

# KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

January 13, 2022

## **ATTENDEES:**

### **Present at Club:**

Dwight Hewett

Michael Bracken

Chris Biggers

Craig Hardie

Nancy Stoner-Downs

Sixto Campano

Jack Macia

Paul Zuccarini

Call to order: 6:05 PM

**MOTION** by Hewett: To approve minutes from December 16, 2021 BOD meeting. Approved unanimously.

## **Old Business:**

Concession (Beachside Café Update): The Beachside Café has opened and the food is excellent! The BOD suggested that the owners/managers of the Cafe consider offering portions that are smaller and less expensive.

Patio Furniture: Hewett reported that the expected arrival of the patio furniture has been pushed back to the early part of March. The Board still needs to choose and purchase the shade for the sitting area.

Sewer Lateral: The Village and Marlin Plumbing have begun the work of connecting our plumbing to the sewer line. Unfortunately, a live AT&T line was found that was installed without a permit. It will be removed, but this will cause a delay in the project's completion by 1 week. The standing water caused by the recent heavy rains will be pumped out.

Electric Panels: Zuccarini reported that the new office electric panel was installed on December 28. The new kitchen electric panel will be installed in January and Zuccarini estimates it will take 2 days to complete the job. The vendor, VAST Electric, is coming up with a plan to either finish the job quickly or provide external power in order to keep the kitchen operational. VAST Electric is aware that the existing panel is concreted into the wall and will need to be extracted.

Additionally, an area needs to be chiseled out for a larger 200 AMP panel.

SUP/Kayak Storage: Zuccarini reported that the new rack and the extra 2 spaces have been installed.

Parking Lot Seal Coating/Striping: This project is pending the completion of the sewer lateral project.

## **New Business:**

### **Landlord/Tenant Transfer; By-Laws Change:**

Biggers proposed the following amendment:

A member may transfer their membership to a tenant, limited to twice per calendar year. The member/owner is still responsible for all dues and fees. While a tenant is using the membership,

the owner will not be permitted to use that membership. A fee of \$100 will be charged per transfer. Board member Stoner will work on appropriate legal language for this amendment.

Charter Revision: Charter reconsideration is underway, especially regarding discriminatory language and conditions that are found in two sections of the 1968 Charter. One pertains to racist language and the other pertains to restrictions to memberships based on one's address. Hewett has reached out for legal assistance from Frank Kaplan because such changes will require going through a process involving Tallahassee.

Hire New CPA Firm: Biggers reported that we need to replace our current CPA advisors/auditors, Lancaster Reed. Hewett suggest we contact CPA firm KSDT. Biggers will contact them and report to us.

New Member Approval: The Board engaged in a discussion regarding updating our by-laws to include procedures and protocols to follow when rejecting a new member applicant. The Board would also like to add procedures and protocols to follow when terminating a membership for cause.

BBQ Area Improvement: The BBQ area will be designed and finished once the new shower wall is completed and the shade for the lounge area is installed. The Board also decided that the food truck must leave by January 31 (Zuccarini to follow up). The Board decided that we should offer both gas and charcoal options for BBQ grilling at the Club. Stoner and Hardie will follow up regarding the selection of grills and the design of the BBQ area.

Staff Restructuring: Due to Virginie's resignation from the Beach Club, the Board discussed staff restructuring going forward. It was determined that Virginie worked an average of 12 hours per week. The BOD decided that our accountant, Maria Valentine, should be given more hours of work to do any accounting/bookkeeping duties that Virginie was handling. Also, the Club will reach out to Virginie to see if she could continue to handle the staff scheduling remotely. Lastly, Albert and Elton could be given more hours of work if needed to make up these 12 hours of work that we lost.

**Manager's Report:** See Attached Facilities/Operational Report

**Treasurer's Report** See Attached

Biggers reported that the year got off to a good start, as 198 members are already fully paid and 4 new members have joined the Club. The capital/reserve account is in very good shape and we expect another good year on the operational side.

**MOTION TO ADJOURN** by Biggers, seconded by Stoner.  
Meeting adjourned at 7:25 PM. Recorded by Jack Macia.

Next BOD meeting: Feb 17, 2022 @ 6:00 PM