

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
October 22nd, 2024

ATTENDEES

Present at Club:

Frank Andrews
Mariana Dominguez-Hardie
Patty Porro
Manuel Rionda
Jamie Tompkins
Paul Zuccarini

Call to order: 5:54 pm

APPROVAL of MEETING MINUTES:

MOTION: Rionda made a motion to Approve minutes from the September 25th, 2024, BOD meeting. Seconded by Dominguez-Hardie.

Motion passed unanimously.

MANAGER'S REPORT:

Zuccarini submitted his managers' report, a grounds report and an inventory report to the Board via email. These reports were reviewed and discussed. New vented umbrellas are being used. Paul will send the security system quote and follow up about its quality.

Membership Report– 651 members. One person on the waitlist. A few spaces should open in April 2025 after dues deadline.

Inventory Report- Hooded sun shirt added to merchandise.

TREASURER'S REPORT:

Porro provided the financial report to the board. She continues to highlight any outliers for the month and those were discussed (minimal).

Operating Account = \$ 54,048.90

Capital Account = \$ 390,516.72

CC Account = \$ 5,933.95

Schwab Accounts = \$431,748.65 (MM: \$ 122,761.22 ; CD \$ 300,263.04; Bank Sweep \$8,723.89)

OLD BUSINESS:

- Update on Electrical- NOC needs to be recorded by VAST prior to Village inspections. Underground inspection scheduled for 10/28/24.
- Flooding & Swale- Paul to coordinate with Felipe on where the swale will be enlarged on the South side. Estimate has been approved to remove 3' of the parking lot asphalt and digging deeper. The

expansion will be 3' to the east and will slope. Paul met with Chris Miranda from the Village to discuss the Garden District plans. A pump station (injection) is planned for right outside the property.

- Landscaping – Waiting on a long term plan from Andy Blanco.
- Member Experience - Stone Crab dinner by Beachside Café is scheduled for October 26th. KBBC Holiday gathering on Sunday, November 24th.

- Update on pending projects
 - Playground Sunshade- Sunshade has been purchased and will be installed when needed.
 - Generator – Paul looking at a Honda silent generator expected to be in the \$200-\$3000 range. Quotes will be forwarded to the board.
 - BBQ- waiting on a quote from Patrice
 - Security System- Paul is getting quotes for security systems with cameras around the property.

NEW BUSINESS

- Dunes – leave as-is for now
- Water Bottle Refilling Fountain – will be purchased and installed on North wall of Clubhouse by Constructa

MOTION TO ADJOURN by Dominguez-Hardie, seconded by Rionda. The meeting was adjourned at 6:29 pm. Recorded by Jamie Tompkins.