

**KEY BISCAVNE BEACH CLUB, INC**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**August 22<sup>nd</sup>, 2024**

**ATTENDEES**

**Present at Club:**

Frank Andrews  
Mariana Dominguez-Hardie  
Victoria Jackson  
Patty Porro  
Manny Rionda  
Jamie Tompkins  
Paul Zuccarini

Call to order: 5:37 pm

**APPROVAL of MEETING MINUTES:**

Jackson stated date needed to be updated on June 11<sup>th</sup>, 2024 minutes. Also, financials need to be added.

**MANAGER'S REPORT:**

Zuccarini submitted his manager's report, a grounds report and an inventory report to the Board via email. These reports were reviewed and discussed.

Membership is 648 (2 from capacity).

Operational & Grounds – Zuccarini proposed adding a water bottle filling station and will provide an estimate. Palm trees have been trimmed. Deep cleaning was completed on the bathrooms and will continue on a monthly basis. New bathroom fans were installed and waiting on doors. We will relook at estimates for a security system. Zuccarini to follow up with previous companies and reach out to local neighbors (i.e. Presbyterian School).

**TREASURER'S REPORT:**

Porro provided the financial report to the board. Porro continues to highlight any outliers in the monthly accounting such as security (4<sup>th</sup> of July), annual flood insurance (lower than budget), member experience (Waterslide Wednesdays), and repairs & maintenance.

Operating Account = \$57,580.38

Capital Account = \$411,039.52

CC Account = \$5,986.45

Schwab Accounts = MM as of 7/31/2024: \$427,440.75

**OLD BUSINESS:**

- Update on Electrical- Zuccarini to apply pressure for start date in September.

- Flooding & Swale with rainy season- Consensus is to expand south side of the swale by carving out more asphalt. Zuccarini will obtain estimate. Speed bump to divert water and white rocks was also discussed.
- Landscaping – Andy Blanco to provide a plan for hardy plantings and pricing. Motivating Minds to proceed with a butterfly circle in October.
- Party Pricing – The study on parties and pricing needs to be finalized and addressed.
- Member Experience Ideas – Several ideas have been presented including football Sundays, Full Moons, Movie Night with beach screen, painting class. Beachside to be engaged as well.
  
- Update on Pending projects:
  - Kitchen AC- pending VAST
  - Barbeque (Patrice to provide renderings) – waiting for Patrice.
  - Furniture

**NEW BUSINESS:**

- Playground Sunshade – Tompkins to send Zuccarini different options and vendors
- Generator – Need estimates for silent generators
- 4<sup>th</sup> of July – Zuccarini to provide detailed expenses and study for the event so that we can continue fair partnership with the Village

**MOTION TO ADJOURN** by Dominguez-Hardie, seconded by Rionda. The meeting was adjourned at 6:46 pm. Recorded by Jamie Tompkins.