

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

November 17, 2020

ATTENDEES:

Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Craig Hardie

Sixto Campano

Jack Macia

Paul Zuccarini, Manager

Nancy Stoner-Downs not present/excused absence

Call to order: 6:00 PM

MOTION by Hewett: To approve minutes from October 15, 2020 BOD meeting. Passed unanimously.

Old Business:

Concession: Due to unforeseen obstacles, the new target date for the new restaurant to open is April 1, 2021. The kitchen hardware, however, is in place and ready to go. We may have to install a new grease trap when we do the sewer hook-up.

Manager's Goals Update: Zuccarini provided an update, as follows:

- Regarding member entry onto the property, Zuccarini updated the BOD regarding his efforts to control the beachside entrance to the property. We will continue to use wrist bands until we come up with a better option.

New Business:

Budget Review and Acceptance: The BOD carried out a line by line review of the proposed 2021 budget as generated by Maria Valentine (accountant), Biggers, Campano and Zuccarini. Some line items will be adjusted before the final budget is adopted, but the BOD agreed in principal that the proposed budget looked good.

The BOD engaged in a lengthy discussion over the line item "Clubhouse Rentals" and the impacts of Covid-19 on upcoming scheduled social events at the Club. The BOD voted 5-0 to allow the scheduled party for the evening of November 19 to proceed under certain conditions, i.e., the party must be held outside with a maximum of 35 people with a mask mandate in place. Regarding the wedding/wedding party scheduled for December, the BOD voted 3-2 to cancel the event. The BOD, however, proceeded to ask the Manager to speak to the wedding party member and explain that, although we DO NOT condone their gathering, we will refund their payment and allow the event to move forward. If they agree to hold the event, we will ask them to keep to their previous 35-person maximum commitment, the event will be held outside, a mask mandate will be enforced and the event will take place within normal operating hours. Or they can re-schedule for another date when Covid is no longer posing problems.

Manager's Report See Attached

Current Membership Report: We were able to bring aboard 3 new members in the past month. Six members owe partial dues for 2020 and 40+ members have not paid dues. Those that have not paid do not have access to Club. Those that have not paid by September 30 in any calendar year lose their membership. **MOTION by Biggers:** Due to circumstances regarding Covid, extend

membership forfeiture date from September 30, 2020 to February 15, 2021 to those members that have not paid 2020 dues. Seconded by Bracken, passed unanimously.

House & Grounds: The Club sustained damage to the dunes from TS Eta. Volunteers from the community are helping to restore the dunes. We are getting three quotes to fix the A/C leak in the system. Flooding of parking lot continues to be an issue, as we saw after TS Eta passed nearby. The BOD discussed the importance of hiring hard working staff. We have experienced some ups and downs with this issue. Some suggestions and strategies were floated that might help us achieve a higher success ratio.

Inventory Report: Our inventory is counted and updated after each incoming shipment of store articles.

Treasurer's Report See Attached

Financial Discussion: Biggers reported that our financials continue to look extremely good. The projected cash on hand at EOY should be at around \$200K. Biggers mentioned that since we are a "not for profit" organization, we will need to allocate our reserve account funds to repairs and capital improvement projects such as the sewer hook-up, Eagles Nest project, other capital spending reserves as well as an operating expense reserve.

MOTION TO ADJOURN by Biggers, seconded by Campano.
Meeting adjourned at 7:45 PM. Recorded by Jack Macia.

Next BOD meeting: Jan 14, 2021 @ 6:00 PM KBBC