

# AGENDA

MBCA Meeting: 8pm –9pm February 10, 2026

1

**ASSESMENT & FINDINGS**

2

**CURRENT BEACH CONDITIONS &  
RECOMMENDED IMPROVEMENTS**

4

**OPEN DISCUSSION**

5

**MEMBERSHIP VOTE**

# ASSESSMENT & FINDINGS

- ❑ No major restoration in 10 years
  - ❑ Overall, not attractive to existing residents or potential buyers. Safety concerns.
  - ❑ Floating dock, picnic tables and charcoal grills are all aging and in need of repair or replacement.
  - ❑ Reduced sunlight is accelerating erosion by preventing natural ground cover from growing.
- ❑ No apparent runoff issues
  - ❑ Beach sand needs to be replaced regularly.
  - ❑ Consulted with 4 marine contractors, and representatives from AA County watershed.
  - ❑ Consulted with President at Cape Arthur
    - They replenish beach sand every other year
    - Beach front storage for 67 Kayaks



**CURRENT BEACH CONDITIONS**

**RECOMMENDED IMPROVEMENTS**

# CURRENT BEACH CONDITIONS

## OAK GROVE BEACH

- OGB has experienced significant erosion at the water's edge over the past 8 years, and that erosion is accelerating.
- Sand has not been replenished in almost a decade.
- The waterfront has a significant drop off from the grass down to the sand. This is now a safety issue.
- The picnic table and grill are end of life and need to be removed or replaced. (Picnic table may be able to be restored/repaired)
- The steps to Oak Grove Circle are starting to shift in a few areas and could use some repair and additional backfill.
- The hill from the beach to the paper road is steep and challenging to walk up and down.
- When facing the water, the bottom right corner of the property line has significant vines and a large dying tree.
- On the right side of the beach, within the water, are the remnants of an old pier that are a safety issue for those playing in the water.
- There are several trees along the hill to the parking area that are leaning or dying and should be considered for removal.





OGB



# BOARD RECOMMENDED ACTIONS

## OAK GROVE BEACH

### PHASE 1: Stabilize Shoreline and Return Function

- Grade the land roughly 5 feet above eroded area. Create a slope down to the sand.
- Fill sand from waterline to where the beach meets the newly graded land, roughly 18" deep.
- Repair or replace the existing picnic table.
- Remove the charcoal grill. It is end of life and in danger of falling over.
- Add another Kayak rack.
- Remove dying trees and ivy near water's edge (right side facing the water).
- Remove leaning trees along the right side of steps. (2)
- Move two trees recently planted at the beachfront to locations indicated on next slide.
- Remove old pier remnants in the water at the beach (right side in water)
- Aerate grass areas and overseed in the fall.

■ To be completed by selected marine contractor

■ To be completed by existing MBCA Landscaper

■ To be completed by volunteers

OGB

# BOARD RECOMMENDED ACTIONS

## OAK GROVE BEACH

### PHASE 2: Observation, Prevention, and Maintenance

- Observe conditions after the 2026 season to determine if offshore mitigation is required in the future. (Breakwater, groins, rock jetty, etc.)
- Consider adding steps to the paper road hill leading to the beach. Consider incorporating vegetation down the sides of the steps for aesthetics and additional absorption.
- Regular grass cutting as needed, with aeration in the fall. Trim low branches and brush along steps down from the parking area and throughout the property.
- Consider creating an area roughly 5 feet wide down both sides of the beach, above the sand line, with mulch and native shrubs.
- Budget to add sand to the beach every 2-3 years as needed. Annual observation to track need.

- To be completed by selected marine contractor
- To be completed by existing MBCA Landscaper
- To be completed by volunteers





Consider steps on  
paper road hill  
(Phase 2)



Grill is EOL  
Remove



Move tree



Repair/Replace  
Picnic Table



Move tree to right  
side of steps



Remove vines and  
dying tree(s)

