

KEY BISCAYNE BEACH CLUB, INC.
MINUTES OF THE BOARD OF DIRECTORS
FEBRUARY 19, 2026
11:00 AM

ATTENDEES

Jamie Tompkins
Lili Warner
Victoria Jackson
Dave McDanal
Leah Fish
Adriana Aguilar
Paul Zuccarini

Call to Meeting: 11:11 am

APPROVAL of MEETING MINUTES

Minutes approved. Victoria motioned. Dave seconded. All in favor.

MANAGER REPORT: Membership: 651 members; 22 on waitlist; Operational; Grounds; Inventory Reports sent via email prior to meeting.

TREASURER'S REPORT

Financial Recap, P&L (sent prior)
Truist Account: \$741,473
Schwab Account: Total \$447,273 (Two 4.25% CDs, mature 3/26);
Expense Visa Credit Card \$4,418

OLD BUSINESS/OPERATIONS

- One more coat of paint to be applied to dumpster fence
- Vending machines – wrapping removal: to be worked on until satisfactory.
- BeachHaus: new manager; rules up front at check in; about 20 ppl/week
- Move forward with installing shells in the planters in the front.
- By-laws & Rules: review payment plan/treasurer's discretion.

NEW/ONGOING BUSINESS AND ACTION POINTS

- Gate opening at beach: too open. Find a way to close (fence? Plants?)
- Weekly reports from Manager: generally more detail; party recap.
- KBBC Entrance signs & landscaping: getting quote for ideas; sign not painted yet
- SUP Organization & Tracking (stickers): send out flyer – spaces available
- Manager Self Evaluation and Review: to be sent to Paul
- Parking Lot & Agreements: Sands and Sunrise: Dates? Vendors \$75/month; 15 spots/month guaranteed; need to sign “hold harmless”
- List of current & prospective exercise vendors, dates & times & affiliation: recap per group

- Upcoming Events: Candidate Meet & Greet (3/6 – Postponed), Waitlist Meet & Greet (invitation & reminder: add disclaimer about there being no guarantee of membership); Camping (3/7); Annual Meeting (4/16); New BOD Meeting (4/23)

ADJOURNMENT

Meeting adjourned.

ADDITIONAL VOTES ADOPTED BY BOARD OF DIRECTORS

- Friday March 6, 2026: a motion to approve to support Mike O'Brien's family with \$1000 toward the cost of his memorial service to be held at KBBC on Saturday, March 21st was made by Leah; Adriana seconded; all in favor.
- Wednesday, February 11, 2026: the Proposed 2026 Final Budget was approved: Lili motioned; Victoria seconded; all in favor.
- Monday, March 9, 2026: a motion to approve the purchase of 2 x 32" Redondo coffee tables and 3 Redondo side tables to match existing teak furniture in clubhouse room in the amount of \$2,689.09 was made by Adriana; Leah seconded; all in favor.