

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
October 18, 2022

ATTENDEES

Present at Club:

Christine Biggers
Frank Andrews
Mike Bracken
Mariana Dominguez-Hardie
Dwight Hewett
Manny Rionda
Jamie Tompkins
Paul Zuccarini

Call to order: 6:06 pm

MOTION by Hewett: Approve minutes from the September 14th, 2022 BOD meeting. Seconded by Bracken. Unanimous. Motion passes.

MANAGER'S REPORT:

Membership Report & Member Cap Status – Zuccarini reported that 6 memberships were in default at the end of September. Those memberships have been terminated as of September 30, 2022. Seventeen applicants are on the waitlist. **MOTION** by Hewett to increase the membership cap to 650. Seconded by Dominguez-Hardie. Unanimous. Motion passes. **MOTION** by Bracken to increase the interest rate for financing memberships to 10%. Seconded by Dominguez-Hardie. Unanimous. Motion passes.

Operational & Grounds Report – The white canopy has been replaced and new sod has been added. Zuccarini observed that the easement is much drier during flooding. We lost the gate during the storm.

TREASURER'S REPORT:

Financial status; P&L – Dominguez-Hardie reported that Revenue from Dues and Clubhouse have exceeded annual budgeted. Concession Income is below budgeted. Beachside Café starts payments in November.

Operating Account = \$465,629.35

Capital Account = \$149,146.30

OLD BUSINESS:

Kitchen Electric Panel – Village of KB is working with Vast on electrical permit. Still have not received the invoice from Vast. We paid \$4200 to Beachside Café for damages to the restaurant, their appliances and inventory due to the electrical panel issues. This amount will be deducted from Vast's final invoice.

Sewer/Septic Project – Beachside Café is finalizing FOG (grease trap) permit. Everything else complete.

Larger Picture – Everything East of the Buildings (Design & Maintenance) – White canopy has been installed. Tompkins has requested estimates to demo shower area and replace plumbing fixtures and tile. Will provide new tile samples and lighting fixtures for the bathrooms. Discussion of Tiki Hut/deck will be revisited at next meeting.

KBBC / Sands Easement - Village is putting in a black picket fence to match the Beach Park fence (instead of a chain link fence) separating the public access entrance. Landscaping will be installed. On the section from our building east toward dune (south side of the walkway), we are coordinating with the Village to determine the cost and installation of a wood fence.

Security Camera Update – Zuccarini feels that the monitoring service with an audio system is the best option. He will present three proposals for BOD consideration.

Clubhouse Rental Pricing – Zuccarini will forward to BOD a suggested price tier structure for different size parties for their review. These prices include cleaning fees. Zuccarini and Tompkins also suggested increasing the security deposits for large parties. Bracken noted that clubhouse rental is an amenity for the members. Site plan to be sent to BOD members so that they can recommend which areas of the Club can be rented. Further discussion to continue at next meeting.

70th Anniversary Party – Beachside Café needs 50% deposit. Planning and execution is in full swing. BOD to continue to push ticket sales.

NEW BUSINESS:

Parking lot water ponding – Zuccarini spoke with Ken Gross from Cherokee Enterprises. Their recommendations after reaching out to DERM:

- No French drains
- Take two retention areas
- Put in a sump pump to take the water down the property line towards the ocean (stopping short of it)

Bracken and member Felipe Porro will be copied on correspondence with Cherokee moving forward.

Mobi-Mat purchase – Biggers suggested purchasing a Mobi-Mat for the walkway to the beach. This will help preserve our Dune during storms. **MOTION** by Tompkins to purchase Mobi-Mat but not to exceed \$2500. Seconded by Dominguez-Hardie. Unanimous. Motion passes.

Beachside Café façade renovation – BOD had some aesthetic revisions to the Beachside proposal. Biggers to discuss with Beachside Café. **MOTION** by Bracken to proceed with façade renovation with BOD changes but not to exceed \$5000. Seconded by Dominguez-Hardie. Unanimous. Motion passes.

Hewett reminded BOD of the blood drive on Saturday October 22nd at 10:30 am.

MOTION TO ADJOURN by Hewett, seconded by Tompkins. Meeting adjourned at 7:28 pm. Recorded by Jamie Tompkins.