

KEY BISCAVNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
August 30th, 2023

LOCATION: KBBC Manager's Office

ATTENDEES

Present at Club:

Frank Andrews

Mariana Dominguez-Hardie

Patty Porro

Manuel Rionda

Nancy Stoner

Jamie Tompkins

Lili Warner

Paul Zuccarini

CALL TO ORDER: 6:05pm

PRIOR MEETING MINUTES APPROVAL

MOTION by Stoner: Approve minutes from the June 7, 2023, BOD meeting. Seconded by Rionda. Unanimous. Motion passes.

MANAGER'S REPORT:

Board discussed Paul's email sent prior to meeting which included a detailed manager's report, inventory report, record of staff Zoom meeting notes and grounds report. Discussion detailed in Old Business and below were indicated.

1. FLOODING ISSUE (SWALE): See Old Business for discussion details.
2. ELECTRIC PANEL: See Old Business for discussion details.
3. SHOWER PROJECT: See Old Business for discussion details.
4. BEACHSIDE AC.: See Update on Pending Projects for discussion details and EMAIL VOTE ADDENDUM.
5. BEACHSIDE WINDOW: See Update on Pending Projects for discussion details and EMAIL VOTE ADDENDUM.
6. VOLLEYBALL EVENT: See New Business for discussion details.
7. PAINTING: Ongoing touchup on property by Albert.
8. ASPHALT PATCHING: About 7 potholes being patched by Albert.

9. SEPTIC TO SEWER: Completed & Paid; Beachside has taken control of this application FOG.
10. AI with ChatGPT: Studying for possible use within the Beach Club.
11. WATERSLIDE WEDNESDAYS: A successful run from June 21st to August 16th.
12. VOLLEYBALL SYSTEM: See New Business for discussion details.
13. DUNE ROPING: Completed.
14. ZOOM/ IN PERSON MEETINGS: Staff meetings approximately 2 times per month.
15. GROUNDS REPORT: Albert will continue to maintain and upgrade the property. Inside of clubhouse recently painted.
16. PROPERTY ACCESS: Unending access attempts by non-members.
17. GUESTS: Continued challenge with guest access protocol.

TREASURER'S REPORT:

Board discussed the email sent prior to meeting by Treasurer with detailed Treasurer's report including noteworthy highlights, including the following items:

Mariana has begun to include reports on the monthly budget statement with the year-to-date cutoff on the same date for accurate comparable purposes on 15th of each month.

Revenue Highlights- Revenue up in August from July by \$5,300 and up in July from June by \$10,500. Transfers seem to be lower than expected as we had budgeted for 15 transfers but 3 so far.

Expense Highlights - Expenditures from July 15th to August 15th were \$38,679. The average monthly budgeted is \$44,628. Wages are on budget. 2023 payroll was calculated at an average of \$10k per period. Important to keep in mind that parties will also increase wages.

Big items paid since June 7th meeting:

\$17k out of the estimated \$32k for renovations of shower, patio area plus privacy wall. (Expense will be funded of the Capital account since it is a capital improvement and should not hit our operational budget) \$15k for Flood Insurance; not reflected in statement since it was paid after Aug 15th.

Operating Account = \$190217.69

Capital Account = \$166,537.84

CC Account = \$5043.27

Schwab Accounts = MM: \$100,000.00; CD \$300,000.00 *needs to reflect interest

OLD BUSINESS:

- Shower area (panel, bench, misc) – The project has been well received by members and has gone smoothly. Final details discussed after board visited shower area. **MOTION:** Stoner made Motion for bench in shower area to be finished in polished concrete. Rionda seconded. Unanimously approved. Jamie to discuss shortening the small panel extending from bathroom wall with contractor. All approved blue cleat hooks for shower walls which Jamie will order.
- Update on By-Laws and Rules & Regs – Still in progress.

➤ Update on Electrical – On going. Village has denied the application from Vast and has requested changes to have the plans meet their engineering requirements. Jamie will compare prices as some quotes seem to be on the high side.

➤ Swale & Village – As per Cairo Cangas, Director Public Works, a Village designer would be providing proposals on creating “bump” at entrance. Village in in agreement that flooding warrants this project.

➤ Beachside Lease – Lease ~~is currently in default with no automatic renewal in place~~ with Beachside Café has transitioned to month-to-month basis, with no automatic renewal in place. Beachside Café turned in P&L today. Upon review of Lease, it was noted that café was given right to sell to take out to non-members.

➤ **Update on pending projects:**

o Kitchen Window- Contractor proposed Lawson 900 Series Triple Sliding Door. SEE EMAIL VOTE ADDENDUM FOR VOTE

o Dune protection – posts & marine rope (completed) – looks good.

o Kitchen AC – Contractor proposed installing a pocket unit after reviewing options of central AC and mini split unit. SEE EMAIL VOTE ADDENDUM FOR VOTE

o Barbeque (Gas vs. Charcoal) ongoing debate – To be continued.

NEW BUSINESS:

➤ **September 30th Family Day (Volleyball Tournament?)** - The board decided to move the date to Saturday, November 4th. Paul will contact Virginie to help organize.

➤ **First Impressions** – (additional landscaping, front table, etc) - The board discussed keeping the entry table clean of all extra items not related to KBBC. Additional landscaping was not discussed.

➤ **Tennis & Volleyball Usage** – Members have been using new net system for both beach tennis and volleyball. The system is working well. No issues or conflict reported yet with usage.

➤ **Indoor Furniture**- Board discussed the need to replace the indoor furniture in the near future.

➤ **Committees**- Board discussed creating a committee to oversee purchase of indoor furniture and possible replacement of outdoor furniture as current outdoor furniture is already deteriorating. Members with design experience should be considered for the committee.

MOTION TO ADJOURN by Stoner, seconded by Rionda. Meeting adjourned at 7:29 pm. Recorded by Lili Warner.

ADDENDUM:Café window and AC: In an email dated September 5th, the contractor provided further details to the board about the Lawson 9200 Series 3 panels café window and the three ac options for the café area, with a recommendation for the pocket unit. Warner, Stoner, Porro and Dominguez Hardie voted YES in a follow up email dated September 10, 2023. Stoner recommended ensuring café tenant is responsible for maintaining both the window and ac as per their lease.