

**GENERAL MEMBERSHIP
MEETING
April 9th, 2026 at 7p**



Board of Directors:

President: Danny Murphy
 Vice President: Andrea Lindemann
 Treasurer: Shane Abell
 Secretary: Christy Allen
 North Side Rep: Natalie McIntyre
 South Side Rep: Brian Snyder
 At-large Rep: Jill Doczi
 At-large Rep: Kristie Weaver
 Parliamentarian: Ashley McLeod

Subject	Day	Start Date	Start Time	Location
Ocean Park Monthly Membership Meeting	Thursday	4/9/2026	7:00 PM	Ocean Park Volunteer Rescue Squad
Ocean Park Monthly Membership Meeting	Thursday	5/7/2026	7:00 PM	Ocean Park Volunteer Rescue Squad
Ocean Park Monthly Membership Meeting	Thursday	6/4/2026	7:00 PM	Cheseapeake Bay Foundataion -Brock
Subject	Day	Start Date	Start Time	Location
Spring Fling	Saturday	4/25/2026	4:00 PM	Taste-Bayville
Piling Day (Observed)	Sunday	5/5/2026	7:00 PM	Piling Day
July 4th Parade	Saturday	7/4/2026	10:00 AM	Corner of Surry Rd & Albemarle Ave
Subject	Day	Start Date	Start Time	Location
Pleasure House Point Cleanup	Saturday	4/18/2026	9:00 AM	Marlin Bay Trail Head
Pleasure House Point Cleanup	Saturday	5/23/2026	9:00 AM	Marlin Bay Trail Head

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1. Call to Order & Pledge of Allegiance
 - Special Guests: Officer Shoenbach
2. Review and Ratification of Minutes
3. Treasurer's Report
 - 2025 Audit Report
4. Old Business
 - Shore Drive Condo Project
 - Lynnhaven Boat Ramp
 - Cape Henry Beach Sand Truck Haul
 - Committee Updates
 - Social Committee
 - Reap Easter Egg Hunt
 - Spring Fling – Saturday, April 25th 4-7p
 - Pleasure House Point Clean-up
 - Government Affairs: Saturday, April 18th 9-Noon
 - City & Community Organizations
 - CoVB Open Space - Crab Creek Lots Acquisition
 - New Business
6. Adjournment



*Pledge of Allegiance
to the Flag*



I pledge allegiance
to the flag
of the United States
of America
and to the Republic
for which it stands,
one Nation *under God*,
indivisible, with liberty
and justice for all.

Special Guest Speakers

- **Community Liaison Officer**

MPO David Schoenbach

757-385-2741

dshoenba@vbgov.com

- Councilman Schulman (tentative)



Ratification of Minutes (motion required)

Posted to OPCL.org Website

Board of Directors:
President: Darryl Murphy
Vice President: Andrea Lindschmann
Treasurer: Shane Abell
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North Side Rep: Natalie McIntyre
South Side Rep: Brian Snyder
At-Large Rep: Jill Doczi
At-Large Rep: Kristie Weaver



Ocean Park Civic League
P.O. Box 55385
Virginia Beach VA 23471
www.opcl.org

Ocean Park Civic League General Membership Meeting Minutes March 5, 2026 7:00pm

The meeting was called to order at 7:02 PM.
A quorum was not met.

The Pledge of Allegiance was recited.
A moment of observation was held in honor of service members who lost their lives.

Special Presentation: McLeskey Development (Marlin Bay & Shore Drive)
Representatives from the McLeskey Company presented plans for a proposed development located at Marlin Bay and Shore Drive. Additional information is available on opcl.org

- Project history dates back approximately six years; a prior proposal was withdrawn.
- The developer has met with local civic leagues and community members to gather feedback.
- Property is solely owned by McLeskey and will be developed by them.
- The project is designed as a for-sale residential development (not rental).

Project Overview:

- 52 residential units
- 126 parking spaces
- 2,000–2,500 sq. ft. of commercial space intended to attract daytime businesses
- Setbacks:
 - 60 feet from Shore Drive
 - 90 feet from Marlin Bay
- Building height:
 - Up to 5 stories, stepping down to 3 stories (including one level of parking)

Zoning:

- Currently zoned PDH-1
- Proposed rezoning to Conditional B4 (Mixed Use) to accommodate commercial component

Variance Requests Include:

- Building and balcony setback encroachment affecting Clipper Bay access to Browning property
- Installation of an 8-foot fence to screen the building from townhomes on Ocean Tides Drive

- Height variance for roof stairwells on the 3-story portion of the building

Renderings will be displayed at an open house scheduled for March 19 at 7:00 PM at OPVRS. A Q&A session followed the presentation. The developer plans to submit the rezoning application on April 1, following the open house. Units are anticipated to be marketed as luxury residences.

Approval of Minutes

No quorum was present; therefore, minutes could not be approved.

Treasurer's Report

- PayPal service disruption has been resolved and is now operational.
- Budget update: The Brock Center has implemented a system-wide policy requiring fees for additional events.
- The Board is exploring funding options to support use of the Brock Center, including Fall Fest.

Fireworks Committee (Jill Doczi)

- Fireworks show is scheduled for Monday, July 6 at 9:00 PM.
- Scheduling challenges required selection of this date as the most viable option.
- Contract has been signed.
- A Q&A session followed regarding the fireworks budget and fundraising efforts.

Social Committee Report

- Easter Egg Hunt: April 4 at Loch Haven Park
- Next committee meeting: March 30
- Spring Fling: April 25 at Taste
- Pleasure House Point cleanups are scheduled; details available on OPCL.org

Government Affairs

- Sidewalk project is scheduled to begin in May 2026.

