

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

August 19, 2021

ATTENDEES:

Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Nancy Stoner-Downs

Sixto Campano

Jack Macia

Not in Attendance:

Craig Hardie

Paul Zuccarini

Call to order: 5:55 PM

No minutes to approve from the July 7, 2021 executive session

Old Business:

Concession (Beachside Café Update): Hewett has been in constant contact with the owners of Beachside Café. We hope for a full opening by October 1.

Electric Panels: Bracken informed the Board that Zuccarini has reported no movement or progress to date with the selected contractor, VAST Electric. Bracken will discuss this issue with Zuccarini in order to confirm a start date.

Eagle's Nest Update: Hewett met with the Village compliance staff to discuss this project. There are some issues with zoning code setbacks that have to be clarified. Hewett will discuss this with Jake Ozyman of the Village.

Hurricane Shutters: The BOD voted remotely between BOD meetings and selected A1 Hurricane Shutters for the purchase and installation of new hurricane shutters. Biggers reported that A1 was asked several weeks ago to produce proper documentation of licenses and insurance, but the Club has yet to receive this information. We cannot proceed with this project until these documents are in order.

Ice Machine Installation: The wooden storage shed that will house the ice machine has been constructed along the outside of the northeast wall of the clubhouse. With the guidance of club member Felipe Porro, the Board selected Icemasters, Inc. for the purchase/lease and installation of a 500 lb. ice cube maker.

Fans Installation: Under the guidance of Hardie, the new fans have been installed and they look great! However, one fan is loose/unbalanced and needs to be fixed immediately.

New Business:

LED Clubhouse Ceiling Lights: The Board voted remotely and unanimously to approve the purchase and installation of new LED lights with dimmers for the clubhouse. Quotes for budget purposes will follow soon.

Chamber-Sponsored Event: A lengthy discussion ensued regarding the proposal from Biggers and Zuccarini to host a chamber-sponsored event for law enforcement personnel and officials.

MOTION by Bracken: Amend the recreation room rental rules to allow, with the approval of the BOD, a maximum of two annual non-member community associated functions. Seconded by Stoner-Downs. Passed unanimously.

Club Personnel: The BOD discussed at length the opportunity to add staff to cover the office on Sundays.

Water Fountain Installation: The BOD approved (remotely) the purchase and installation of a new porcelain water fountain, similar to the existing fountain. We need to purchase the unit and hire a plumber to install it.

Manager's Report:

Zuccarini will update us remotely upon his return from vacation.

Treasurer's Report See Attached

Financial Discussion: Biggers reported that the Club continues to be in excellent financial shape and that we are ahead of budget in all key financial areas. Payroll expenses are in check.

MOTION TO ADJOURN by Biggers, seconded by Bracken.

Meeting adjourned at 7:24 PM. Recorded by Jack Macia.

Next BOD meeting: September 16, 2021 @ 6:00 PM