

**KEY BISCAYNE BEACH CLUB, INC**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**September 25, 2024**

**ATTENDEES**

**Present at Club:**

Frank Andrews  
Victoria Jackson  
Patty Porro  
Manuel Rionda  
Jamie Tompkins  
Lili Warner  
Paul Zuccarini

Call to order: 5:52pm

**APPROVAL of MEETING MINUTES:**

**MOTION:** Rionda made a motion to Approve minutes from the August 22, 2024, BOD meeting. Seconded by Porro.

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 have arrived and will be tested to see if vented is better with wind. A mesh system has been installed to improve wifi service. Paul received a quote for installing security system. Paul also reported an incident where a non-member entered the property after being asked to vacate beach chairs and confronted Paul in a vulgar manner. Continued discussion on how to control nonmember use of beach area and beach chairs.

Membership Report– Currently there are 651 members as an additional member was accidentally accepted. There is 1 person on the waitlist.

Inventory Report- Hoodies have been ordered. A towel package special will be considered for the holidays since there is an abundance of inventory on the terry towels.

**TREASURER'S REPORT:**

Porro provided the financial report to the board giving a synopsis stating we are on schedule to not go over budget this year.

Operating Account = \$

Capital Account = \$

CC Account = \$

Schwab Accounts = MM: \$; CD \$

**OLD BUSINESS:**

➤ Update on Electrical- significant progress has take place on the project. Inspections have been requested.

➤ Flooding & Swale- Paul got an estimate from Yancy for enlarging the swale by removing 3' of the parking lot asphalt and digging deeper. The expansion will be 3' to the east and will slope.

**MOTION-** Rionda made a motion to expand the swale at a cost not to exceed \$6000. Warner seconded. Porro and Jackson voted yes. Andrews voted NO, suggesting a pump be considered instead. The motion passed with 4 yes votes, 1 no vote.

➤ Landscaping – Waiting on a long term plan from Andy Blanco. Butterfly Circle in honor of Megan Andrews to be installed in coordination with Motivating Minds when the weather is cooler.

➤ Party pricing- Warner presented a preliminary study of party rentals for 2024. Tompkins reviewed the objective and purpose of the Key Biscayne Beach Club as stated in the bylaws. The board agreed to review what the goal of party rentals is vs the cost and revenue.

➤ Member Experience ideas- Stone Crab dinner by Beachside Café is scheduled for October 26<sup>th</sup>. Jackson proposed having a KBBC Holiday party.

➤ 4<sup>th</sup> of July- The board reviewed the cost charged to the Village of Key Biscayne for the use of KBBC for the fireworks show on the 4<sup>th</sup> of July.

**MOTION-** Porro made a motion to charge VKB \$7000 for the 2025 4<sup>th</sup> of July based on a calculation of the amount of KBBC staff needed on that day at double pay rate and the cost of security services, plus an overhead charge per dollar of payroll at .85. Rionda seconded. Motion passed unanimously.

➤ Update on pending projects

➤ Playground Sunshade- Paul and Albert are working on installing a playground shade.

➤ 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**

➤ Volleyball Day- Chris Biggers would lik eto organize a Volleyball Day event for the club.

➤ Changes to Member fees (dues, party rental, etc)- The board discussed and agreed that any changes to member fees whether it be rental prices or dues will require board approval.

**MOTION TO ADJOURN** by Jackson, seconded by Rionda. The meeting was adjourned at 7:22 pm. Recorded by Lili Warner.