

# KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

June 4<sup>th</sup>, 2020

## **ATTENDEES:**

### Present at Club:

Michael Bracken

Chris Biggers

Craig Hardie

Sixto Campano

Jack Macia

Paul Zuccarini, Manager

### Present by Phone:

Nancy Stoner-Downs

Dwight Hewett

Call to order: 6:02 PM

**MOTION** by Biggers: To approve minutes from May 7, 2020 BOD meeting. Seconded by Campano, passed unanimously.

## **New Business:**

SUP and Kayak Storage: Hardie has been in touch with a potential provider that has experience in woodworks and who will provide drawings for our approval. \$5,000 budget was previously approved for the storage racks.

Waste Removal Proposal: Hardie was able to negotiate a proposed deal whereby the Village would provide the Club, at their expense, with a much larger 16 cubic yard dumpster that would be emptied 3 x per week. The Village also offered to build a base and fencing/barrier for the dumpster location. The Village would use the dumpster for trash and debris that is picked up during their regular beach clean-ups. **MOTION** by Biggers: To accept the Village offer to store a dumpster on Club property at their expense, to be emptied 3 x per week and for Club to ask the Village for help with getting out of the 2 years remaining on our dumpster lease with Waste Management. Seconded by Bracken, passed unanimously.

Insurance Review: Campano conducted a review of our insurance policies. Campano reported that we are utilizing two insurance agencies and that the property values used for underwriting our windstorm policy and our commercial property insurance policy are vastly different. The Club will move to try to consolidate all policies under one agent instead of the current two agents and Campano will inquire about the disparity in property values being covered. Campano proposed adding an EPLI policy to our insurance portfolio. Campano will again review our insurance portfolio, including deductibles, get a quote for an EPLI policy and report back to the BOD with recommendations.

Parking Lot Flooding: The parking lot floods easily when raining. Hewett will speak with the Village's Jake Ozyman to determine what is causing the flooding so that the problem can be addressed.

## **Old Business:**

Access Control: Zuccarini received and presented 4 quotations for access control at the entrance gate and access control at the breezeway. We will immediately implement a manned gate control at the entrance gate on Saturdays and Sundays from 9:00 AM to 5:00 PM. The electronic gate control options will be evaluated at a future time.

Concession: Hewett indicated that Beachside is awaiting final permitting from the state health inspector. The state has Beachside's file, but in the end the state may not send out an inspector since they are backed up due to Covid and the Beach Club restaurant has a long history with the state. Either way, Hewett estimates that in approximately 3-4 weeks Beachside will get the final approval from Village inspectors.

Reopening of Club: Due to citizen protests, government-imposed curfews and closing of beaches, the Club pushed back the Covid re-opening to June 9. In the meantime, Zuccarini and staff have been simulating the opening procedures.

Sewer Lateral: Hewett reported that Jake Ozyman at the Village will generate the engineering drawings, which will allow us to get bids from local plumbers.

Landscape: Hardie reported that we received another estimate of \$6,795 for the planned landscaping project. The initial layout has been conceived and a sketch/drawing will be generated. **MOTION** by Bracken: To give Hardie and Biggers the authority to move this project along and make decisions on behalf of the Club. Seconded by Stoner-Downs, unanimously approved.

**Manager's Report** See Attached

**Treasurer's Report** See Attached

Financial Discussion: Biggers reported that the Club continues to be in excellent financial shape. The Club received \$34,167 in Covid-related PPP loans that will be considered a grant if we use at least 75% of these funds to cover payroll. The other 25% may be used for rent, electricity and water. We paid the \$14,916 roof repair balance and we received all releases of liens.

**MOTION TO ADJOURN:** Hewett – seconded by Stoner-Downs, passed unanimously. Meeting adjourned at 7:43 PM. Recorded by Jack Macia.

Next BOD meeting: July 9<sup>th</sup>, 2020 @ 6:00 PM KBBC