

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
MAY 18TH, 2022

ATTENDEES

Present at Club:

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

Call to order: 6:03 pm

MOTION by Hewett: Approve minutes from the April 18, 2022 BOD meeting. Seconded by Dominguez-Hardie. Unanimous. Motion passes.

MANAGER'S REPORT:

Membership Report & Member Cap Status – Zuccarini reported that 590 members are fully paid to date. There are 43 members in default. The Treasurer will send out a letter in early September advising any members with outstanding dues that their memberships will be terminated if not paid in full by September 30th, 2022. Any applicants after July 1st, 2022, will pay a \$8000.00 initiation. Our cap for membership is 625. We have four applicants on the waitlist. **MOTION** by Tompkins for a \$500.00 deposit with application. Seconded by Hewett. Unanimous. Motion passes.

Operational Report – Quickbooks has been updated to 2022 and is working well. Old waste container has been disposed of. Plumbing by Marlin has yet to be completed due to staffing issues.

Grounds Report – Back gym door needs to be addressed. Bathroom doors continue to be painted quarterly. Electrical switch is glitching in the main room. Zuccarini is pursuing trenching to the sheds in order to illuminate the parking lot. This should be completed prior to July 4th. Members can bring a maximum of four guests per Club rules. Andrews asked that we restrict balloons from the grounds. **MOTION** by Hewett to ban balloons from the Club. Seconded by Rionda. Unanimous. Motion passes.

Inventory Report – Merchandise sales continue to be a good revenue stream. Yvi Garcia is bringing in new ideas for merchandise such as towels and straw hats.

Waterslide Wednesdays – Zuccarini would like to setup waterslides and snowcones every Wednesday during the summer from 3:00 pm to 8:00 pm. This would start on June 15th and run through August 3rd for 8 Wednesdays. The approximate cost would be a total of \$4000.00 (\$500.00/Wednesday). **MOTION** by Bracken to schedule Waterslide Wednesdays. Seconded by Hewett. Unanimous. Motion passes.

TREASURER'S REPORT:

Financial status; P&L – Dominguez-Hardie reported that our year to date revenue is nearing our annual revenue. Clubhouse Rental and Kayak/SUP Rental income have exceeded budget. Concession Income is below budgeted. Our expense is approximately \$40,000/month to operate the Club.

Operating Account = \$372,600.13

Capital Account = \$373,854.78

OLD BUSINESS:

Beachside Café Update – Biggers and Hewett have negotiated with Beachside Concept LLC on the Concession Lease. They should be finalizing an agreement soon. Beachside Concept LLC will be pursuing the liquor license. They will have a 60 day probation period and four months of free rent. After the four months, the rent shall be 5% of gross sales or \$500.00/month, whichever is greater, and 15% from any catering on and off of the premises. The Concession must be open from Friday through Sunday from 11 am to 6 pm. Feedback has been that their food and service is good.

Kitchen Electrical Panel – The new panel will be put in after June 18th.

BBQ Area Improvement, Privacy Shower Wall, and Tiki Hut Project – Craig Hardie has some options for the BBQ area. Board will also look at the BBQ area at the Sands Condominium. Discussed taking a holistic design approach to the BBQ area, shower area, awning, patio, and Tiki Hut Project. The Board will continue to research cohesive design concepts including a BBQ design plan and contacting Thomas Awning.

NEW BUSINESS:

Board Photo – Photo of 2022-23 Board taken on the Beach. Unfortunately, missing VP Bracken.

Parking Lot/ Ponding Water Issue – Engineer needs more information to move forward. Andrews will provide contacts for two additional engineers. Zuccarini will meet with Village to discuss ideas.

Social Committee – Biggers reported that first Social Committee meeting was a success. Rionda held the first Pop Up Paddle on May 15th. A Sandcastle Building Contest will be held on Father's Day, June 19th. The 70th Anniversary Party will be October 1st and is being chaired by Nancy Stoner. The party will be adults only with reservations. Ticket price to be determined. The following day will be a family event with games.

4th of July – Parking on July 4th will be limited to cars and golf carts with a Club decal. Dominguez-Hardie will contact Village about supplying additional bathrooms and police coverage. Concession will be open. Discussed making certain that chairs, tables, and merchandise are secured during the night. Clubhouse to be locked up before dark.

SOP Election Process – **MOTION** by Tompkins to make Election Process of New Board Members rules as part of our Standard Operating Procedure. Seconded by Hewett. Approved unanimously.

Next meeting will be Wednesday, June 15th, 2022.

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