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## Important MBCA Official Announcement

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Sun, Oct 5, 2025 at 10:40 PM



### GENERAL MEETING at the Clubhouse

**October 7, 2025 at 8:00pm**

Your MBCA Board has been hard at work and will be proposing updated Bylaws, our (FY2027) Budget and an increase to the annual SCBD tax assessment. There will be a ballot vote in November. Please take the time to review the proposed Bylaws and Budget at the following link:

<https://mbcaweb.org/proposed-2025-bylaws-fy-2027-budget/>

**\*\* If you plan on attending the meeting and have questions, please print a copy and bring it with you.**

### UPCOMING COMMUNITY EVENTS

**1) HALLOWEEN PARTY** Afternoon of October 25th at the Clubhouse

**2) BREAKFAST WITH SANTA** Morning of December 20th at the Clubhouse

**3) THURSDAY NIGHTS, SUMMER HAPPY HOUR**

Community members have organized a happy hour for every 4th Thursday of the month. There will be a new host/location every month. Typically starts around 5:30pm - BYOB. Check the private Manhattan Beach FB page for time and location each month.

**4) BOARD & GENERAL MEETINGS**

October 7 & November 18 at the Clubhouse

## 5) ENVIRONMENTAL COMMITTEE MEETING

October 16 at 7:00pm at the clubhouse.

## ANNOUNCEMENTS & UPDATES

### 1) MBCA BEACH MAINTENANCE

We have received 2 bids so far to replenish the sand and reduce erosion at Dividing and Oak Grove beaches. Estimates are in the range of \$25,000 - \$40,000 This will be an ongoing process as we review permit requirements with the County and determine exactly what we can and can't do. We will share more details over the winter and hopefully will have a solution to propose at the General meeting in March.

### 2) PROPOSED CHANGES TO BY-LAWS

As mentioned in the August Announcement email, the Board has reach the conclusion that we must increase the SCBD tax assessment to ensure we have the operating capital needed to both maintain, improve and protect our community properties. The tax assessment has been \$150/year per tax account and we are proposing an increase to \$200 for FY2027 (July 1, 2026 - June 30, 2027)

In order to raise the tax assessment above \$150, we must amend the Bylaws. Since our Bylaws have not been amended for 17 years, we are taking the opportunity to overhaul and improve them. Please take the time to view them on the website and if you have any questions or suggestions, attend the Oct 7 meeting or email [MBCASevernaPark@gmail.com](mailto:MBCASevernaPark@gmail.com).

### 4) UPDATE ON GORDON PAPER ROAD LAWSUIT

A trial date has been set for December 10-12 at the courthouse in Annapolis. Key witnesses who can speak to their personal experiences in utilizing the Gordon ave paper road will be testifying on behalf of the MBCA. If there is anyone else who we have not spoken to, who has specific knowledge of the use of the Gordon ave paper road, and who would like to testify, please reach out to the MBCA Officers at [MBCAOfficers@gmail.com](mailto:MBCAOfficers@gmail.com).

We look forward to seeing you at an upcoming meeting or event. Together, we keep our community strong.

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