

**KEY BISCAYNE BEACH CLUB, INC**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**AUGUST 9<sup>TH</sup>, 2022**

**ATTENDEES**

**Present at Club:**

Christine Biggers  
Frank Andrews  
Mike Bracken  
Mariana Dominguez-Hardie  
Dwight Hewett  
Manny Rionda  
Jamie Tompkins  
Paul Zuccarini

Call to order: 6:04 pm

**MOTION** by Hewett: Approve minutes from the June 15<sup>th</sup>, 2022 BOD meeting. Seconded by Bracken. Unanimous. Motion passes.

**MANAGER'S REPORT:**

Membership Report & Member Cap Status – There are approximately 13 members in default. Twelve applicants are on the waiting list. Will continue to keep a watch on the numbers. **MOTION** by Bracken that members will be terminated if not paid by April 15<sup>th</sup> (instead of September 30<sup>th</sup>). Seconded by Hewett. Unanimous. Motion passes.

Operational & Grounds Report – The electrical panel in the café is almost complete. There are two separate panels (office and café). The sewer project is not complete. The grease trap work needs to be finished. The manhole needs to be relocated or a second one needs to be added. Permit and final payment is outstanding. We are following up with Cherokee Consulting for the ponding issue. Certain components of the playground (2019) need to be replaced.

**TREASURER'S REPORT:**

Financial status; P&L – Dominguez-Hardie reported that our year to date income continues to top estimated. She noted that our annual insurance expense has increased to \$44,939 and is a pending payment. We will upgrade to a wooden fence along the beach path (\$8,200 for the upgrade).

Operating Account = \$228,315

Capital Account = \$470,342

**OLD BUSINESS:**

Kitchen Electric Panel – Vast is accepting responsibility for the electrical panel issues. Beachside loss will be further reviewed and paid by Vast.

Larger Picture: Design committee will be formed for BBQ Area Improvement, Privacy Shower Wall, awning, and Tiki Hut Project.

July 4<sup>th</sup> – Village of Key Biscayne paid \$1500.00. More funds should be requested going forward.

Water slide Wednesdays – Successful family activity, we will continue in the future.

**NEW BUSINESS:**

Parking lot water ponding - We are waiting on the official report from Cherokee Engineering.

End of Summer BBQ Party – Scheduled for Friday, August 26<sup>th</sup>. Beachside will provide the food. Band and water slide will be included. Members to purchase ticket via Eventbrite.

70<sup>th</sup> Anniversary Party – Nancy Stoner has been moving forward with the planning of the Gala and family day for October 1<sup>st</sup>. Gala committee is still working on the numbers for the different components. Family activities will be held from 11 am to 2 pm. Gala (adults only) will start at 7 pm and ticket purchase will be required prior to the event.

Pending lawsuit/security cameras – Our insurance company is settling. We will obtain quotes for security cameras.

**MOTION** by Hewett to ban fireworks on property. Seconded by Bracken. Unanimous. Motion passes.

Reserving chairs or space – Staff will communicate (signs) reminders to be respectful and considerate in sharing space. Tiki huts and chairs should not be reserved without being used for a prolonged period of time.

**MOTION TO ADJOURN** by Hewett, seconded by Dominguez-Hardie. Meeting adjourned at 7:41 pm.  
Recorded by Jamie Tompkins.