

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
JUNE 15TH, 2022

ATTENDEES

Present at Club:

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

Call to order: 6:04 pm

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

REPORT FROM JAKE OZYMAN:

After the recent tropical storm, Ozyman surveyed the Island on 6/4/22 and made the following observations – 95% of the Island was dry; pockets of water on Mashta; Beach Club parking lot was a lake. The following options were discussed: 1) Sacrifice part of the parking lot to create a “spillway”; 2) Create some sort of pervious section (pervious concrete, turf, gravel); 3) Negotiate some sort of tradeoff. Elevation was considered and whether water is coming from other properties.

MANAGER’S REPORT:

Membership Report & Member Cap Status – Zuccarini reported that 617 members are paid to date. There are 18 members in default. Eight applicants are on the waiting list.

Operational & Grounds Report – The southern conduit was flooded during the storm. The angle of the southern parking light needs to be changed. The lifeguard stand is structurally failing and needs to be repaired and painted.

TREASURER’S REPORT:

Financial status; P&L – Dominguez-Hardie reported that we have been spending \$10,000 less each month (\$27,000/month vs. \$38,000/month). Our reserve budget needs to be updated and we need to reserve for insurance deductible in the event of catastrophic loss. Biggers and Bracken will update the Reserve worksheet.

Operating Account = \$298,428

Capital Account = \$454,746

OLD BUSINESS:

Kitchen Electric Panel – Panel will start immediately after July 4th. Vast is delayed.

Sewer/ Septic Project – Marlin is not responding. Grease trap needs to be pumped out. We have not paid them in full. Hewett will reach out to Marlin as well.

Larger Picture: BBQ Area Improvement, Privacy Shower Wall, and Tiki Hut Project – Tompkins will enlist fellow members/designers to engage in design ideas for a cohesive plan for the Club.

July 4th – Village of Key Biscayne has offered to provide \$1500.00 towards security. BOG discussed needing more funds and help towards securing and cleaning the property.

NEW BUSINESS:

Father's Day Sand Castle Contest – Contest is set for June 19th. Biggers and Jill Stephens will lead the judging committee. Prizes will be awarded.

Parking Lot/ Ponding Water Issue – Discourse started with Ozyman. BOG continued discussing next steps. Cherokee Consulting has submitted a proposal of \$3400.00 in order to assess the situation and give us their recommendations. Bracken will review their proposal and ask fellow member, Felipe Porro, to review as well.

Security for parties/ adult supervision – Board considered whether we need to require event hosts to pay for additional security for parties over a certain number of people.

Beach Haus Membership – Usage of the Club by the Beach Haus will continue to be monitored.

MOTION TO ADJOURN by Biggers, seconded by Tompkins. Meeting adjourned at 7:38 pm. Recorded by Jamie Tompkins.