

**KEY BISCAYNE BEACH CLUB, INC**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**September 19th, 2023**  
**6:00 KBBC Club Room**

**ATTENDEES**

**Present at Club:**

Frank Andrews  
Mariana Dominguez-Hardie  
Patty Porro  
Manuel Rionda  
Nancy Stoner  
Jamie Tompkins  
Lili Warner  
Paul Zuccarini

Call to order: 6:03 pm

**APPROVAL OF MEETING MINUTES:**

The minutes of today's meeting (September 19) will record the following amendments to the minutes of the August 30 meeting as suggested by Jamie:

Page 1, item 9 under Manager's Report will change to "Beachside Cafe took control of FOG".

Page 2, under Beachside Lease will change to "Beachside Cafe transitioned to month-to-month basis".

**MOTION** Stoner made a motion to approve the minutes as amended. Rionda seconded and the motion passed unanimously.

**MANAGER'S REPORT:**

• Membership Report & Member cap status

We currently have 651 members (with a cap at 650) as there was a misunderstanding about the dues payments of one member. All membership dues are paid up. Currently there are 1-2 people on the waitlist. KBBC has begun to take a \$500 deposit from applicants on the waitlist and this will ensure their place in line. These deposit arrangements are made via email with Paul.

• Operational & Grounds Report

The board reviewed the Facilities report provided by Paul and discussed the following items with most discussion included in Old Business.

Watermarks on club room ceiling- Staff will keep an eye on watermarks which are appearing on ceiling tiles in the club room. The drop ceiling is under another ceiling which makes it a little more challenging to determine where water could be coming from.

• Inventory Report

Sales have been expected for this time of year but are expected to pick up as the holidays and cool weather begin.

**TREASURER'S REPORT:**

Mariana commented that maintenance costs have been lower than budgeted due to Albert's hard work maintaining the property. Utilities & Water bills are projected to come in lower than expected. Currently we have collected 95% of budgeted revenue with our busiest months yet to come and have spent 59% of projected expenditures. Windstorm bill should arrive in December. Flood insurance came in lower than anticipated. Accounting and legal fees appear to be higher. At the end of this budget the board will discuss the possibility of increasing the fee for members to transfer club use to their tenants on a yearly basis. The fee currently is only \$100.

Capital Account = \$155,312

Operating Account = \$173,045

CC Account = \$

Schwab Accounts = MM: \$100,000.00; CD \$300,000.00 Dividends \$2633

### **OLD BUSINESS:**

➤ Update on By-Laws and Rules & Regs- Still in progress.

➤ Update on Electrical – Vast Engineer correcting issues- VAST is close to completion. Dunya at VKB is responding.

➤ Swale & Village – update on Village plans-

VKB is in support of projects to correct flooding but must wait until after the VKB's second Budget hearing to confirm.

➤ Beachside Lease – Transitioned to Month to Month-

Lease cannot be further addressed until the electrical is completed. The Board again discussed the importance of not allowing nonmembers to come onto property to pick up takeout orders.

➤ Volleyball Tournament – November 4th -

Tournament will remain on November 4 as potential conflict is not in fact a conflict. Virginie will organize.

### **UPDATE ON PENDING PROJECTS:**

- Kitchen Window - The new window was approved today. The contractor will check whether a permit is required for installation and will advise. The existing hurricane shutter will remain in place.
- Kitchen AC - The electrical project needs to be completed before beginning the installment of the AC. Contractor strongly recommends a pocket unit. Board needs to decide scope of AC project in terms of how much of kitchen area will be under AC. Discussion to continue. (See amendment below with board vote which took place on September 27 via Whats App)
- Barbeque (Gas vs. Charcoal) ongoing debate - Discussion to continue. Patrice has a design idea for concrete tops. Plan should include conceptualizing the entire area outdoor area. The board plans to visit The Sands BBQ area at the next meeting.

### **NEW BUSINESS:**

➤ Yappy Hour - Board supports idea and will continue discussion. Dogs will not be encouraged to go onto the beach area east of the sand dunes.

➤ Furniture placement/stacking- Board and manager agree to leave at least 4 tables with chairs down in the room for member use rather than having them always stacked in the middle of the room. The board and manager discussed moving stacks of beach stairs and chaise lounges from both sides of the sidewalk for aesthetic purposes. However,

moving these stacks is very challenging for staff because of the time-consuming task of restocking the chairs at the end of day.

➤ Furniture Committee- Board discussed the creation of a Furniture Committee to help with the purchase of new interior furniture for the room and coordination furniture on the outside patio. Current outdoor dining furniture does not seem to be wearing well so the Committee should consider commercial grade outdoor furniture. Lili Warner will help create a committee of active KBBC members and Leni Weber to be considered for hiring as design professional.

➤ Finance Committee - Michael Bracken and Christine Biggers will meet with Mariana Dominguez and Patty Porro as a Finance Committee where former and current board members review the club's budget and finances perhaps twice a year.

➤ Basketball - the idea of allowing VKB to create basketball courts in the corner of the parking lot and offer youth basketball practices is being considered. The board discussed the pros and cons of this idea. Discussion will continue.

**MOTION TO ADJOURN** by Warner, seconded by Rionda. The meeting adjourned at 7:29 pm. Recorded by Lili Warner.

#### **AMENDMENT TO MEETING MINUTES:**

**MOTION** On September 27<sup>th</sup> after further discussion about the installation of the pocket AC unit in the KBBC Board What's App chat, Nancy Stoner made a motion to proceed with entering into a written agreement with Patrice's company to install a pocket air conditioning system in the restaurant section of the property at the cost of no more than \$7200. The agreement should include a requirement for permitting to be picked, applied for and paid for by the general contractor and warranty information should be specified, including warranty of the equipment from the manufacturer and the general contractors, one year of longer warranty of installation. Warner seconded the motion. Andrews, Rionda and Dominguez voted yes. Motion passed.