



# AGENDA

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

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**ASSESSMENT & FINDINGS**

**CURRENT BEACH CONDITIONS &  
RECOMMENDED IMPROVEMENTS**

**OPEN DISCUSSION**

**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

A photograph showing a person's hands writing in a spiral-bound notebook. The person is using a white pen with a blue clip. The notebook is open, and the spiral binding is visible on the left. The background is slightly blurred, showing a laptop and some other office supplies.

## 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



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# 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

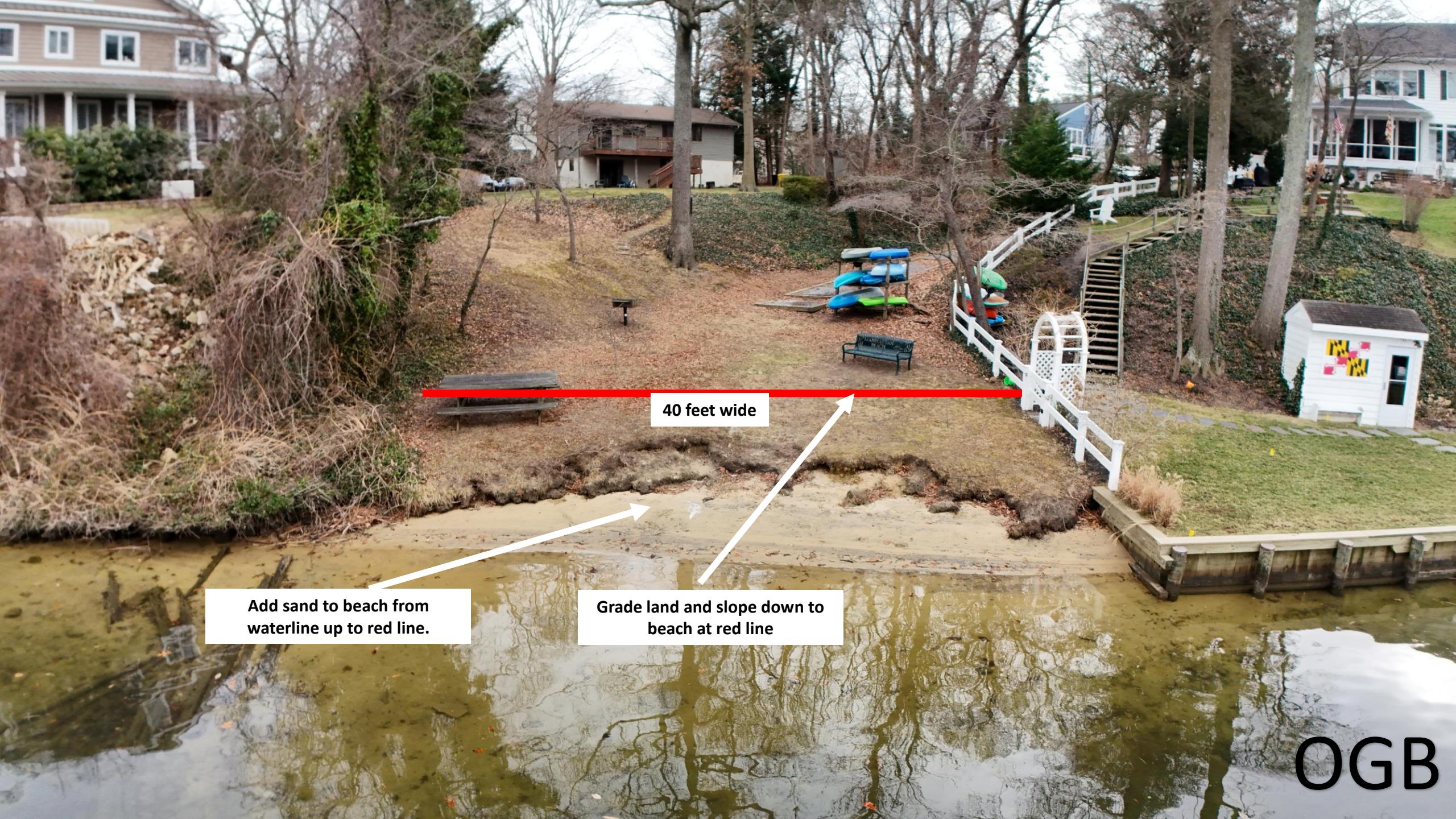
### PHASE 2: Observation, Prevention, and Maintenance