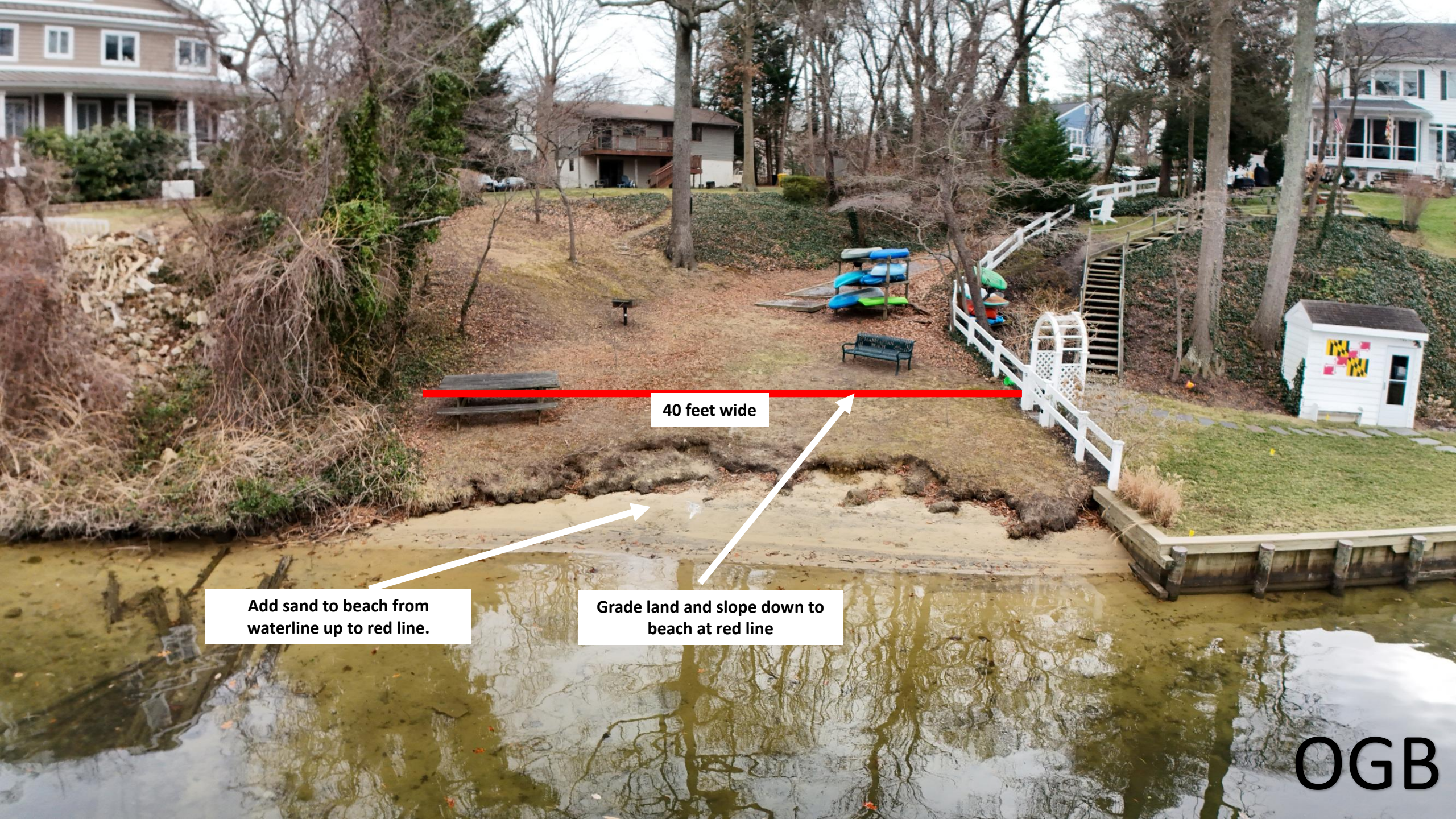


Remove old pier  
remnants



OGB





40 feet wide

Add sand to beach from  
waterline up to red line.

Grade land and slope down to  
beach at red line

OGB





OAK GROVE BEACH AI CONCEPT





# CURRENT BEACH CONDITIONS

## DIVIDING BEACH

- Dividing beach requires sand replenishment, and the steep hill leading to the beachfront is eroding as there is no longer grass growing due to a lack of sunlight. There are several dead or dying trees that should be removed.
- Pine needles from the excessive number of pine trees present on the property along with the lack of sunlight, have killed several shrubs and trees, and almost all grass.
- The significant number of trees and overgrown vegetation have further reduced the amount of space and sunlight near the front half of the property.
- The picnic table is end of life but may be able to be restored/repared. The grill was recently removed as the post holding it failed.
- The fence on the left side (facing the water) is in need of repair near beach front. The metal fence on the right is an eyesore and there are 2 trees that have fused their trunks around it. Consult with neighbor about removing the metal fence.





