

KEY BISCAYNE BEACH CLUB, INC

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

October 13, 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: 5:48 PM

MOTION by Hewett: To approve minutes from September 14, 2021 BOD meeting. Approved unanimously.

Old Business:

Patio Furniture & Shade Sails: Vivian Macia was hired for design services and Stoner-Downs was appointed BOD leader for this project. The designer created a layout and provided quotes for tables, chairs, benches and shade sails. The BOD liked the proposed layout, sails and furniture, however, the Board will look for other sails and furniture options that may be less expensive.

Motion by Campano: Establish a budget of \$65,000 for the purchase and installation of furniture and sails. Seconded by Stoner. Passed unanimously.

Recreation Room Lighting: Hardie turned on the new LED lights for us and they look great! Very bright and energy efficient.

Concession (Beachside Café Update): Hewett reported that the restaurant opening is imminent. The Certificate of Use from the county has been issued and all DERM and WASA requirements have been met. However, we hit one last snag with the hood. We had to spend \$5,350.00 to bring the current hood into compliance for the fire department. It will be upgraded immediately.

Bathrooms: The BOD discussed installing new doors for the restrooms, most likely made of fiberglass. Zuccarini will follow up for quotes.

Electric Panels: Zuccarini informed the Board that the electrician is experiencing supply chain issues and cannot complete the project at this time.

Hurricane Shutters: Zuccarini reported that the permit was submitted by the vendor and it has been approved. We are awaiting the arrival of the materials for shutter installation this quarter. After the shutters are installed, we will need a city approval, followed by the motor installation and then another, final approval.

Ice Machine Installation: Zuccarini reported that our ice machine has arrived at the vendor's facility. However, due to material shortages affecting many industries in the USA, the ice machine is not ready to be installed because the compressors are missing. The compressors are due to arrive late October/early November. The vendor has committed to install the ice machine immediately upon receipt of the compressors.

SUP/Kayak Storage: In the September BOD meeting, the Board approved \$3,000 to spend on an additional storage rack. Zuccarini will follow up with the previous vendor to get this done as soon as possible.

One Blood / Blood Drive: The blood drive on Oct 2 was very successful and the Board agreed to schedule another one.

New Business:

Choose Budget Committee: The 2022 Budget Committee will be the same as last year's, Biggers, Bracken and Campano. This committee will establish and recommend the annual budget for 2022.

Quarterly Goals & Assessment Committee: This committee, made up of Campano, Hardie and Macia, will be responsible for establishing and recommending the Manager's quarterly bonus payout as well as establishing and recommending future quarterly goals.

Miscellaneous: 1) The Board tentatively set January 22, 2022 for the next member open house party. 2) Several Board members expressed concern with recent broken rules and regulations issues at the Club, as follows:

- Non-members arriving in Ubers from off the island and entering the Club
- Members bringing in glass and bottles
- Members coming in with their dogs

Many of the new employees (7 new part-time employees) are not familiar with the Club rules. Zuccarini will need to tighten this up. Also, the BOD would like Zuccarini to send a friendly email reminder to the membership regarding no bottles, glass or dogs allowed on the premises.

Manager's Report: See Attached

Zuccarini reported substantial progress regarding the various improvement projects approved and underway.

Inventory: Zuccarini reported that our merchandise vendor is also having supply chain issues, therefore, we have placed our orders for Christmas inventory earlier than usual.

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. The Club now has 588 fully paid members. Biggers reported it is projected that we will end 2021 with approximately \$150,000 in cash, of which \$50,000 will be allocated to the reserve account.

MOTION TO ADJOURN by Campano, seconded by Hardie.

Meeting adjourned at 7:05 PM. Recorded by Jack Macia.

Next BOD meeting: November 18, 2021 @ 6:00 PM