

KEY BISCAIYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
January 21, 2025
6:00pm

ATTENDEES

Present at Club:

Frank Andrews
Mariana Dominguez
Victoria Jackson
Patty Porro
Manny Rionda
Jamie Tompkins
Lili Warner
Paul Zuccarini

Call to order: 6:12pm

APPROVAL of MEETING MINUTES:

MOTION: Rionda made a motion to Approve minutes from the November 19, 2024, BOD meeting. Seconded by Porro. 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. The items of note were:

Camping is set for Saturday, February 22. An Evenbrite email was sent to the membership, though it went to spam for some people. Regardless, the vent sold out in 48 hours for 120 people.

Holiday bonuses – the amount collected (\$16,500) and given to staff was the highest amount collected. Staff enjoy these generous gifts. Extra holiday gift money received after the gifts were distributed will go to Paul (\$500 +/-). Then, any amount collected after January 22, 2025, will be put in a discretionary fund to buy gift cards for staff and the like throughout the year.

781 Allendale Incident – Paul discussed an incident which took place with the tenant of 781 Allendale on New Years Day. Paul stated that the member behaved aggressively towards him and staff and became physical by grabbing Paul's arm. The incident and possible responses were discussed by the board.

Membership Report & Member Cap Status- current membership is 651 with 7 or 8 people on the waiting list. Dues have started to be collected with about \$200,000 in at this point. Many people are sending in checks rather than making ACH payments. The board discussed rewording the email to encourage members to use ACH.

TREASURER'S REPORT:

Porro provided the financial report by reviewing the 2024 year end results vs Budget. Any outliers were reviewed. The total income was higher than expected and Repairs and Maintenance were 31% higher than

expected. All looked good. Patty and Jamie plan to meet with former Board members for a historical review of the KBBC finances and to review the accounts.

Truist Accounts:

Operating Account = \$69,067.38

Capital Account = \$346,365.57

CC Account = \$3023.75

Schwab Accounts:

Total \$433,392.49

MM: \$123,211.24 CD \$300,274.85 Bank Sweep: \$9,906.40

OLD BUSINESS:

- NOC on Electrical- NOC Issues- NOC will be e-filed by Will and inspections should follow.
- Flooding & Swale – New south swale and expanded west swale are working very well thus far.
- Landscaping (Butterfly circle & estimates) – the proposal submitted by The Green Standard was reviewed. The board will address concerns as quickly as possible to be ready for the one year anniversary of Megan’s passing on 2-14-25.
- Parties– no new discussion.
- 2025 Budget- Patty and Jamie are finalizing the proposed 2025 Budget and will present it to manager and board for review.
- 2025 Elections - There will be 4 open spots for the 2025 elections, with Patty Porro and Lili Warner being able to run again and Manny Rionda and Frank Andrews being termed out. Ballots will be mailed out March 15th. Necessary paperwork will be prepared, and candidates will be solicited.
- Update on Pending projects:
 - Barbeque – Patrice updated Jamie that he should be able to provide some proposals soon.
 - Generator – the generator was purchase.
 - Security System- Options still being reviewed.

NEW BUSINESS:

- Garden District Plans- Paul reviewed the proposed plans which had been discussed in the VKB meeting and will arrange for an informational meeting for KBBC BOD by VKB staff to explain the project.
- Recertification – Board discussed steps needed for building recertification. Mariana explained that an engineer is needed.
- Family Happy Hours (with child entertainment) – multiple ideas were discussed for family events including happy hours with children’s activities and /or movie night, Barefoot Ball for young adults, Victoria’s Socials (successful over the holidays), and possible shuffleboard and/or Corn Hole tournaments.
- Next BOD meeting is scheduled for Thursday, February 13, 2025 at 6:00 pm.

MOTION TO ADJOURN by Rionda, seconded by Andrews. The meeting was adjourned at 7:23 pm.

Recorded by Lili Warner.