

KEY BISCAYNE BEACH CLUB, INC.
MINUTES OF THE BOARD OF DIRECTORS
MARCH 26, 2026
6:00 PM

ATTENDEES

Jamie Tompkins
Lili Warner
Victoria Jackson
Dave McDanal
Leah Fish
Adriana Aguilar
Paul Zuccarini

Call to Meeting: 6:04 PM

APPROVAL of MEETING MINUTES

Minutes approved. Victoria motioned. Leah seconded. Motion passed.

MANAGER REPORT: Membership; Operational; Grounds; Inventory Reports sent via email prior to meeting.

TREASURER'S REPORT

Financial Recap, P&L (sent prior)
Truist Account: \$412,712
Schwab Account: Total \$809,748
Expense Visa Credit Card \$11,116

ACTION ITEMS:

- Vending Machines need to be unwrapped – DONE
- Shells in the front either side of the walk up to the front desk: Paul to requote with Carrera
- Dumpster Fence: Paul to check if final coat has been applied
- Beach Haus Update: (Paul) –Not a lot of guests coming but they send them without keys. Paul/staff do not let them enter without them.
- By-laws & Rules (Board review and updates) – ONGOING
- Furniture (Lili) – ONGOING
- Beachside follow-up (Paul); Lease (Jamie) – a smaller, more durable and sightly QR code for Menu and ordering: check with Fill-a-Bag's for quote
- Gate & SUP (Paul, Albert) – ONGOING sand fencing to be tested (about \$200) **Approved**
- Manager Weekly Reports (Paul) – Camping (72 ppl; positive feedback; food & beverage issues corrected); O'Brien (positive feedback; under 100 ppl)
- Membership dues update & cancelations (Paul) – about \$9000 short of budget; a few members coming in late; 9 members confirmed not renewing; 23-25 on waitlist.
- Membership application – to be revised

- Membership strategy meeting – to be scheduled to discuss how to deal with high demand over available spots
- **Schwab investments – 2 CD's of 250K each for 1 year uncallable and rest in MMA – Dave motioned, Adriana seconded. Motion passed.**

NEW/ONGOING BUSINESS

- KBBC Entrance signs: quote for ideas; large sign not painted yet (Paul) – first \$200; second \$150. Lili & Victoria to discuss details and recommend
- Landscaping (timing) – Leah obtaining 3 quotes in April
- Manager Self Evaluation and Review – going to discuss going forward. Trying to understand how we can be as supportive as possible during this transitional period where the club is streamlining processes. We should be proud of where the club is and need to discuss how we move forward
- Parking Lot & Agreements: Sands hold harmless – clarification needed from Sands to make a decision (Paul)
- **BBQs – Charcoal grills only. Dave Motioned; Adriana seconded; Motion passed**
- Parking lot for Poetry event: about 5 cars. Victoria to communicate with VKB (community event)
- Tiki: Historical Commission has approved. Paul to confirm pricing and next steps to move forward.
- Parking lot lighting (Paul) – very dark. Dumpster light timer has been adjusted to Daylight Savings; Shed light can be turned on for events; liability in having a dark parking lot? Board to come at night to see what's necessary. Censor lighting? Permitting by VKB for entrance lighting?
- Upcoming dates: reschedule Meet & Greet; Easter Golf Ball Hunt (4/4); Easter Sunrise Service (4/5); Annual Meeting (4/23); New BOD Meeting

ADJOURNMENT

Meeting adjourned.

ADDITIONAL VOTES ADOPTED BY BOARD OF DIRECTORS

- Monday, April 6, 2026: a motion to approve the agreement with The Sands allowing use of up to 15 parking spots total to be used by construction workers (on weekdays) or residents (24/7), billed at \$1,125/month from 11/1/25-5/31/26 (unless extended by mutual agreement) totaling \$7,875 paid by 5/31/26 was made by Mariana; Leah seconded. **Motion passed.**