

# KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

April 15, 2021

## **ATTENDEES:**

### Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Craig Hardie

Nancy Stoner-Downs

Jack Macia

Paul Zuccarini, Manager

### Not Present:

Sixto Campano

Call to order: 6:00 PM

**MOTION** to approve minutes from March 17, 2021 BOD meeting. Approved unanimously.

## **Old Business:**

Concession: Hewett reported that we have received DBPR approval to proceed with opening of the Beachside Café. As a formality, the DBPR will send an inspector to make sure that the actual floor plan is the same as the floor plan that was presented to the DBPR. After this is completed, the Village will issue its approval to proceed. Projected opening date is May 1.

Electric Panels: Bracken and Zuccarini have received referrals to approach two more electrical contractors for quotes. Once all the quotes are in, Bracken and Zuccarini will make a selection.

DEP Survey: The Dept. of Environmental Protection survey was done. Architect Brent Moss (pro bono) will incorporate this survey into his Eagles Nest drawings to determine the environmental impacts of the lighting. The DEP will then come back to us with the necessary requirements and limitations.

Transfer of Membership: After much discussion regarding this issue due to a particular situation that arose this month, the BOD agreed that renters that live in Key Biscayne may continue to become members and to be members. But if the member lives with other family members or friends, the membership resides only with the member, not with anyone else living in the property. Once the member moves out of Key Biscayne for more than 12 months or the member passes, the membership expires.

## **New Business:**

Election of Officers for 2021-2022 (conducted online prior to today's meeting): **Motion by Stoner-Downs:** For the current officers to serve again in their same capacities. Seconded by Campano. Approved unanimously.

Choose the Winner of the Bracken/Stoner-Downs BOD 2<sup>nd</sup> Place Vote Tie: Upon mutual agreement, Bracken will serve a 2-year term and Stoner-Downs will serve a 1-year term.

Employee Use of Phones: The BOD agreed that employee use of phones during work is bad optics for the Club. Zuccarini will provide coaching to the staff and issue general guidelines to them regarding this issue.

Approval of Beach Chairs Purchase: **Motion by Biggers:** Approve the purchase of 30 sand chairs at \$87.00 each and 20 chaise lounge chairs at \$146.00 each. Seconded by Bracken. Approved unanimously.

Sports Events: With the Covid situation clearing up, it is the wish of the BOD and the Manager to begin sponsoring events such as corn-hole, spikeball and volleyball. Hardie committed to organizing a corn-hole event by the end of May. Gatherings in the clubhouse will be limited to 50 people during the month of April, with a gradual monthly increase to be determined at subsequent BOD meetings.

Ice Machine: Bracken engaged the BOD in a discussion regarding adding two ice machines for the benefit of the membership while they are utilizing the Club. Bracken will make inquiries and further discussions will ensue.

Staff Name Tags: **Motion by Stoner-Downs:** All staff members must wear name tags while on duty. Seconded by Bracken. Passed unanimously.

### **Manager's Report:**

Current Membership Report: Zuccarini reported that several new members have come aboard. Also, see Treasurer's Report below.

Inventory Report: Zuccarini continues to report very strong merchandise sales and he expects us to easily exceed our 2021 goals. Hewett presented the Board with beach bags, wine tumblers and mugs, all with Beach Club logos on them. As subsequently approved by the BOD, all 3 items will be stocked and sold in the store.

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

Financial Discussion: Biggers reported that the Club continues to be in excellent financial shape and the payment of annual membership dues is coming along very well. We now have 529 fully paid members. We anticipate that we will end the year with 585 fully paid members. The Building Improvements line on the most recent income statement shows a negative amount. Biggers will ask our accountant about this and report back to the BOD.

**MOTION TO ADJOURN** by Bracken, seconded by Stoner-Downs.  
Meeting adjourned at 6:53 PM. Recorded by Jack Macia.

Next BOD meeting: May 12, 2021 @ 6:00 PM KBBC