

**KEY BISCAYNE BEACH CLUB, INC**  
**MINUTES OF THE BOARD OF DIRECTORS MEETING**  
**November 15th, 2023**

**DATE: November 15th, 2023**

**LOCATION: Zoom**

**TIME: 5:00 PM**

In attendance:

KBBC Board & Manager:

Frank Andrews

Mariana Dominguez-Hardie

Patty Porro

Manuel Rionda

Nancy Stoner

Jamie Tompkins

Lili Warner

Paul Zuccarini

Call to Order: 5:11 pm

**APPROVAL OF MEETING MINUTES:**

MOTION: Stoner made a motion to approve the minutes from the October 18th meeting. Rionda seconded. Motion carried.

**MANAGER'S REPORT:**

**• Membership Report & Member cap status:**

KBBC membership remains full with 3 or 4 people on the waitlist.

**• Inventory Report –**

Merchandise sales are about \$1000 behind last year but are expected to increase in December.

**• Operational & Grounds Report**

Paul's Facilities report was reviewed with some items included under Old Business and others discussed as maintenance issues. ID requirement at check in remains to be a challenge for some people . Board will investigate APP options to simplify the process.

## **TREASURER'S REPORT**

### **Financial status; P&L:**

Mariana was out of town but provided financials for 11/15/23 via email on 11/29/23.

Capital Account = \$155,593

Operating Account = \$91,809

CC Account = \$4,399

Schwab Accounts = MM: \$100,000.00; CD \$300,000.00 Dividends \$3101

## **OLD BUSINESS**

➤ Update on By-Laws and Rules & Regs – Still in progress.

➤ Update on Electrical – Nancy spoke to Ray. The project remains in progress as VKB changed a stainless steel requirement. Communication and progress is still a challenge with this contractor so KBBC will consider switching electrical contractors once approval is obtained from VKB.

➤ Swale & Village: VKB still waiting on budget decisions to confirm whether or not they will be constructing the hump at the beginning of KBBC driveway. Cairo was out of town.

➤ Beachside Lease & Licenses: Lease remains Month to Month until new Lease is negotiated.

➤ Volleyball Tournament – Recap- Less strict rules for team composition may result in better turn out. Pick up game days family days and other formats to be considered.

### **➤ Update on pending projects:**

o Kitchen Window – Completed.

o Kitchen AC – Pending Electrical

o Barbeque (Gas vs. Charcoal) – We are waiting for Patrice to present his ideas for the BBQ area.

o Furniture – Furniture committee will continue to meet.

## **NEW BUSINESS**

➤ Accounting- Accrual vs. Cash; Month End; Year End Expenses- Patty and Jamie presented the idea to switch KBBC budget format to Accrual basis

accounting. The Board was in agreement. Mariana, Maria, Patty, Paul and Jamie will meet to discuss this further.

➤ Upcoming Annual Budget- Mariana will draft a budget for 2024 for Board to review at December.

➤ Beachside & Employees- Paul and the Board discussed Beachside Café using KBBC employees. Beachside is fully responsible for paying KBBC staff wages for after hours work for restaurant when KBBC is closed. Currently Beachside is offering dinner Thursday- Sunday evenings.

**MOTION TO ADJOURN** was made by Rionda, seconded by Stoner. The meeting adjourned at 6:20 pm. Recorded by Lili Warner.