

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS

February 17, 2022

ATTENDEES:

Present at Club:

Dwight Hewett

Chris Biggers

Craig Hardie

Nancy Stoner-Downs

Jack Macia

Paul Zuccarini

Excused Absence:

Michael Bracken

Sixto Campano

Call to order: 6:09 PM

MOTION by Hewett: To approve minutes from the Jan 13, 2022 BOD meeting. Approved unanimously.

Hewett welcomed the Club members to the Annual Meeting and outlined what was going to be discussed during the meeting.

Old Business:

60-year Inspection Report: Hewett informed the membership that the Club passed both the structural and electrical inspections within the past 6 months. However, one of the outdoor panel boxes has some rust and needs to be replaced.

Sewer Lateral Project: Hewett brought the membership up to date on the sewer lateral project, which has taken years to get done, but is in the last stage of completion.

Parking Lot Seal Coat/Striping: Hewett informed the members that this will get done right after the sewer lateral project passes final inspections.

New CPA: **Motion by Biggers:** To hire KSDT as our new CPAs. Seconded by Hardie. Passed unanimously.

Completed Projects: Hewett provide the membership with a recap of all the completed projects in 2020 and 2021, including a new toy box, new patio furniture, new ice machine, annual property tax appeal, new Beach Club logo, storage for kayaks and paddleboards, new hurricane shutters, new restaurant, new landscaping, new fans and lights in the clubhouse, and many more.

BBQ Area Improvement: Hewett and Hardie provided the members with an update regarding the plans for improving the BBQ area with new BBQs, both charcoal and gas, prep tables, etc.

Eagles Nest: Hewett provided the membership with a visual review and update on the proposed Eagles Nest project. The members seemed very interested and asked a lot of questions.

New Business:

Landlord/Tenant Transfer; By-Laws Change: Hewett updated the membership on landlord/tenant membership transfer procedures and limitations, as proposed by Biggers in the January meeting:

A member may transfer their membership to a tenant, limited to twice per calendar year. The member/owner is still responsible for all dues and fees. While a tenant is using the membership, the owner will not be permitted to use that membership. A fee of \$100 will be charged per transfer. Board member Stoner will work on appropriate legal language for this amendment.

Upcoming Board Election: Candidates: Hewett announced and presented to the membership the candidates that are on the ballot this year for the Club Board of Directors. There are 5 spots open and 9 candidates.

Thank You to 2021-2022 Contributors: Hewett thanked the many members that provided the Club with invaluable help and received no compensation for their work, as follows:

- Frank Kaplan for his pro bono legal advice
- Brett Moss for his pro bono architectural work and guidance on the Eagles Nest project
- Eduardo (Lalo) Martinez for saving us a substantial amount of money on the patio furniture purchase
- Felipe Porro for his research and suggestions regarding the ice machine purchase
- Michel Recalt for his help with the Beach Club logo

Manager's Report: See Attached Facilities/Operational Report

Treasurer's Report See Attached

Biggers reported that the Club is in excellent financial condition. Biggers provided a brief review of the Club's tremendous financial turnaround from 2019 to 2022 and provided some highlights, as follows:

- In 2019, the Club was close to bankruptcy
- 2020 and 2021 were financially very successful years
- The operating account and the capital account currently total almost \$600,000
- We ended 2021 with 600 fully paid members, about 70% more than in 2019
- A senior program was approved, providing reduced annual dues for existing members over 75 years old and significantly reduced initiation fees for new members in this age group

MOTION TO ADJOURN by Biggers, seconded by Stoner.

Meeting adjourned at 7:15 PM. Recorded by Jack Macia.

Next BOD meeting: Mar 17, 2022 @ 6:00 PM