



MANHATTAN BEACH CIVIC ASSOCIATION
General Membership Meeting Minutes
July 7, 2026

Board Officers and Directors Present:

Jeff Dustin – President
Jed Kling – Treasurer
Jeremy Merrill – Secretary

Directors: Michelle Ford, Michele Kendus, Kevin Cox, Patrick LaShier, Corry Murray, John Ford, Jay Mulford, Ahmed Moneib

Meeting called to order by President Dustin at 8:00pm.

A quorum was established by the Secretary

The Secretary offered to read the previous meeting minutes if any member so desires. No members requested.

President's Report:

- The summer kickoff party organized by Julia Ludwig was a great success with over 100 attendees, a food truck, cornhole and steel drum band. We are excited to see more residents enjoying social events.
- The community is in need of volunteers for planning and executing events, with the MBCA offering support for costs such as setup, supplies and cleanup.
- The beach restoration was a success. The beaches look great and are used quite often. The extreme heat and drought has taken its toll on the new grass but the MBCA will continue to maintain the beaches and expects a full recovery of the lawn areas by late fall. Please keep all bikes, golf carts, scooters, etc off the grass and beaches as it is destroying the newly planted grass.
- Following the community meeting, DPW, AACO Health Department, and county executive will provide a presentation on the sewer construction, repairs, and recent incidents at Cypress Creek

Vice-President's Report: Absent due to medical issue

Secretary's Report: No report

Treasurer's Report:

FY26 Budget Update

- Highlights:
 - SCBD Income- Total received is now \$90,924 of our anticipated \$90,700
 - Operational & Administrative- \$104,978
 - Budgeted \$27,140 (Excess expenditures in Legal Fees – SCBD Savings)
 - Community Grounds Maintenance & Improvements- \$30,964
 - Budgeted- \$46,575
 - High balances in Environmental Stewardship & Clubhouse Repairs
 - Capital Improvement Projects- \$12,000
 - Budgeted- \$12,000
 - Total Spent- \$147,942 / Total Budget- \$90,715
 - (\$57,227) Excess expenses were covered using SCBD Savings (\$436 remaining balance)
 - General Income- \$53,407 (Anticipated \$39,250)
 - Clubhouse Rentals – \$49,287
 - Boat Ramp – \$800
 - Boat Slip – \$840
 - Kayak Racks – \$1,850
 - Donations/Other – \$630
 - General Expenses- \$34,705
 - Clubhouse Manager Fees- \$13,344
 - Clubhouse Rental Supplies- \$1,490
 - Clubhouse Maintenance, Repairs, & Services- \$1,034
 - Social Events- \$1,858 (\$2,143 remains)
 - Legal Fees- \$14,481
 - Social Events- \$3,487
- Fiscal Year Summary – Total Income = \$144,331 / Total Expenses = \$182,647 (-\$38,316)
- Current Assets:
 - SCBD Checking Account: \$14,965
 - SCBD Savings Account: \$436
 - General Account: \$49,473

Total = \$64,874

Old Business: No open topics at this time.

New Business:

- The MBCA received notice of a complaint submitted to the County Executive's Office by a community member regarding disability access to community facilities. The Board will research whether the community center is required to comply with Americans with Disabilities Act (ADA) accessibility requirements. Because the facility is available for public rental, accessibility requirements may apply. The beaches are not required to be ADA compliant.
- A developer in the neighborhood has filed for a permit to pave approximately 150 feet of the Gordon paper road. The MBCA maintains that the original subdivision plat indicates the subject property does not possess easement rights to the paper road. The Board has filed an appeal, and a hearing is being scheduled in early September.

The President proposed a motion authorizing expenditures of up to \$4,000 to obtain a legal opinion regarding whether the MBCA has sufficient grounds to challenge or prevent the proposed paving. The motion was put to a vote and received 34 votes in favor, consisting of 27 in-person votes and 7 virtual votes. A vote in opposition was not conducted because the affirmative votes had already exceeded the required 51% approval threshold.

Total meeting attendance was 46 members: 32 in person and 15 virtually.

Meeting adjourned at 8:27pm.

Meeting Minutes taken and submitted by Secretary Jeremy Merrill