

**KEY BISCAYNE BEACH CLUB, INC**  
**MINUTES OF THE ANNUAL BOARD OF DIRECTORS**  
**APRIL 18<sup>TH</sup>, 2022**

**ATTENDEES**

**Present at Club:**

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

Call to order: 6:00 pm

**MOTION** by Biggers: Approve minutes from the March 17, 2022 BOD meeting. Approved.

**TREASURER'S REPORT:**

Biggers reported that the Club is in excellent financial condition. To date this year, 41 memberships have not paid their annual dues (it was noted, that some of these properties have sold). After September 30<sup>th</sup>, any memberships that have not paid their annual dues will be terminated. On July 1<sup>st</sup>, memberships will be capped at 625 and the initiation fee will increase to \$8000.00 (from \$6000.00).

**OLD BUSINESS:**

Sewer Lateral Project – Hewett reported that sewer has been completed and connected. The cleanout needs to be completed and the grease trap needs to be inspected.

Parking Lot Seal Coat/Striping – Parking lot has been completed. Board discussed an additional line for golf carts.

Beachside Café Update – Hewett informed Board that Attorney Davey has sent a letter to the tenant, CIOR USA. Their lease has been cancelled but we are allowing them to operate it until June 18<sup>th</sup>, 2022. Alex and Pierre are currently running the concession. A new lease can start immediately with a new vendor/tenant. License and insurance will be provided in line with requirements.

Umbrellas – A total of 10 umbrellas (six 5 footers and four 10 footers) should be delivered by April 19, 2022. Hewett relayed that the bases have caused the delay. Holes will need to be made in the four rectangular tables for the umbrellas. The other tables have holes.

Tiki Hut Project – The Board discussed the proposed Tiki Hut project. Hewett explained that current proposal is for a 50' x 50' Tiki with 30' height. The current awning on the patio is 15' x 30'. The deck height would be the current height of the wall. Biggers suggested setting up just the Tiki Hut (without deck) and moving forward from there. Rionda brought up the importance of open space. Additional members present at the meeting opined on size, need for shade, view, usage, need for shade and what it would draw. Board decided to have the area staked out and show members the design.

BBQ Area Improvement – Zuccarini noted that former BOD member Craig Hardie has several suggestions for the BBQ area. He will ask Hardie for the options and present them to the Board. Rionda

suggested extending the BBQ area by opening the beach gates on the wall (or simply disposing of the gates).

Privacy Wall at Shower Area – Biggers stated that \$5000.00 has been approved to improve the wall. A wood wall had previously been suggested by former BOD member Nancy Stoner. Board discussed annual maintenance and maritime sealant.

#### **NEW BUSINESS:**

Parking Lot/ Ponding Water Issue – Zuccarini will contact the Civil Engineer recommended by former BOD member Stoner and ask for his suggestions. He will also contact Jake at Key Biscayne’s Building and Zoning Department.

Sands Beach Path – Village will be replacing the entire beach path. They will also be installing a new 6’ high fence/gate.

Officers for 2022-2023 – **MOTION** by Hewett for Biggers to be President. Seconded by Bracken. Approved. **MOTION** by Biggers for Bracken to be Vice President. Seconded by Hewett. Dominguez – Hardie to be Treasurer. Tompkins to be Secretary. Approved unanimously.

Purchase of Chairs, Umbrellas, and Trash Cans – **MOTION** by Hewett to purchase trash cans, chairs, and umbrellas (not to exceed \$3750.00). Rionda seconds. Brief discussion of erosion of metal trash cans. **MOTION WITHDRAWN.** Rionda asked about recycling and will further look into recycling for the Club premises. **MOTION** by Hewett to purchase 24 chairs and 24 chaise lounges (\$2160). Bracken amends motion to add 12 senior chairs. Hewett seconds. Approved unanimously.

Creation of Standing Committee “Social Committee” – Discussion of a 70<sup>th</sup> Anniversary Party - summer kick-off or waiting until the fall for planning purposes. Hewett suggested forming a social committee comprised of members that would plan such events. **MOTION** by Hewett to create a standing Social Committee. Bracken seconds. Approved unanimously.

#### **MANAGER’S REPORT:**

Zuccarini shared new member applicants. **MOTION** by Hewett that when Manager receives a clean background check, that applicant is approved. Rionda seconds. Approved unanimously. Zuccarini reported that he does not have enough staff during the weekdays. He asked to give Albert an immediate bonus of \$1000.00 because of his reliability and outstanding effort in helping ease the deficit. **MOTION** by Tompkins to give Albert a bonus of \$1000.00. Seconded by Hewett. Approved unanimously.

**MOTION TO ADJOURN** by Hewett, seconded by Tompkins. Meeting adjourned at 7:49 pm. Recorded by Jamie Tompkins.