DB



# BOARD RECOMMENDED ACTIONS

## DIVIDING BEACH

### Stabilize Shoreline and Return Function

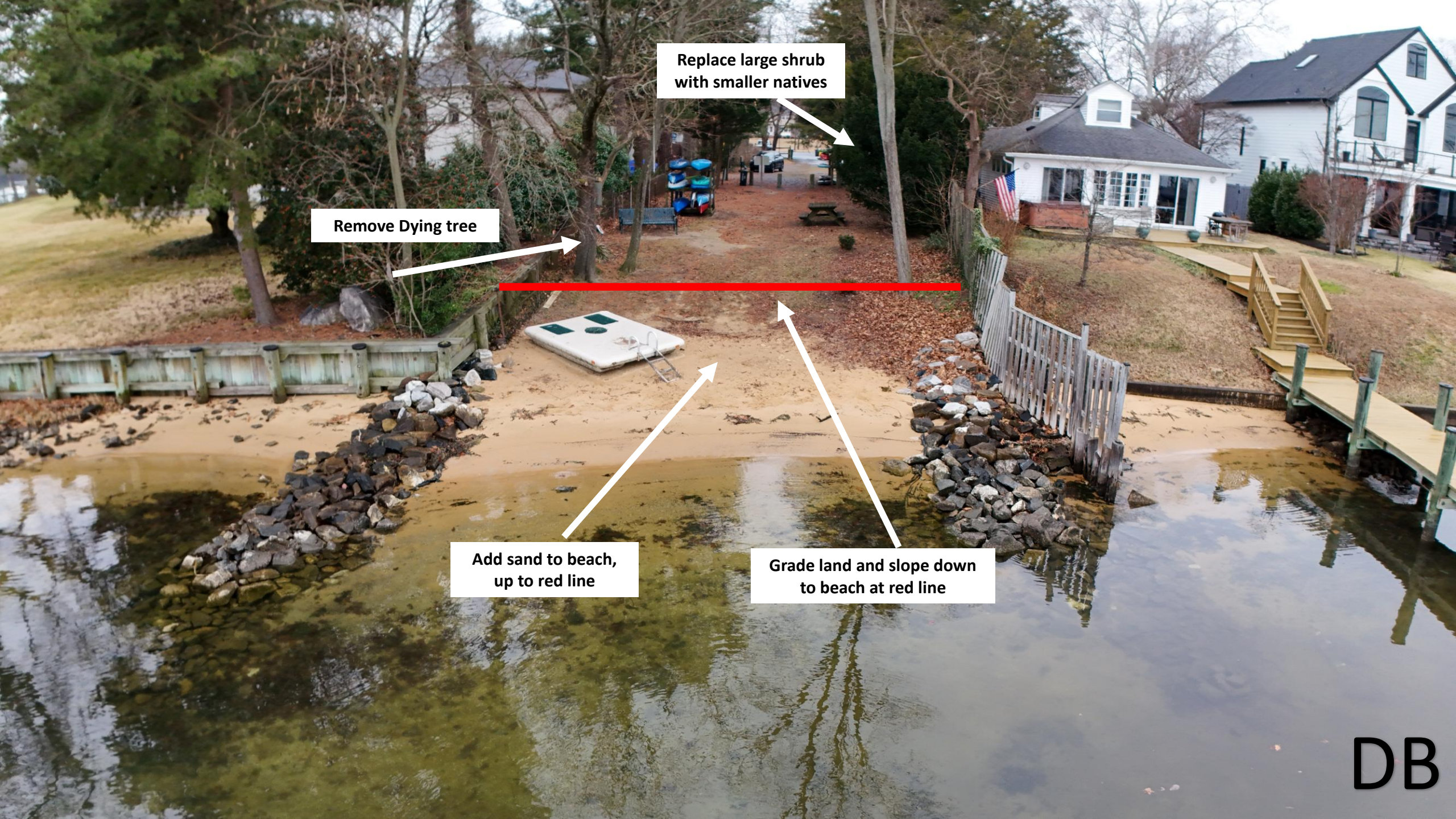
- Regrade the land between the two large trees closest to the beach. (There is a steep hill created by high traffic down the center, dragging kayaks, etc.)
- Fill sand from waterline to where the beach meets the newly graded land, roughly 18" deep.
- Repair or replace the existing picnic table. Add another Kayak rack.
- Remove dying trees on right side nearest the beach.
- Remove several pine trees throughout the property. (TBD)
- Remove the large pine shrub on left side near the picnic table and replace with lower profile native vegetation.
- Trim all branches up to 1/3 the tree height, or 20 feet, whichever is less.
- Define landscaping area down length of both sides with a target of roughly 5 feet wide. Add thick layer of mulch.
- Install Bermuda grass from top of steps, up to the parking lot, in the center of property, between landscaping.

