

# KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

December 16, 2021

## **ATTENDEES:**

### **Present at Club:**

Dwight Hewett

Michael Bracken

Chris Biggers

Nancy Stoner-Downs

Sixto Campano

Paul Zuccarini

### **Present by Phone:**

Craig Hardie

Jack Macia

Call to order: 5:57 PM

**MOTION** by Hewett: To approve minutes from November 17, 2021 BOD meeting. Approved unanimously.

## **Old Business:**

Patio Furniture & Umbrellas: Hewett reported that the new patio furniture and umbrellas will be delivered to the Club by February 15. We will try to donate or give away the existing concrete tables and benches. We still need to make a decision regarding the shade for the sitting area. The furniture and umbrellas purchased cost us approximately \$46,000, leaving us \$19,000 (total budgeted \$65,000) for the sitting area shade, which should be more than enough.

Concession (Beachside Café Update): Hewett reported further delays due to Beachside Café owners having problems hiring management and staff. **MOTION by Stoner:** The Beachside Café must be open by January 15, 2022 to serve our club members or the Board will consider and evaluate other options. Seconded by Campano. Approved unanimously.

Sewer Lateral: Hewett reported that the Village has confirmed that they will complete their end of the project during the dates of January 10-12, each day working between the hours of 7:00 AM and 6:00 PM. For our end of the project, we have received 5 bids from plumbers. Subsequently to this Board meeting, the BOD approved a contract with Marlin Plumbing of Miami to do the work.

Electric Panels: Zuccarini reported that, even though the contractor had promised a start date of November 23<sup>rd</sup>, nothing has been done and the contractor is now incommunicado. The Club has given the contractor an \$8,000 deposit to do the work. Hewett will contact them, as they do work for the Village.

SUP/Kayak Storage: Zuccarini reported that the material for the new rack and the extra 2 spaces has been ordered through Tim O'Neil.

Staff Christmas Bonuses: The Club members have responded with generosity. Biggers and Zuccarini will come up with a plan to equitably distribute the bonuses to the staff.

## **New Business:**

Senior Memberships: **MOTION by Stoner:** To offer a Senior Membership class at an initiation fee of \$1,200. The prospective new member must be a resident of Key Biscayne and must be at least 75 years old. This type of membership cannot transfer to another member as in the sale of the Senior membership holder's residence but can transfer to the senior member's new residence. In the case of divorce, the membership goes with the qualifying member. In the case of the qualifying member's passing, the membership will terminate if the surviving spouse is under 75 years old. Seconded by Biggers. Passed 6-1. **MOTION by Campano:** To limit the number of Senior Memberships to 20. Seconded by Bracken. Passed unanimously.

2022 Budget Discussion: Biggers presented the 2022 budget to the Board. It was generated with input from Biggers, Zuccarini, Bracken, Campano and our accountant, Maria Valentine. Biggers proposed to change the manner in which the financials are reported by presenting two monthly reports instead of one. One monthly report would not include Initiation Fees on the revenue side and would not include Building Improvements on the expense side. This report would be a 'cash basis' report for budgeting purposes, showing what our true operating income and expenses are with reliable, regular income and the regular, unavoidable operating expenses. The second monthly report would serve as our Reserve Account, which would account for incoming Initiation Fees as well as Board-approved Building Improvements. Initiation fees are not recurrent or easy to forecast, so the idea is to get those revenues to fund the capital reserve account. Biggers contends that this proposed change would make it easier for us to see our true operating budget income and expenses in order to appropriately set the membership dues levels. **MOTION by Campano:** To approve the budget as presented. Seconded by Stoner. Approved unanimously.

**Manager's Report:** See Attached

Current Membership Report: The Club now has 598 fully paid members, exceeding the 2021 goal. Zuccarini sent several new members for approval during the past month.

**Treasurer's Report** See Attached and see Budget Discussion in the New Business section of these Minutes.

**MOTION TO ADJOURN** by Biggers, seconded by Stoner.  
Meeting adjourned at 7:17 PM. Recorded by Jack Macia.

Next BOD meeting: January 13, 2022 @ 6:00 PM