

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
November 16, 2022

ATTENDEES

Present at Club:

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

Call to order: 6:03 pm

MOTION by Hewett: Approve minutes from the October 18th, 2022 BOD meeting. Seconded by Bracken. Unanimous. Motion passes.

MANAGER'S REPORT:

Membership Report & Member Cap Status – Zuccarini reported that our membership stands at 643 members (including 5 waitlist applicants that have yet to pay).

Operational & Grounds Report – Fence along public access has been completed. The painting of the concrete barrier has been finished. We have had a significant amount of inquiry into the 70th Anniversary cups.

TREASURER'S REPORT:

Financial Status; P&L – Dominguez-Hardie reported, on the income side, that Dues and Clubhouse Rentals have outperformed. Concession Income is under budget. However, Beachside has been hindered by the FOG & electrical permits and liquor license. On the expense side YTD, we are over budget in Member Experience, Landscaping (Dunes), Repairs & Maintenance, and Payroll.

Operating Account = \$53,829

Capital Account = \$465,633

OLD BUSINESS:

Kitchen Permit – VAST working with Village on permit. Final invoice is pending including credit towards Beachside Café that was paid by KBBC.

Sewer/Septic Project – Completed and funded. Beachside Café will finalize FOG permit.

Larger Picture – The shower tile walls will be demoed to allow for replacement of plumbing fixtures. The tile walls will be replaced with solid white waterproofed walls. Tompkins will request estimates for a concrete bench area to replace the lattice wall, demo of tile walls, and repaired waterproofed walls. Discussion on the Tiki Hut and Deck on hold for further discussion.

KBBC/Sands Easement – Wood fence has been completed. Chain link replacement still pending.

Security Cameras – Proposals forthcoming.

Clubhouse Rentals – BOG to review party contract, member sponsorship, and tier structure. BOG will continue discussion over shared document.

70th Anniversary Party – Great success and amazing party by chair Nancy Stoner Downs and her committee. Fabulous turnout by membership and community.

Beachside façade – Biggers to update on the latest.

NEW BUSINESS:

Parking lot ponding – No update from Cherokee. Biggers will reach out to Village regarding parking vs. flooding solution. Bracken suggests injection well. Hewett suggests reaching out to Ludovici & Orange. Bracken and Hewett to lead committee.

Beachside Postponement Request – Beachside is requesting to postpone rent until the FOG & Electrical permits are approved. **MOTION** by Hewett to start rental payment period on the first day of the month after a full 30 days from the approval of the permits. Seconded by Bracken. Unanimous. Motion passes.

2023 Budget – Preliminary 2023 budget was presented. BOG to review 2023 budget and further discuss.

Capital Reserve Allocation/ Higher Yielding Account – Biggers, Bracken, Hewett, Dominguez-Hardie to research higher yielding (short term) investments and report back.

Recycling Program – Rionda will invite the provider to meet with BOG at the next meeting to discuss program and address any questions. Rionda sent presentation to BOG prior to meeting.

MOTION TO ADJOURN by Hewett, seconded by Tompkins. Meeting adjourned at 8:04 pm. Recorded by Jamie Tompkins.