

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
December 14th, 2022

ATTENDEES

Present at Club:

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

Call to order: 6:04 pm

MOTION by Hewett: Approve minutes from the November 16th, 2022 BOD meeting. Seconded by Bracken. Unanimous. Motion passes.

TREASURER'S REPORT:

Operating Account = \$65,700
Capital Account = \$453,749

2023 Budget Discussion & Approval - Dominguez-Hardie reported that we had unexpected expenses of \$18,000 (non-recurring) that will be covered by initiation fees. Payroll is approximately \$9,000 - \$10,000/month. We had an increase in payroll costs attributed to party staffing and member experience events. Separate line item will be added to differentiate the staffing of parties. We are formally requesting \$5,000 from the Village to allow for access of the Club on July 4th, 2023. Zuccarini to call MDWS regarding submeter because of the substantial increase in utilities. Merchant fees will be paid by end user moving forward. Suggestion to increase the annual Regular Member Dues to \$750.00 and the annual Senior Dues to \$575.00. **MOTION** by Hewett to approve the 2023 budget and increase the annual Regular Member Dues to \$750.00 and the annual Senior Dues to \$600.00. Seconded by Bracken. Unanimous. Motion passes.

MANAGER'S REPORT:

Membership Report & Member Cap Status – Zuccarini reported that our membership remains at approximately 640.

Operational & Grounds Report – Zuccarini to call MDWS and request addition of submeter because of the substantial increase in utilities.

Regarding electrical improvements by VAST - updates were not done to code. Original invoice from VAST was \$14,000.00 and reduced to \$7000.00 (to cover monies we paid for Beachside food spoilage and half the cost of replacing the burnt-out kitchen exhaust). A change of contractor will be requested at Village.

Inventory Report – Merchandise continues to sell.

OLD BUSINESS:

Clubhouse Rental Rate Increase – Increase to be addressed in January: specifically, in regards to staffing, off-duty police and party restrictions.

Kitchen Permit – No update on FOG; no liquor license.

Sewer/Septic Project – Further discussion with Village and swale implementation to commence.

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. Tompkins suggested BBQ concrete structures to match bench area. Discussion on the Tiki Hut and Deck on hold for further discussion.

KBBC/Sands Easement – Picket fence complete.

Security Cameras – Proposals forthcoming.

Beachside façade – Materials approved by Board; work to be completed in January (2 days).

Recycling program @ Beach Club – Rionda sent recycling program proposal to the BOD prior to meeting. Estimate includes a one-time fee for the seven bins (six 35-gallon bins and one 95-gallon bin with liners).

MOTION by Hewett to implement the recycling program. Seconded by Tompkins. Unanimous. Motion passes. Further discussion will include launch & awareness, number of pick-ups, and possible youth committee.

NEW BUSINESS:

Parking lot ponding – Board approved implementation of swales via email. Biggers, Zuccarini, and Dominguez-Hardie to meet with Village regarding swales, grading parking lot, permeable space with palm trees and demucking.

Schwab account in process of opening – allocation: one year CD + high yield MMA account. Biggers is submitting Schwab paperwork for \$300,000 one-year CD and the rest to a high yield MMA. **MOTION** by Bracken that a Financial Committee be formed. Seconded by Tompkins. Unanimous. Motion passes.

Board Candidates – BOD discussed process and potential candidates for 2023 election.

Dates for 2023 Board Meetings: 1/10; 2/15; 3/15; 4/12 – Members meeting

MOTION TO ADJOURN by Tompkins, seconded by Hewett. Meeting adjourned at 7:40 pm. Recorded by Jamie Tompkins.

1/3/23 – MOTION via email by Hewett that the KBBC, its Board, Manager and staff will not use any funds of the KBBC for donations to charities. Seconded by Tompkins. Unanimous. Motion passes.