

KEY BISCAYNE BEACH CLUB, INC.  
MINUTES OF THE BOARD OF DIRECTORS  
JANUARY 29, 2026  
6:00 PM

**ATTENDEES**

All on Zoom

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

Call to Meeting: 6:06 pm

**APPROVAL of MEETING MINUTES**

Minutes approved. Mariana motioned. Adriana seconded. All in favor.

**MANAGER REPORT:** Membership; Operational; Grounds; Inventory Reports sent via email prior to meeting.

- Difference of \$2000 vs. Dec. budget was for extra staff on New Year's Day plus double payment
- \$300 payment to Chamber of Commerce was for participation in the 4<sup>th</sup> of July Float
- Paul to remind Café of pay out for rent.
- Paul to cancel the memberships we decided on at December meeting (highlighted in pink on latest version of proposed budget)

**TREASURER'S REPORT**

Financial Recap, P&L (sent prior)

Truist Account: \$588,665

Schwab Account: Total \$446,664 (Two 4.25% CDs, mature 3/26); can add checking to the Schwab account for Capital Expenditures. Dues to Operating Account; New Membership fees to Capital Projects.

Expense Visa Credit Card \$2426

**OLD BUSINESS**

- Vending machines – wrapping removal: has not been done yet. Let's move forward on this.
- BeachHaus: flyer in the book
- Beachside – menus, lease, feedback, A/C: music at lower volume (specify); keep signage at a minimum
- Landscaping: surveys for larger project; shells & tattered plants: consider pricing from Albert and compare with Victoria's option.
- Waitlist Meet & Greet: March 12<sup>th</sup> 6pm? Invite families
- Furniture

- indoor furniture: choose from a couple of options (narrowed down by Lili)
  - Beach tables: try out a couple of the Wayfair ones
- By-laws & Rules: take down the 2020 version from the page; Jamie to send out updated version sometime next week for review.
- Final Budget & P/L Approval: proposed 2025 numbers – reconvene to approve.

### **NEW/ONGOING BUSINESS**

- Camping review: 141 people. What's the maximum we can accommodate?  
Bingo started too late; drink was necessary with meal; breakfast sausage undercooked; good vibe; morning was a little chaotic: crews need to overlap; smores (only 1/person!) handed out with dinner was not practical; no fires allowed
- Upcoming Events: Valentine's social; City Theatre; Camping in March
- Board met with Village to review the Garden District Drainage Improvement Project
- KBBC Entrance

### **ACTION POINTS:**

- Survey to members for what they would like on menu
- Candidate Meet & Greet date

### **ADJOURNMENT**

Meeting adjourned.