

MBCA Meeting Minutes – Nov. 6, 2012

Manhattan Beach Civic Association meeting was called to order at 8:00pm, President Mike Frye presiding.

Secretary's Report – The minutes from previous meeting were reviewed.

Treasurer's report

Tax Benefit Fund Balance	\$46,460.93
General Fund Balance	\$62,460.93
Building Fund (money market)	\$143,994.98
Total	\$252,860.94
Boat Ramp CD	\$8,448.91

FY 2014 Budget will be forthcoming

Old Business

- Discussed improvements on boat ramp, Oak Grove and the beaches. Bids in. Augie on it. The first vendor has joined the military, so we are going with the backup vendor. They will start soon.
- Mandrin Homes :
 - Mandrin owes MBCA over \$29,000. This amount will grow as they sell their last three homes.
 - Our Lawyer sent letter demanding payment last week. Waiting response. We believe we have a good chance to collect via liens if Mandrin does not pay. We spoke about negotiating and allowing the last 9 residents to use the boat ramp in exchange for immediate payment and a yearly fee from their home owners association.
 - Discussed "Villas" residents desire to us MB boat ramp and facilities
- The MBCA was notified by Jill Bruce and her attorney that the Bruces and 3 other families are filing an adverse possession claim stating the Gordon Avenue access (from Cypress all the way to the beach) belongs to them. During the meeting Mrs Bruce and Mrs Capistrant stated that they do not want you to walk on this community property. It was agreed upon by all that we could not resolve the issue at the meeting and the 4 homeowners should sue the community to try to take the property, and the community will defend its rights and will lay wood chips on path that belongs to everyone in the community.

Note from the board: We have begged the 4 residents to reconsider on multiple occasions. Unfortunately they have hired a lawyer to pursue this issue, and the matter is public. The Bruce's refuse to remove an abandoned car directly in the middle of this access and have put up no trespassing signs on this community access. Our survey shows the corner of a new porch being built on community property. They have planted a hedge on community property that makes it more difficult for anyone that is handicap to access the beach.

Should these residents be successful in taking ownership of this access, all the other beach accesses are very vulnerable to the same action as their lawyer will have set a precedence and all the related circumstances are the exact same. This jeopardizes all those who appreciate beach access. It also negatively affects all our property values. The bottom line is this: Their lawyer states that they will try to make it uncomfortable or illegal to access the beach using the access road and the MBCA has stated that we will put a wood chip path down to foster the use of the beach and make it easier to access for all.

Please volunteer to help us with this path.

- Peter Johnson's property dispute was settled.

New Business –

Robin Musiol has volunteered to fill the secretary position on the MBCA board. We did not have quorum, so we will bring this up formally at the next meeting.

The meeting was adjourned at 8:50pm.