

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

March 17, 2021

ATTENDEES:

Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Craig Hardie

Nancy Stoner-Downs

Jack Macia

Paul Zuccarini, Manager

Not Present:

Sixto Campano

Call to order: 6:02 PM

MOTION to approve minutes from Feb 17, 2021 BOD meeting. Approved unanimously.

Old Business:

Tiki Arson Investigation: Hewett lead discussion regarding putting an ad in The Islander News offering a reward to the first person that provides a tip that leads to the identification of any of the culprits. The BOD will pursue further discussion to determine if this action is warranted.

Concession: Hewett reported that we received the Dept. of Health permit to open the restaurant. We still need the DBPR inspector approval and then the Village approval. We expect to open the restaurant in April. Hewett reported that, as agreed, the owners of the new restaurant will also conduct a catering business from the Beach Club restaurant location. The Beach Club will be compensated via a % of the sales.

Electric Panels: Zuccarini provided the board with several quotes from various electrical contractors to replace both electric panels. Bracken will assist Zuccarini in deciding who we will select to do the job. The BOD also is in favor of dedicating separate meters to each electric panel so that we can better gauge the electricity used by the restaurant.

Sewer Lateral: Hewett reported that the Village confirmed that the main north/south sewer line along Ocean Drive is an 8" pipe, so this means there will be no delay due to the previously assumed change from 6" to 8". However, we still need the design build from the Village to dictate the required drop from our building to the main line.

DEP Survey: The BOD voted to approve the Dept. of Environmental Protection survey needed to proceed with any capital improvement project such as the proposed Eagles Nest project. It will be done next week at a cost of approximately \$6,450.

Garage Gate Replacement: Zuccarini reported that the garage gate is in bad shape and needs replacement. The gate support post is rusted throughout and the chain link fence leading to the garage is broken. Zuccarini will get quotes next week for a new gate and fence. He will then hire a company to get it done.

New Business:

Replacement of Clubhouse/Kitchen Hurricane Rollups: The rollups are old and several panels are broken and not functional. We have received one quote for \$49,000. We need two more quotes to make a decision. We will utilize a more modern and attractive option that does not utilize division bars.

Clubhouse Use During the Day: The Clubhouse was closed on a recent Sunday because too many kids had bunched up inside. The BOD agreed that, under these circumstances, the Clubhouse should not have been closed and should not be closed in the future. However, the BOD agreed that we should limit the number of people allowed inside the Clubhouse at any given time until the Covid situation clears up. A maximum of 50 people seemed to be the agreed upon number, however, Hardie is going to research the maximum number of people permitted inside a 3,600 square foot area.

Rules Discussion and Amendments:

- Grilling: Motion by Biggers: No grilling on premises until after 5:00 PM and only in designated grilling areas. Seconded by Bracken. Passed unanimously.
- Private Parties: Motion by Stoner-Downs: Private parties of more than 15 people are not permitted before 5:00 PM on holidays or weekends (Sat/Sun). Seconded by Bracken. Passed unanimously.
- Bottles and Glassware on Premises: Motion by Macia: No beverages may be consumed directly from a glass cup or container on Beach Club property. Seconded by Biggers. Passed unanimously.
- Storage of Private Material: Motion by Bracken: There will be no storage of private material on beach club property except for those items in which the Beach Club is providing for such storage (i.e. kayak or paddle board storage). Seconded by Hardie. Passed unanimously.

Staff Bonuses: Motion by Biggers: Immediately provide a one-time \$500 bonus for all employees with a tenure of 6 months or more at the Club. Staff members with less than 6 months tenure will be paid a pro-rated bonus based on the \$500 level. Seconded by Bracken. Passed unanimously.

Manager's Report

Current Membership Report: Zuccarini reported that several new members have come aboard. Also, see Treasurer's Report below.

Members for Approval: Zuccarini will send two new members for approval to the BOD in the following days.

Inventory Report: Zuccarini reports strong merchandise sales of well over \$1,000 per month and expects us to easily surpass the \$14,000 goal for 2021.

Manager's Goals:

- House and Grounds: Zuccarini provides the BOD with an updated monthly KBBC Grounds Report that is broken down by category and item. Zuccarini reported that a new air-conditioner was installed in the office. We will paint the dumpster fence white to match the wall. Zuccarini will get prices for new fans and LED lights in the Clubhouse. Non-working outside lights are being replaced. New bicycle racks will arrive soon.
- Staff Meetings: Zuccarini is conducting team zoom meetings every 2 weeks, but thinks monthly pizza meetings with the staff would be more productive. The BOD discussed no staff use of personal cell phones while working. The BOD also is in agreement that only

certified lifeguards should sit in the lifeguard stand. Zuccarini reports that he is conducting an Employee of the Month program in which the EOM earns a \$25.00 bonus.

Treasurer's Report See Attached

Financial Discussion: Biggers reported that the Club continues to be in excellent financial shape. The membership annual renewal period has been a success YTD. We have 485 fully paid members plus another 45 members that have paid partial dues. We still have 74 members that owe between \$795 and \$3,785. Biggers estimates we will lose at least 15 of these members.

MOTION TO ADJOURN by Bracken, seconded by Hardie.
Meeting adjourned at 7:43 PM. Recorded by Jack Macia.

Next BOD meeting: April 15, 2021 @ 6:00 PM KBBC