

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

May 12, 2021

ATTENDEES:

Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Nancy Stoner-Downs

Sixto Campano

Jack Macia

Paul Zuccarini, Manager

Not Present:

Craig Hardie

Call to order: 6:00 PM

MOTION to approve minutes from April 15, 2021 BOD meeting. Approved unanimously.

Old Business:

Concession: Hewett informed the Board that in order for the DBPR to certify that the restaurant floor plan presented to the DBPR matches the actual floor plan, the dishwasher must be installed and operational. This will delay the opening of the concession to late May or early June.

Electric Panels: Bracken reported that getting contractors to show up to provide bids has been difficult. The Club has received bids between \$20,000 and \$22,000 for both electric panels in the restaurant and in the office. **MOTION by Bracken:** Sign a contract with VAST Electric for \$20,000, with authority for a maximum of \$22,500 plus permit fees; work to be completed within 30 days of deposit. Seconded by Campano. Approved unanimously.

Employee Use of Phones: Zuccarini will generate a memo that will be sent to the staff regarding restrictions of cell phone use while on the job.

Sewer Lateral: Hewett reported that Miami-Dade County has approved the plans and the sewer agreement is being finalized. Metro Express is the Village contractor. They could start the work in July, but the Village will wait for us to bring in our hook-up design build for permitting. It looks like the work will start in September.

Eagle's Nest Update: Hewett informed the BOD that the proposed Eagle's Nest project layout has been staked and can be viewed by all members. Architect Brent Moss will soon send the detailed survey to the DEP so they can begin the permit process.

New Business:

Potluck Dinner/Cookout: Hewett proposed that the Club hosts a potluck "Summer Kickoff" dinner for the membership on June 4th from 6:00-9:00 PM. The BOD agreed that this event is worth pursuing. The Club will provide hotdogs, water, beer, wine and cupcakes, plus music. The members will need to bring their own side dishes. Biggers will generate a flyer that will be emailed to the membership announcing this event. Zuccarini will work on securing a musician for the music.

Annual BOD Vote Count: **MOTION by Campano:** To amend ARTICLE 5 of the KBBC By Laws by adding the following under Section 8: “The Secretary of the Corporation will preserve the counted ballots and the rejected ballots for 30 days after the vote count of the annual Board election.” Seconded by Bracken, approved unanimously.

Grounds Assessment: Hewett and Zuccarini informed the Board that the coconut trees need to be cleaned and trimmed very soon, as the coconuts pose a safety hazard. Zuccarini will also review the Hurricane SOP and suggest any necessary changes or updates. Zuccarini will also send a hurricane procedures reminder via email to all the storage racks renters.

Storage Opportunity for the Village: Hewett proposes that we allow the Village to store the beach tractor/raker on our property in exchange for a monthly fee of between \$500 and \$1,000. Additionally, the Village will beautify, at their expense, the area where the tractor will be stored. Hewett will provide more details at the next BOD meeting so that we can take a vote.

Manager’s Report:

Current Membership Report: Zuccarini reported that several new members have come aboard and that we have already surpassed our annual goal for new memberships. Also, see Treasurer’s Report below.

Inventory Report: Zuccarini continues to report very strong merchandise sales and he expects us to easily exceed our 2021 goals. Zuccarini reports that sales are exceeding \$2,000 per month.

Open Discussion:

Concrete Tables: Campano would like to see the Club move quickly to remove the concrete sitting tables and replace them with more inviting alternatives such as bistro-like tables, plus adding aesthetically appealing sails for shade. The owner of the Beachside Café will be invited to our next meeting to discuss this issue.

Treasurer’s Report See Attached

Financial Discussion: Biggers reported that the Club continues to be in excellent financial shape. The payment of annual membership dues is coming along very well and new membership initiation fees have already surpassed the annual goal. We now have 564 fully paid members. We anticipate that we will end the year with 585 fully paid members. We have 21 members that owe more than two years of dues. These members will be moved to “Inactive” status next week. The BOD and Manager will make an effort to reach out to these folks to try to salvage their memberships. If they do not pay the past due balances by June 30, their respective memberships will be terminated. The BOD asked Biggers to meet with the Club accountant to move the \$6,450 DEP Survey expenses from Repairs & Maintenance to the Building Improvements line on the income statement. Upcoming expenses include two new electric panels, new clubhouse and restaurant hurricane shutters, repairing the north chain-link fence, painting the east-facing patio wall and replacing clubhouse fans and ceiling lights.

MOTION TO ADJOURN by Campano, seconded by Biggers.
Meeting adjourned at 7:26 PM. Recorded by Jack Macia.

Next BOD meeting: June 8, 2021 @ 6:00 PM KBBC