



KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
April 12th, 2023

ATTENDEES

Present at Club:

Frank Andrews
Christine Biggers
Mariana Dominguez-Hardie
Dwight Hewett
Patty Porro
Manuel Rionda
Nancy Stoner Downs
Jamie Tompkins
Lili Warner
Paul Zuccarini

Call to order: 6:36 pm

MOTION by Hewett: Approve minutes from the March 15th, 2023 BOD meeting. Seconded by Rionda. Unanimous. Motion passes.

NEW BUSINESS:

By-Laws and Rules & Regs – Biggers has contacted Stuart Ames to review and update docs for consistency. Our Charter Lease is until 2052. The best method to update issues and financials is through revising our By-Laws. Ames has advised that Rule #5 should be omitted and certain parts of the By-Laws should be clarified and amended.

Hiring – Zuccarini reported that Albert will take on more maintenance and vendor contract responsibilities. Vivette Castro will fill the administrative assistant position. Nonmembers continue to try to access the Club so adult presence is necessary as much as possible.

New Board Members – For continuity, the term for the Board of Directors was changed to 2 years for the top four candidates elected this year. Three of the seven positions will be up next year for election. Rionda, Andrews, Porro and Warner will serve two-year terms. Stoner Downs requested to serve a one-year term.

Financials – Dominguez-Hardie provided copies of the current Treasurer's Report. Club is in a good financial position with a healthy reserve account. Hewett pointed out that we should continue to appeal our property taxes every year.

Parking Lot – De-mucking has helped significantly. Felipe Porro has continued to advise on the engineering and options to alleviate the flooding. We need to evaluate the next steps including following up with the Village to provide help and a berm at the entrance.

Election of new Executive Board – Stoner Downs nominated Tompkins for President. Warner seconded. Unanimous. Stoner Downs nominated Dominguez-Hardie for Treasurer. Tompkins seconded. Unanimous. Porro to work with Dominguez-Hardie. Rionda nominated Warner for Secretary. Stoner Downs seconded. Unanimous. Rionda nominated Stoner Downs for Vice President. Warner seconded. Unanimous.

7:04 PM - MEETING LOCATION MOVED TO KBBC CLUB ROOM for ALL MEMBERS ANNUAL MEETING

WELCOME COMMENTS by OUTGOING PRESIDENT BIGGERS –

Biggers welcomed all Members and gave a brief overview of the state of the Club. Biggers thanked Club Members Mark Fried and Donna Rice for initiating the process that enabled the Club to be in the current financial status. Biggers introduced the new board.

MANAGER'S REPORT:

Membership Report & Member Cap Status – Zuccarini reported that almost all member dues have been paid to date (only 3 outstanding). New applications have been received and we are quickly approaching our cap. Grounds continue to be maintained and improved. New items have been added to the merchandise selection.

TREASURER'S REPORT:

Operating Account = \$377,970.00

Capital Account = \$119,284.00

CC Account = \$9,607.00

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

Dominguez-Hardie reported that we are good financial position with a solid reserve account. This will enable Club to deal with any upcoming increases in insurance, capital projects or unforeseen issues.

UPCOMING PROJECTS:

Tompkins gave a quick overview of upcoming project to update the shower area, privacy wall, BBQs, and aesthetics.

FURTHER COMMENTS:

Request to have the chairs left out longer in the evening instead of being collected at 5:30 pm. Gratitude to Biggers and Hewett for their long time service to the Club.

MOTION TO ADJOURN by Stoner Downs, seconded by Tompkins. Meeting adjourned at 7:39 pm.
Recorded by Jamie Tompkins.