

KEY BISWAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
June 11, 2024
6:00pm

ATTENDEES

Present at Club:

Frank Andrews
Victoria Jackson
Patty Porro
Manuel Rionda
Jamie Tompkins
Lili Warner
Paul Zuccarini
Bea Wolcott

Call to order: 6:04pm

MEMBER STATEMENT: Member Bea Wolcott addressed the Board asking to consider creating a class of membership with strict criteria for a limited number of long standing members who move off island. The board agreed to discuss this matter further in future board meetings. Ms. Wolcott left the meeting after this discussion.

APPROVAL of MEETING MINUTES:

MOTION: Rionda made a motion to Approve minutes from the May 16th, 2024 BOD meeting. Seconded by Andrews. Motion passed unanimously.

MANAGER'S REPORT:

Zuccarini submitted his managers' report, a grounds report, an inventory report and membership report to the Board via email. These reports were reviewed and discussed. Items of note included a guest of a member was minorly injured by a flying umbrella, the new gate will be installed shortly but will require closing the parking lot for two days to pour the necessary concrete slab, and that over 100 cars have been turned away trying to park in our parking lot.

Membership Report & Member Cap Status- current membership is at 648 with 2 spots open and 5 people on the waiting list.

TREASURER'S REPORT:

Porro provided the financial report and reviewed some items that stood out to her which were explained by Zuccarini.

Operating Account = \$167,129.01

Capital Account = \$391,244.02

CC Account = \$5,000

Schwab Accounts = Not available at this time

MM: \$; CD \$

OLD BUSINESS:

- Update on Electrical- VAST is set for July 21st.
- Flooding & Swale - No updates from VKB and it was noted that Cairo will be leaving VKB Public Works.
- Beachside (Lease, events, working relationship)- Lease is still in progress. Rent continues to be collected on a month-to-month basis.
- Landscaping - Andy Blanco to respond soon with plans. The idea of a Butterfly Circle in honor of Megan Andrews was discussed.
- Party Pricing – The Board discussed discounting the amount charged to the 4th of July fundraiser BBQ party.

- Update on Pending projects:
 - Kitchen AC- A second unit was installed in the backroom. Dominguez noted that she has noticed the AC unit on at night when café is closed. Zuccarini to investigate.
 - Barbeque – waiting for Patrice.
 - Furniture – The second picnic table has been popular.
 - Bathroom Doors – still waiting on the second set of doors to be provided by the vendor.

NEW BUSINESS:

- Security Cameras- The Board discussed the pros and cons of the installation of a simple camera system.
- Member Experience – The Board will begin thinking about the Fall member experience events.
- Behavioral Protocol- Manager and the Board discussed the need to create some sort of protocol to address rude members.

MOTION TO ADJOURN by Rionda, seconded by Porro. The meeting was adjourned at 7:25 pm. Recorded by Lili Warner.