

KEY BISCAYNE BEACH CLUB, INC.  
MINUTES OF THE BOARD OF DIRECTORS  
OCT. 23<sup>RD</sup>, 2025  
5:30 PM

**ATTENDEES**

**Present at Club**

Lili Warner  
Mariana Hardie  
Dave McDanal  
Leah Fish  
Adriana Aguilar  
Paul Zuccarini

Not present:  
Jamie Tompkins  
Victoria Jackson

Call to Meeting: 5:43pm

**APPROVAL of MEETING MINUTES**

Minutes approved.

**MANAGER REPORT:** Membership; Operational; Grounds; Inventory; Clubhouse rental/Party

- Sandbags at the beach walkway are working well. Best to use white bags so they're visible to the tractor and members.
- BeachHaus: final verbiage has been provided by Victoria via email to the board and management.
- Member Waitlist; Tenant (transfer fees \$2500 + tax = \$2675)
- Beachside Café: Alex to handover his share to Grace. Board requested management to set up a meeting with Grace for "onboarding".
- Party report: decided to have a dedicated conversation about parties, but in the meantime, the board directed management to have a running schedule (Google Docs?) where details of each party are easily visible. Only paid parties show up on the schedule.

**TREASURER'S REPORT**

Truist Account: \$529,042  
Schwab Account: Total \$441,440 (Two 4.25% CDs, mature 3/26)

Expense Visa Credit Card \$3819

Club will meet the budget for Revenue.

**OLD BUSINESS**

- Budget Protocol: Reserve Study – final review; Capitalization Policy – tabled to discuss with Jamie and Victoria at budget meeting.

- Project priority list, rough timeline and rough estimates: not discussed
- Bathroom renovations: floors, partitions, vanities, portapotty: most likely postponed until the New Year. In the meantime, management to get final pricing on flooring, portapotty and several board members in conversations with Brett Moss as to partitions; vanities.
- Beachside: shift in staff, vision for future, lease: to be discussed when Jamie is back.
- BeachHaus update: recent data of visitors; Victoria spoke to BeachHaus regarding current membership numbers available to them and club use.
- Furniture: positive feedback from members regarding new Terra items and additional ones ordered to complete the set. Garbage can placement and replacement was discussed as well as recycling. Need for recycling bin to be next to regular. Photos of initial desired placement to be circulated and communicated to staff. Also discussed Merchandise placement to be set against the wall or out by the sign in desk. Another option would be to leave out fewer items as the "store" is usually unattended.
- Landscaping: replace mulch with crushed shells: getting pricing to make final decision who to order from. Management to control the grass under the seagrape by the SUPs.
- Party COI & Security Requirements: deferred to meeting on parties.

### **NEW BUSINESS**

- 4<sup>th</sup> Quarter club events: polish the calendar to show events
- Review policy for events that aren't covered in the rental policy, i.e. charity events – Saturday "Upcoming Events" emails.
- Senior Member category – request for dues discount. There are currently over 100 Senior members (aged 75+) who are currently being offered a 10% discount on dues.
- New Members – Meeting/Interviews; Waitlist – review of families on current waitlist. Waitlist to include complete candidates' information: full name, address, email address, phone number, how many family members/kids ages.

Review application/interviews/onboarding

- New property owner request to have membership reinstated despite previous owner letting membership expire. TBD
- Meeting protocol – Dave (deferred)
- Paul's remaining vacation days for 2025 – dates and protocol. About 15 days left.
- Upright fans: Paul is going to send a couple of options.
- Requested detailed Manager's report, Treasurer's report and agenda several days in advance of meetings so as to be able to go over in detail before the meeting, thus allowing time for discussion and decision making.

### **ADJOURNMENT**

Meeting adjourned.