MANHATTAN BEACH CIVIC ASSOCIATION
General Membership Meeting Minutes
October 6, 2026

Board Officers and Directors Present:

Jeff Dustin – President
Matt Davis – Vice President
Jed Kling – Treasurer
Jeremy Merrill – Secretary

Directors: Michelle Ford, Michele Kendus, Kevin Cox, Patrick LaShier (virtual), Corry Murray, John Ford, Jay Mulford, Ahmed Moneib (virtual), Meg Davis, Mike Binnix

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 membership vote to approve the proposed FY28 budget will be held at the November 10th community meeting.
- At the July meeting, the President requested Board and member approval to spend up to $4,000 if needed, to obtain legal services. At the time the MBCA was disputing a planned driveway over a portion of the Gordon paper road from Stinchcomb Rd to a new home being built on Lot 5. After significant research and discussions with the developer, the MBCA Board agreed that it was not in the best interests of the community to engage in legal action and therefore the $4000 was not spent. The proposed work will not impede nor challenge MBCA's ownership of the paper road nor the rights of Manhattan Beach residents to traverse the 30 foot wide easement that starts at Stinchcomb road, continues across Cypress Road, where it expands to 40 feet wide, and runs all the way to the waters of Cypress Creek. A formal Settlement agreement is in process that clearly articulates agreed upon measures that the developer will take to ensure the safe use of that section of the Gordon paper road by the new homeowners. Wood pilings will be installed at the end of the extended driveway to prevent any vehicles from attempting to drive all the way through from Stinchcomb to Cypress road.

- The president addressed recent public concerns regarding Flock license plate readers and clarified MBCA's use of its two LPR cameras. The cameras record license plates and entry/exit times but do not capture video or audio. Access is restricted to the MBCA President and authorized Program Coordinator. Information is shared with law enforcement only when a police report has been filed. The system is not connected to law enforcement or government databases. Additional information is available on the MBCA website under Security.
- The Board reviewed a resident complaint submitted to the County Executive's office regarding disability access to MBCA properties. Following research and property assessments, the Board determined that no significant corrective action is currently necessary. The Board concluded that MBCA properties are generally exempt from ADA requirements, with certain accommodations required when the clubhouse is rented to the public. The Board believes the clubhouse meets applicable requirements but identified the front entrance threshold as a potential trip hazard. Threshold ramps will be installed this fall to improve accessibility and safety.

Vice-President's Report: The Crystal Beach restoration project cannot move forward due to county restrictions on waterfront property and established habitat.

Secretary's Report: Please sign the attendance sheet. All virtual participants will be captured and included in the meeting minutes. The happy hours are going very well and I am always looking for volunteers to host. The happy hours are rain or shine events. Kids and animals are also welcome.

Treasurer's Report:

- Current Assets:
    - SCBD Checking Account: $10,021.49
    - SCBD Savings Account: $435.57
    - General Account: $56,458.21
      Total = $66,915.27

- **FY27 Budget Update**

    - SCBD Account
        - First disbursement is expected in early December
        - Total SCBD Income anticipated- $121,333
        - As a result of our current balance and the gap in receiving our first disbursement check from the county, all Senior Rebates will begin to be processed once the FY 27 Disbursement has been received

    - Expenditures - SCBD Checking Account – As of September 30, 2027
        - Operational & Administrative- $2,345 / of $34,150
        - Community Grounds Maintenance & Improvements- $2,045 / of $55,750

- Capital Improvement Projects & Reserves- $0 / of $31,438
- Total Spent- $4,390 / Total Budget- $121,338

- General Account-
  - Income (As of Sept. 30) – $13,788 of $56,550 anticipated
  - Expenses (As of Sept. 30) – $5,045 of $55,200 budgeted

- FY2028 Proposed Budget
  - Updated budget items to align with current spending, initiatives, and projected inflation rates
  - Removed the "Miscellaneous" budget lines from SCBD and General Account Budgets
  - Combined "Environmental Stewardship" with Community Grounds Budget Line
  - Combined "Website Hosting" with Community Communications

  - SCBD - $200 Tax Assessment - $122,000 Anticipated Income
    - Operational & Administrative Expenses- $52,700
      - Rebuild Legal Fund to $50,000 (Year 2)
    - Community Grounds Maintenance & Improvements- $48,300
      - Community Grounds (mowing, mulching, beaches, tree work, etc.)- $43,000
      - Clubhouse Maintenance- $5,000
    - Capital Improvement Projects- $16,000
    - Reserves for Future Projects- $5,000

  - General Checking
    - $54,250 Anticipated Income
      - Clubhouse Rentals- $50,000
    - $52,540 in Budgeted Expenses
      - $15,000 to Rebuild Legal Fund to $40,000 (Year 2)
      - Increase Social Events Budget to $11,000 (previously $4,000)
      - $5,000 to begin to fund a Boat Ramp Maintenance Fund

Old Business: Nothing discussed.

New Business:

- **Irrigation at the clubhouse.** The President proposed to add an irrigation system for the lawn at the clubhouse. The board desires to have water and power at the beaches as well. The President obtained multiple estimates for an irrigation system. The lowest estimate was $5,325. The President made a motion to vote on a budget cap of $6,000 for an irrigation system at the Clubhouse. The board and the community voted unanimously in favor.

- **Volunteers for community events.** The community needs volunteers to lead community events. Julia has done an amazing job this year with multiple well-attended events but she can't do it alone. The community needs volunteers to champion the following initiatives:
    - 5k path in the neighborhood
    - New kayak racks at the beaches.
    - Steps down to Oak Grove Beach
    - Adding power and water to the beaches
    - Community pride merch

- Upcoming social events:
    - Halloween Party: October 24, 5-8pm

Total meeting attendance was 25 members: 18 in person and 7 virtually.

Meeting adjourned at 8:57pm.

Meeting Minutes taken and submitted by Secretary Jeremy Merrill