

# KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

September 14, 2021

## **ATTENDEES:**

### Present at Club:

Dwight Hewett

Chris Biggers

Nancy Stoner-Downs

Jack Macia

Paul Zuccarini

### Present by Phone:

Michael Bracken

### Not in Attendance:

Sixto Campano (excused due to schedule change from the original meeting date)

Call to order: 6:10 PM

**MOTION** by Hewett: To approve minutes from August 19, 2021 BOD meeting. Seconded by Biggers, passed unanimously.

## **Old Business:**

Concession (Beachside Café Update): Hewett has been in constant contact with the owners of Beachside Café. Hewett reported that all documents have been submitted to DERM and the fee has been paid. We have a process number so we can track this. We have an expeditor on the case that will push this through as quickly as possible. The Beachside catering operation has begun. We hope for a full opening in October.

Electric Panels: Zuccarini informed the Board that electric supplies will arrive the week of Sept 13. Installation of both new electric panels is expected in September. Zuccarini will coordinate power downtime with Beachside Café management and with his office staff.

Eagle's Nest Update: Hewett reported that the Village has sent a zoning determination letter to the KBBC. The letter confirmed that the proper setback for the proposed tiki and deck is 10', not 25'. This letter will be provided to the Department of Environmental Protection (DEP) as part of the permitting process.

Hurricane Shutters: We have received the necessary license and insurance information from the contractor. Zuccarini reported that the contract has been signed with the contractor, we have paid a deposit, a permit has been pulled and drawings are being generated. Installation is expected in the 4<sup>th</sup> quarter of 2021.

Ice Machine Installation: Hewett and Zuccarini reported that our ice machine has arrived at the vendor's facility. However, due to material shortages affecting many industries in the USA, the ice machine is not ready to be installed because it is missing the compressor.

Water Fountain Installation: Zuccarini reported that the new porcelain fountain has arrived. The Club received quotes from two plumbing companies for the installation. **MOTION** by Hewett: Hire Preferred Builders to replace and install the new water fountain, not to exceed \$1,300.00. Seconded by Biggers. Passed unanimously. Zuccarini will follow up.

Sewer Lateral: Hewett reported that DERM approved the Village's plan and permits are being pulled. The Village expects to begin the project in October. Metro Express is the Village contractor for this project. Hewett has asked them for a proposal to make our connection to the main line on the Village side.

### **New Business:**

SUP Storage: Hewett and Zuccarini reported that there are 10 people on the SUP storage racks waiting list. **MOTION** by Bracken: Approve another paddle board and kayak rack for a maximum of \$3,000 including materials and installation. Seconded by Biggers. Passed unanimously. Zuccarini will follow up.

Shade over the Patio: The BOD discussed establishing a budget for the installation of several "sails" to provide shade and aesthetics over the seating area of the patio. **MOTION** by Bracken: Establish a maximum \$1,500.00 budget for the purchase and installation of sails over the patio area. Seconded by Stoner-Downs. Passed unanimously. Hewett will discuss layout options with architect Brent Moss.

Patio Furniture: The BOD engaged in further discussions regarding buying new furniture for the patio and shower areas. Vivian Macia will assist with this project by doing an initial assessment and provide furniture options, layout options/space planning and costs. The BOD will then vote on how to proceed.

Blood Drive: Hewett announced that the Club will host a blood drive on October 2 from 10:00 AM to 3:00 PM. The Bloodmobile will be parked inside our property, parallel to the entrance fence. The Club will send out a flyer announcing this drive to the members and the community.

### **Manager's Report:** See Attached

Shower Area: Towel racks have been installed. We will receive quotes for a new wall. The BOD discussed the options of installing rubber mats or teak mats in the shower area. The consensus at this time is to leave the floor as is and not add any mats.

Replace Ceiling Tile in the Clubhouse: The BOD decided not to pursue this project at this time since the ceiling tile is in fairly good shape. At a later date, the BOD will discuss installing other ceiling systems options that are more functionally appropriate for this area and application.

### **Treasurer's Report** See Attached

Financial Discussion: Biggers reported that the Club continues to be in excellent financial shape and that we are ahead of budget in all key financial areas. The Club now has 589 fully paid members, surpassing the 2021 goal.

**MOTION TO ADJOURN** by Stoner-Downs, seconded by Hardie.  
Meeting adjourned at 7:12 PM. Recorded by Jack Macia.

Next BOD meeting: October 14, 2021 @ 6:00 PM