■ To be completed by selected marine contractor

■ To be completed by existing MBCA Landscaper

■ To be completed by volunteers





Remove Dying tree

Replace large shrub  
with smaller natives

Add sand to beach,  
up to red line

Grade land and slope down  
to beach at red line





DIVIDING BEACH AI CONCEPT





# CURRENT BEACH CONDITIONS

## CYPRESS BEACH

- CB is not in the current scope of work proposed, however it is in desperate need of attention.
- Cypress received a significant overhaul in 2009 to address runoff coming from the paved areas above it. While the project was a success as it eliminated the erosion and helped to clean the water before it reached the bay, it is not a functional beach today.
  - There is no sand or beachfront
  - There are large rocks and tall grasses throughout the area where a beach used to be.
  - The first 10-15 feet from the waterline outward (under water) has many small and medium sized rocks you would not want to walk on.
- There are several dead or dying trees that should be removed.
- Exposed tree roots on the main path through the property are a trip hazard.
- Recommend the Board look for ways to mitigate some issues in 2026 at low or no cost through volunteers. For example, trimming branches, cutting back water grasses, removing non-functional debris, relocated rocks, etc.
- Suggest a more comprehensive plan for 2027





CB





CB





## **CONTRACTOR PRICING SUMMARY**



# CONTRACTOR BIDS

## Oak Grove Beach

### Anderson Marine Construction

- Grade land on a slope to beach, and backfill sand up to grass, above highest tide.
- Add 50 tons of sand

\$ 15,000

### M & M Marine Construction

- Grade land on a slope to beach, and backfill sand up to grass, above highest tide.
- Add 50 tons of sand

\$ 9,800

### Hatley Marine Construction

- 25' stone groins on each side of the beach.
- 80 tons of sand
- Site Development plan
- Manage all permits

\$ 68,388

Requested to match above requirements  
And they withdrew from the bid.



# CONTRACTOR BIDS

## Dividing Beach

### Anderson Marine Construction

- Grade land on a slope to beach, and backfill sand up to grass, above highest tide.
- Add 34 tons of sand

\$ 8,000

### M & M Marine Construction

- Grade land on a slope to beach, and backfill sand up to grass, above highest tide.
- Add 34 tons of sand

\$ 5,200

### Hatley Marine Construction

- 35' stone groins on each side of the beach.
- 108 tons of sand
- Site Development plan
- Manage all permits

\$ 94,750

Requested to match above requirements  
And they withdrew from the bid.



# CONTRACTOR BIDS

## SUMMARY FOR BOTH BEACHES

	<u>Anderson Marine</u>	<u>M &amp; M Marine</u>
Oak Grove Beach	\$15,000	\$9,800
Dividing Beach	\$ 8,000	\$5,200
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	\$ 23,000	\$ 15,000

### Notes:

- 1) Requires MBCA to obtain grading permits from AA County. (Or add \$4,000 for contractor to do it)
- 2) Approximate landscaping costs for removal of dead or leaning trees, aeration, grass seed, etc. \$6,000
- 3) Approximate costs for 2 picnic tables (1 per beach) \$2,600
- 4) Approximate cost for 1 additional bench at Oak Grove beach \$1,400





## MEMBERSHIP VOTE

**The MBCA Board is requesting approval to spend up to a maximum of \$30,000 in FY2026 for improvements to Oak Grove and Dividing beaches.**

It is the intent of this Board to manage expenditures to the best of our ability and to complete both projects under budget.