

# KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

February 17, 2021

## **ATTENDEES:**

### Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Craig Hardie

Sixto Campano

Jack Macia

Paul Zuccarini, Manager

### Present by Phone:

Nancy Stoner-Downs

Call to order: 6:00 PM

**MOTION by Bracken:** To approve minutes from January 13, 2021 BOD meeting. Seconded by Hardie. Passed unanimously.

## **Old Business:**

Concession: Hewett was successful with his February presentation to the DOH variance board to allow our restaurant to open with the grease trap connected to the drain field and not the sewer. The variance was approved unanimously, with the provision that we connect the grease trap to the Village sewer by March 2022, which we firmly expect to accomplish. The DBPR will send an inspector very soon. We expect to get the permit to open the restaurant by late February.

Electric Panels: Zuccarini reported that the process to install the two new electric panels is ongoing, however, the potential contractors have been slow to respond as they are all busy with other work. Our budget for both new panels is not to exceed \$20K.

Reserves Schedule: Bracken and the Reserve Account Committee generated a preliminary reserves schedule to allocate short and long-term funding needs for replacements and repairs that will be covered by reserve account funds. The schedule was reviewed and discussed with the BOD. The schedule will be revised by the Committee and presented to the BOD for a vote at the next meeting. It should be noted that the reserve account schedule does not cover capital expenditures (CapEx). The reserve account funds will be allocated by priority over time as the fund amount decreases or increases.

Sewer Lateral: Hewett reported that Jake Ozyman of the Village said that the main north/south sewer line along Ocean Drive may need to be changed from 6" to 8" in diameter. This would be very costly to the village and would cause a delay to our sewer hookup.

## **New Business:**

Department of Environmental Protection (DEP) Survey: Hewett informed the BOD that we will need this survey to move forward with the Eagles Nest project. The survey is topographical in nature and will consider turtle nesting proximity as well as other environmental factors. The

results of the survey will determine if we can move forward with the project. The cost of the survey is approximately \$6,500. Hewett will provide a preliminary budget and plans/drawings in order for the BOD to vote on authorizing the \$6,500 expense.

Tiki Arson Investigation: Zuccarini reported that we have live videos of the fires and some video of possible suspects. The videos were taken by private individuals.

Surveillance System: Zuccarini reported that we have received two quotations for security cameras and that he prefers the Worthington quote due to better service and communication. The BOD engaged in a discussion regarding this matter. Issues such as posting warning signs, possible objections by members due to privacy issues, maintenance issues with the cameras, etc. were reviewed. The BOD authorized Zuccarini to look into the use of lights with motion sensors. We will go with this option in the immediate future assuming there are no issues with Zuccarini's analysis. We will decide whether or not to proceed with cameras after we learn more about the motion sensor lights limitations and capabilities.

Honorary/Lifetime Membership: Biggers proposed that the Club offer Lifetime Memberships to select people that meet very specific criteria, such as long-term service to the Club, long-term association with the Club, financial considerations, etc. **MOTION:** Biggers made motion to approve a lifetime membership for former long-time KBBC Manager, Mike O'Brien, as long as he is a permanent resident of Key Biscayne. Seconded by Hardie. Motion passed 3-1 with one abstention.

## **Manager's Report**

Current Membership Report: See Financial Discussion in the Treasurer's Report section. The new process for approval of new members has begun and the BOD will, from now on, approve all new memberships after prospective new members clear the Membership Committee's requirements.

Inventory Report: Zuccarini provided a merchandise inventory report that indicates the quantity in stock, the cost of each item, projected sales revenue and projected profits.

House and Grounds Assessment: See Facilities/Operational Report produced by Zuccarini for issues related to house and grounds.

Manager's Goals 2020-2021: Zuccarini will follow-up with his twice monthly staff meetings and report back to the BOD. Zuccarini reports that we currently have a strong staff.

Miscellaneous: Discussion ensued regarding possible overcrowding at the Club if we open up more memberships through condo arrangements like we presently have with the Beach House Condominium on Sunrise, which provides short-term rentals to non-Key Biscayne residents. A possible buyer of the Williamsburg Condominium approached board member Hardie and asked him about the possibility of making the same arrangement with the Williamsburg Condos.

## **Treasurer's Report** See Attached

Financial Discussion: Biggers reported that the Club continues to be in excellent financial shape. The membership annual renewal period is off to a good start with 70% of our 605 members having paid their dues on time. However, we still have 141 members that have not paid their 2021 annual dues. Beginning Saturday, Feb 20<sup>th</sup>, annual dues will be considered late and a \$100 late fee will be added to these accounts. Additionally, members that have not paid by this date will not be permitted entry into the Club. We forecast that we will lose 25 of our members that currently owe 2 or more years of dues, leaving us with 580 dues-paying members in 2021, which would surpass our budget.

**MOTION TO ADJOURN** by Biggers, seconded by Bracken.  
Meeting adjourned at 7:47 PM. Recorded by Jack Macia.

Next BOD meeting: March 17, 2021 @ 6:00 PM KBBC