

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS

March 17, 2022

ATTENDEES:

Present at Club:

Dwight Hewett

Mike Bracken

Chris Biggers

Craig Hardie

Nancy Stoner-Downs

Sixto Campano

Jack Macia

Paul Zuccarini

Call to order: 5:49 PM

MOTION by Hewett: To approve minutes from the Feb 17, 2022 BOD meeting. Approved unanimously.

Old Business:

Sewer Lateral Project: Hewett mentioned that permitting and final connections will happen by the end of March. The grease trap must again be cleaned out and the temporary septic tank must be removed.

Parking Lot Seal Coat/Striping: Hewett informed the members that this will get done right after the sewer lateral project passes final inspections. We have some patching to do and some items/debris in the parking lot must be moved prior to starting this project. **Motion by Biggers:** Approve Paving Oliva & Associates to do this work. Seconded by Stoner. Approved unanimously.

Patio Furniture: The old concrete tables and benches have been removed. The patio furniture arrived on March 18 after the patio was pressure-cleaned. The furniture looks very nice. We are still waiting on the umbrellas.

BBQ Area Improvement: The plan is for improving the BBQ area with new BBQs, both charcoal and gas, prep tables, etc. We are awaiting the placement of the patio umbrellas prior to moving forward. The food truck has left the Club property.

Eagles Nest/Tiki Hut Project: The Board discussed various options regarding how best to move forward with this proposed project. The membership will be informed of any major developments so that they can vote prior to the Board moving forward with this capital improvement.

New Business:

Landlord/Tenant Transfer; By-Laws Change: 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 members Biggers and Stoner will work on appropriate legal language for this amendment in order to make a motion and vote remotely.

Charter Revision: Hewett told the Board that our Charter should match our by-laws. We are close, but not quite there yet. Updating the Charter is complicated and must be approved by the state of Florida. Regarding the racist language pertaining to membership that is present in the Charter, the Board agreed that it would be easier and just as effective to add a non-discrimination clause to the by-laws. Board member Stoner will work on this. **Motion by Stoner:** Amend our by-laws with standard non-discrimination language. Seconded by Bracken. Unanimously approved.

Cap on Membership: The Board engaged in a discussion regarding the need for a cap on the number of members. **Motion by Bracken:** Cap the membership at 625 regular memberships plus 20 senior memberships. Seconded by Stoner. Passed unanimously. Zuccarini will mention this development in the next Club newsletter.

Increase in Initiation Fees: The Board engaged in a discussion regarding increasing initiation fees. **Motion by Bracken:** Effective July 1, 2022, initiation fees for regular members will increase to \$8,000.00. Seconded by Stoner. Passed unanimously. Zuccarini will mention this development in the next Club newsletter.

2022 Beach Club BOD Elections: The votes will be counted by Chris Biggers, Mike Bracken and Jack Macia on April 1, 2022 starting at 5:45 PM. Several members have asked that they would like to see summaries of each candidate's resume and what their vision is for the Club. The BOD may want to act on this for the 2023 elections.

Manager's Report: See Attached Facilities/Operational Report

Property Boundary: Zuccarini notes that a surveying company recently placed markers on all 4 corners of our property. The survey shows that our property actually extends an average of an additional 6.5' north along the north fence/easement. The error reaches 9' at the northeast corner of the property, where the northeast corner survey marker is planted. The Village is aware of this issue. This extended boundary will provide sufficient space to add more kayak/paddleboard storage racks that can back up to the existing racks, which will be less expensive than building new racks.

Treasurer's Report See Attached

Biggers reported that the Club is in excellent financial condition and that, once again, we are off to a good start. Biggers noted that the salaries expense line jumped significantly because we had to raise wages due to inflation and in order to be more competitive. The Board discussed adding insurance deductibles to the reserve account. We have only 52 members that have not paid their 2022 dues.

MOTION TO ADJOURN by Campano, seconded by Hardie.
Meeting adjourned at 7:39 PM. Recorded by Jack Macia.

Next BOD meeting: April ____, 2022 @ 6:00 PM