Landscaping – Still waiting on proposal. Motivating Minds would like to begin Butterfly Circle.
- Parties– discussion on party prices will be continued.
- Friendsgiving- Set for November 24th. Will be advertised.

- Update on Pending projects:

- Generator – a discussion about the need for a generator took place during the meeting followed by a vote in BOD WhatsApp chat on Wednesday, November 20th.
MOTION was made by Warner and seconded by Porro to purchase a Predator5000 Generator (quiet with a Consumer Report rating of 85) to cost no more than \$1300. The motion passed.
- Security System- options still being reviewed.
- Barbeque – waiting for Patrice.

NEW BUSINESS:

- 2025 Budget- work will begin on the proposed 2025 budget after Thanksgiving.
- Year End Business – to be discussed next month.
- 2025 Elections- candidates will be needed for the 2025 elections.

MOTION TO ADJOURN by Porro, seconded by Dominguez. The meeting was adjourned at 7:30 pm.
Recorded by Lili Warner.