

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS MEETING
October 18th, 2023

DATE: October 18th, 2023

LOCATION: KBBC Club Room

TIME: 6:00 PM

In attendance:

KBBC Board & Manager:

Frank Andrews

Mariana Dominguez-Hardie

Patty Porro

Manuel Rionda

Nancy Stoner

Jamie Tompkins

Lili Warner

Paul Zuccarini

Chris Biggers

Michael Bracken

Pat Eraso

Call to Order: 6:06 pm

APPROVAL OF MEETING MINUTES:

Rionda made a motion to approve the minutes from the September 19 meeting. Stoner seconded. Motion passed.

MANAGER'S REPORT:

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

KBBC is currently full with 3 or 4 people on the waitlist. Paul stated that historically 10-12 members do not review per year.

• **Operational & Grounds Report**

Paul's Facilities report was reviewed with some items included under Old Business and others discussed as maintenance issues. Beachside Café was discussed with the board agreeing that the Café needs to pay for any extended work hours required by KBBC staff for them to remain open to serve dinner.

• **Inventory Report –**

Inventory sales are expected to increase dramatically in November and December.

TREASURER'S REPORT

Financial status; P&L:

María Dominguez gave the Treasurer's Report noting that expenditures remain lower than what was budgeted and that Albert's expanded position has saved club about \$33,000 in landscape and maintenance. Former Board members Chris Biggers and Mike Bracken were present as the Finance Committee to offer insight into the budget and discuss any potential items of concern. Bracken noted the effect extra staff hours may have on Workman's Comp line and Biggers suggested an annual review of the reserve account to make sure we are reserving enough. She also reminded the board to budget for the projected required maintenance of any potential project.

Capital Account = \$152,402

Operating Account = \$139,799

CC Account = \$2,245

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

OLD BUSINESS

➤ Update on By-Laws and Rules & Regs – Discussion of transferring Off-Island:

Jamie brought up the idea of considering creating a limited “nonresident” membership category for a small number of members to transfer to if they move off Key Biscayne. The Board will continue discussion in the future including what criteria should be used in the creation of this status if the Board were to proceed with this idea.

➤ Update on Electrical – Vast Engineer correcting issues: still in progress.

➤ Swale & Village: update on Village plans: VKB is now mowing the swale. The swale is filling with water on no rain, King Tide days. The VKB “hump” project to curb the water intrusion into KBBC property from Ocean Drive has not progressed yet. Spray painted lines are visible at the point where our driveway meets Ocean Drive, but it is not clear if those pertain to a possible hump. VKB should have an update on that plan soon.

➤ Beachside Lease: Transitioned to Month to Month: Lease terms cannot progress until electrical project is completed. Beachside Cafe has taken responsibility for FOG. Mariana looked into the liquor license application with VKB and noted that the Liquor license application must clarify that Beachside Cafe and its owners are the applicant, not KBBC. The board discussed Beachside Cafe asking KBBC employees to deliver food. It was agreed that KBBC employees should never be used to deliver food for take-out orders off premises. The board agreed that food delivery on site to members using the club may be a nice amenity for members.

➤ Volleyball Tournament – November 4th RSVPs: There have only been a few team reservations at this time. Looser team requirements or smaller teams may be considered next time KBBC club does a tournament to make it easier for more members to participate.

➤ Basketball – Further discussion?; noise complaint on 10/15: The Board decided that allowing VKB to run basketball on KBBC property was not worth pursuing at this time.

➤ **Update on pending projects:**

o Kitchen Window – Ordered: Window has been ordered.

o Kitchen AC – Pending Electrical: Final decisions of AC installment must wait until electrical is completed.

o Barbeque (Gas vs. Charcoal) – Sands visited 10/12 with Board members & Patrice: After visiting the Sands BBQ area, the Board has decided to do a combination of gas and charcoal barbecues when BBQs are installed. Patrice will follow up with some ideas.

o Furniture – Committee met 10/17: Design committee met on 10/17 to begin discussing ideas and options for furniture replacement inside the club room and outside on the patio deck. Leni Weber served as professional design consultant and volunteer club members present were Leah Fish, Bea Wolcott, Camila Holguin, Lili Warner, and Jamie Tompkins.

NEW BUSINESS

➤ Beach Furniture – order of additional chaises and chairs; picnic table for far right space:

More beach chairs and chaise lounges are being ordered. A picnic table will be added to the space on the right side of the property behind the Seagrape bush and maybe another one by the playground. It was noted that The Cleat has nice picnic tables and that the ones at KBYC are not desirable. Options and pricing to be looked into.

➤ Water Quality: In response to the ongoing water quality warnings it was decided that KBBC will post a QR code at the entrance leading members to Swim Guide's website with the suggestion that members should check water quality reports for themselves.

➤ Revisit sign-in sheet (names & times)- It was decided that there should be a required sign in sheet for members to fill out upon arrival to the club(similar to what was used before) so there can be a record of who was on property at what time and date. This will be especially useful in the case that an issue arises (like abuse of club property) and the staff need to figure out which members were at the club at a certain time or day. Pat Eraso, who is a member and employee, expressed that it may be challenging to get some members to comply with this new practice.

MOTION TO ADJOURN was made by Dominguez, seconded by Rionda. The meeting adjourned at 7:40 pm. Recorded by Lili Warner.