

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

November 17, 2021

ATTENDEES:

Present at Club:

Dwight Hewett

Michael Bracken

Chris Biggers

Nancy Stoner-Downs

Craig Hardie

Sixto Campano

Jack Macia

Paul Zuccarini

Call to order: 5:45 PM

MOTION by Hewett: To approve minutes from October 13, 2021 BOD meeting. Approved unanimously.

Old Business:

Patio Furniture & Shade System: **Motion by Stoner:** To order the furniture listed in the Soberon Studio proposal dated 11/17/2021. Seconded by Macia. Passed unanimously. **Motion by Stoner:** To purchase umbrellas for the 8 dining tables, the style to be determined by the Board and to fall within the approved budget. Seconded by Macia. Passed unanimously. **Motion by Stoner:** To order two rectangular canopy shades for the sitting area. Seconded by Macia. Motion withdrawn until the Board can see a physical sample of this shade system and questions such as anchoring are answered. **Motion by Stoner:** To have the shower privacy wall (now lattice) replaced with horizontal slats of faux teak, to match the new chairs and tables, as per the rendering by Vivian Macia Interiors and to fall within a maximum budget of \$5,000. Seconded by Macia. Unanimously approved.

Concession (Beachside Café Update): Hewett reported that the restaurant opening is imminent. The hood system has been updated to fire compliance, all fees have been paid and the fire inspection is scheduled for Monday, November 22.

Sewer Lateral: Hewett reported that the Village is ready to start with their end of the project, which is the sewer extension from Ocean Drive to our property. DERM approved the Village's plan and permits were pulled. Hewett contacted Ludovici & Orange Engineers, with whom he has had contact in the past, and they proceeded to draw up the Beach Club's sewer connection plan at no charge to us. Hewett presented the plan to the Board. The plan shows that we do not need a lift station, therefore, we will begin reaching out to plumbers for quotes.

Electric Panels: Zuccarini informed the Board that the electrician is expected to have all the necessary parts by November 23rd, after which we will get an update regarding the job completion date.

SUP/Kayak Storage: Zuccarini reported that the Club ordered a new storage rack for 11 spaces, plus 2 more spaces that will be added to the backside of the first rack since we have available space to do this. Zuccarini also reported that we have the necessary space for another full rack on the north side of an existing rack, in effect getting another full rack for ½ the price.

New Business:

Staff Covid Vaccination Requirement: **Motion by Campano:** Eliminate the Club staff vaccine mandate, however, all unvaccinated staff must wear an approved mask when within 6' of a Club member and all unvaccinated staff must also take a Covid test at least once every two weeks. Seconded by Biggers. Approved unanimously.

Staff Christmas Bonuses: The Board agreed that we should solicit the membership for staff bonuses. Zuccarini will send an email to the membership announcing this effort and directing them to the various payment options. Biggers and Zuccarini will come up with a plan to equitably distribute the bonuses to the staff.

Flooding of the Club Parking Lot: The Board discussed the continuing and worsening flooding problems the Club experiences after all heavy rains. Hewett confirmed that the Village has this topic on their agenda for Monday, November 22nd. The Village may decide on a short-term solution until a long-term solution can be realized.

Manager's Report: See Attached

Current Membership Report: The Club now has 592 fully paid members, exceeding the 2021 goal. Zuccarini sent several new members for approval during the past month.

Inventory: Zuccarini reported that our merchandise vendor is still having supply chain issues with most colored shirts and some white shirts.

Facility Improvement Projects: Zuccarini reported substantial progress regarding various facility improvement projects. The hurricane shutters are installed and look great, the ice machine has been installed, the bathroom doors have been scheduled for replacement, the changing table has been installed...and much more (see the attached Facilities Report).

Treasurer's Report See Attached

Financial Discussion: Biggers reported that the Club continues to be in very good financial shape. However, the operating balance dropped significantly in the past month due several expected large outlays, among them property taxes, new hurricane shutters, property insurance and fire equipment. The BOD reviewed in depth the P&L statement with Biggers. The BOD agreed that the Club should engage in programs that could lower our workmen's compensation insurance, such as a drug free workplace, formal safety courses and safety SOPs, etc. Zuccarini will follow up with this.

MOTION TO ADJOURN by Campano, seconded by Hardie.
Meeting adjourned at 7:14 PM. Recorded by Jack Macia.

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