- 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

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/repaired. 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

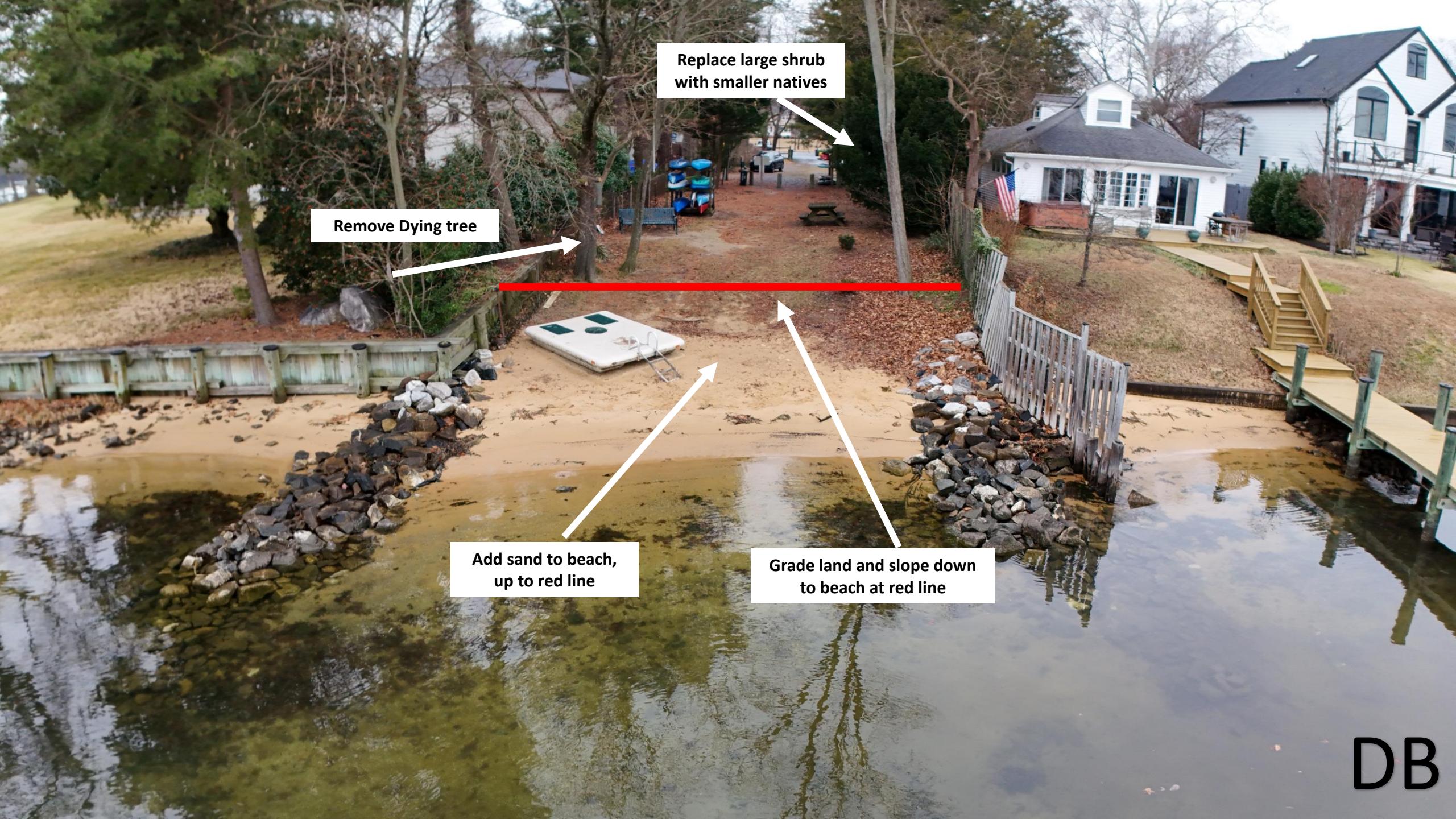
## DIVIDING BEACH

### 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

DB





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>
<b>Oak Grove Beach</b>	<b>\$15,000</b>	<b>\$9,800</b>
<b>Dividing Beach</b>	<b>\$ 8,000</b>	<b>\$5,200</b>
	<b>\$ 23,000</b>	<b>\$ 15,000</b>

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.