

KEY BISCAVNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
May 16, 2024

ATTENDEES

Present at Club:

Frank Andrews
Victoria Jackson
Patty Porro (6:16pm)
Manuel Rionda
Jamie Tompkins
Lili Warner
Paul Zuccarini

Call to order: 6:04pm

APPROVAL of MEETING MINUTES:

MOTION: Rionda made a motion to Approve minutes from the April 16th, 2024 BOD meeting. Seconded by Andrews. Jackson recommended amending minutes to name Rionda as Vice President. Motion passed unanimously.

MANAGER'S REPORT:

Zuccarini submitted his managers' report, a grounds report and an inventory report to the Board via email. These reports were reviewed and discussed.

Parking issue- Board and manager discussed the increasing challenges of keeping nonmembers from using the Club parking lot. Fliers warning of recent more strict enforcement and possible towing consequences to be considered.

MOTION: Warner made a motion to replace the front gate with a white aluminum rolling gate for a price not to exceed \$4000. Rionda seconded the motion. Motion passed unanimously.

WE CARE PROGRAM: Signage installed to allow police to warn and or arrest people after business hours.

Lifeguard stand – Board and manager agreed to refurbish the old lifeguard stand and reposition it near the volleyball courts at a lower height.

Dune ropes- Zuccarini suggested a second set of ropes be installed on the east side of dunes in an effort to keep people off of the dunes.

Umbrellas – Wind restrictions to remain in place by the club to avoid potential dangers. Zuccarini will get a quote for vented umbrellas.

Membership Report & Member Cap Status – There are ten new members. Currently there are 5 memberships available with 8 people on the waitlist. 2 people left the waitlist.

TREASURER'S REPORT:

Porro provided the financial report to the board as Dominguez was absent. Bank account information will be provided upon her return.

Operating Account = \$

Capital Account = \$

CC Account = \$

Schwab Accounts = MM: \$; CD \$

OLD BUSINESS:

- Update on Electrical- start date for project is set for July when the final component needed is expected to arrive.
- Flooding & Swale with rainy season- No updates from VKB.
- Beachside (Lease, events, working relationship)- Lease is still in progress. Rent continues to be collected on a month-to-month basis.
- Landscaping Tompkins will follow up with Blanco. Plans for where to plant Megan's Tree to be considered.

- Update on Pending projects:
 - Kitchen AC- split unit installment is pending completion of the Electrical project. A new wall unit AC was purchased and has been installed in the window of the café in the meantime.
 - Barbeque (Patrice to provide renderings) – waiting for Patrice.
 - Furniture (table umbrellas do not work; current placement of beach furniture) – Chaise lounges only to moved back along path. Zuccarini to get a quote for vented umbrellas. A second picnic table was ordered.
 - Bathroom Doors – Bathroom doors were installed but were not correct, so a new set of doors is being ordered by the vendor.

NEW BUSINESS:

- Parties (Prices & Setups)- board to review and discuss at a future meeting.
- Transfer Fee Increase- Board discussed raising the Transfer Fee from the current amount of \$1500. **MOTION:** Warner made a motion to raise the Transfer Fee to \$2500. Rionda seconded. Motion passed unanimously.
- Hours of Operation (Time change)- **MOTION:** Rionda made a motion for club hours for Friday and Saturdays only to change to 9:00 pm at the same time Daylight Savings time changes. Warner seconded. Motion passed unanimously.
- Morning/ Evening/Party Shifts – More staff will be hired for the weekends.

MOTION TO ADJOURN by Jackson, seconded by Rionda. The meeting was adjourned at 7:22 pm. Recorded by Lili Warner.