

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS MEETING
January 23rd, 2024

DATE: January 23,2024

LOCATION: KBBC Club Room

Time: 5:45 pm

In attendance:

KBBC Board & Manager: Frank Andrews, Mariana Dominguez-Hardie, Patty Porro, Manuel Rionda, Nancy Stoner, Jamie Tompkins, Lili Warner, Paul Zuccarini; Amy Evans (member)

Call to Order: 5:53 pm

APPROVAL OF MEETING MINUTES:

Stoner made a motion to approve the minutes from the December 13, 2023 meeting. Porro seconded. Motion passed.

MANAGER'S REPORT:

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

KBBC is currently full at 650 with 5 people on the waitlist. About 2-3 members have mentioned to Paul that they may be selling their homes. As of this date, 225 members have paid dues and about 100 of these were ACH payments. Camping is sold out with a second one planned for March 2nd. Golf ball Egg Hunt is planned for Easter season.

• **Operational & Grounds Report**

Paul's Facilities report was reviewed with some items included under Old Business and others discussed as maintenance issues.

• **Inventory Report** – Shirts sold well this month.

TREASURER'S REPORT

Financial status; P&L:

Mariana Dominguez gave the Treasurer's Report and a review of the P & L statement. It was agreed that the dividends would be invested. Going forward, the budget will be presented with a combination of Accrual and Cash budgeting.

Truist Capital MM Account = \$229,318

Truist Operating Checking Account = \$82,011

CC Account = \$2,452

Schwab Accounts = MM: \$100,000.00; CD 1&2 \$300,000.00 Dividends \$13,923

OLD BUSINESS

➤ Update on Electrical –

All plans are approved. The proposal from VAST for the project increased significantly due to Village requirements.

➤ Swale & Village-

No further update from VKB.

➤ Beachside (Lease, Upcoming dinner)-

Nancy is reviewing the lease. Beachside made their first rent payment.

➤ CPA-

A new CPA has been contracted who specializes in working with nonprofit organizations.

➤ Parking Rental Requests (VKB & Sands) –

Waivers and rates will be created for the possible rental of parking spaces by the contractors working on the VKB Beach Club renovation. A limited, small amount of vehicles and now heavy equipment will be considered.

➤ **Update on pending projects:**

o Kitchen AC – Pending Electrical project completion.

o Barbeque (Gas vs. Charcoal) –Patrice has been asked for an update on the estimate.

o Furniture – Picnic tables to be considered for purchase. Committee to meet again soon.

o Bathroom Doors- Patrice gave a quote to replace the bathroom doors.

MOTION: Stoner made a motion to replace the bathroom doors at a price not to exceed \$5000. Andrews seconded. Motion passed.

NEW BUSINESS

➤ Policy for After hours-

The Board discussed After Hour policy. Discussion to be continued

➤ Rental prices for big parties-

The Board will continue this discussion.

➤ New Years Eve-

MOTION: Stoner made a motion to open for NYE for members only with limited guest, as long as club can be properly staffed.

➤ Candidates for 2024-

Amy Evans attended the meeting and expressed her interest in running for KBBC Board this year.

MOTION TO ADJOURN was made by Warner, seconded by Stoner. The meeting adjourned at 7:18pm. Recorded by Lili Warner.