Adjournment

The meeting was adjourned at 8:16 PM.

Treasurers Report

Expenses		
Expense Items	2026 Budget	2026 Actual
Legal Expenses		
Ocean Park Rescue Squad		
Lynnhaven River Now	\$1,030	
Chesapeake Bay Foundation	\$1,500	
Friends of Live Oaks	\$1,000	
PO Box Annual Fee	\$275	
Newsletter/Flyer Printing	\$450	
Social Events (Chili Night Out)	\$650	\$459
Social Events (Wine Tasting) - Paid Event		
Social Events (Spring Fling)	\$5,000	
Social Events (Fall Fest)	\$4,000	
Social Events (Easter Egg Hunt)	\$100	
Social Events (4th Parade)	\$100	
Umbrella Liability Insurance	\$700	
Virginia Corporation Fees	\$25	\$25
VBCCO Annual Dues	\$50	
Postage and Mail Supplies	\$35	
IT Services	\$2,000	\$476
Scholarships (OPCL)	\$6,200	
Scholarships (Lyon)	\$3,000	
Merchandise (Stickers)	\$200	\$86
Merchandise (Apparel)	\$4,000	\$930
General Meeting Refreshments/DPs/Mbrshp	\$500	\$88
BOD Meeting	\$300	\$123
Office Supplies	\$50	
Operating Account Checks	\$50	
CASA 2025		\$175
TOTAL EXPENSES	\$31,215	\$2,362
Ending Balance		\$6,893

OPERATING ACCOUNT: Ending 31 March 2026				
March Starting Balance:			\$6,044	
Income				
Item	2026 Budget	2026 Actual	Robbins' Account - March	
Membership Dues - Checks and Cash	\$1,600	\$450	Opening	\$465,533
Membership Dues - Paypal/Cheddar	\$5,300	\$3,512	Closing	\$453,898
Fall Fest Other	\$1,000		Change in Value	-\$11,635
Robbins Account	\$21,500		Dividends/Interest	\$3,826
Lyon Scholarship				
Merchandise Sales	\$1,500	\$506	Begin Year Value	\$410,725
Donations/Silent Auctions/Raffles	\$700	\$585	YTD Change in Value	\$43,173
Wine Tasting				
CASA 2025		\$1,250		
Total Income	\$31,600	\$6,302		

Audit Committee Report

2025 Audit of Ocean Park Civic League

Procedures performed:

The OPCL Check register and bank statements for the Wells Fargo Operating and Fireworks accounts and the Atlantic Union Operating and Fireworks accounts were reviewed:

- Substantially all payments/debits were validated to underlying receipts
- Credits/Deposits were also reviewed, and membership due income was reviewed for reasonableness against the membership roster.
- Beginning and ending balances were validated to bank statements/activity

The OPCL Operating account budget vs actual schedule for December YTD activity was also reviewed:

- Beginning and Ending Balances were reconciled to the bank statement/activity for both Wells Fargo and Atlantic Union operating accounts
- All activity for income and expenses were validated against OPCL check register

Results/Conclusion:

Overall, the OPCL records are fairly stated, with no material discrepancies and all significant transactions are properly supported with supporting receipts/checks or other documentation.

McLeskey Shore Drive Condo Project



McLeskey Shore Drive Condo Project



McLeskey Shore Drive Condo Project

Condominium Project	
Project Size (acres)	2.2
Total Units	52
Units per Acre	23.7x
Building Frontage along Shore Dr.	133' 9"
Height along Shore Dr. (typical)	58'10"
	(61'10" at corner tower)
Building Area:	
Footprint:	42,000 sf
Total Floor Area:	193,000 sf
Parking Spaces	
Provided	126
Spaces per unit	2.4x
Visitor / Retail Spaces (excess of 2 per unit)	22

Lynnhaven Boat Ramp & Sand Haul

- Beginning yesterday, April 1st, the security guard will be back to their seasonal hours of 8:00 pm – 2:00 am.
- Parking Meters – Due to aging parking meter units. The lot will transition to “Pay by Text”. Signage will be updated (larger signs).
- Staffing hours are below. Restrooms close 30 minutes before the staff leave so they can be cleaned. We do have a portable toilet on-site for after-hours.

March 8 – April 10	6:30 am – 7:30 pm
April 11 – May 1	6:00 am – 8:00 pm
May 2 – May 22	5:30 am – 8:30 pm
May 23 – Sept 4	5:30 am – 9:00 pm
Sept 5 – Sept 18	6:00 am – 8:00 pm
Sept 19 – Nov 2	6:30 am – 7:30 pm
Nov 3 – Dec 31	6:30 am – 6:00 pm
- The new Boat Ramp Status electronic signs on Shore Drive will be completed by mid-April. Currently working on the sign footer in the median of Shore Drive.
- After a late start due to legal contract review, the sand truck haul is in progress. Looking for the updated completion date.



Social Committee: Easter Egg Hunt Recap

2026 Easter Egg Hunt



Social Committee: Spring Fling

- **Spring Fling**
- Saturday, Apr 25th
- Time: 4 pm
- Location: Taste Bayville
- Music
- Beverage update
 - Beer & wine sold by Taste



New Business: 🌿 Pleasure House Point 🚫 Clean Up

2026 Schedule

- Saturday, April 18th 9a-12
- Saturday, May 23rd 9a-12
- Saturday, June 20th 9a-12
Summer Break too hot!
- Saturday, September 12th 9a-12
- Saturday, October 17th 9a-12

✓ Meet at the Marlin Bay Trailhead on Marlin Bay Drive



Social Committee: Piling Day (observed)

- **Piling day**
- Sunday, May 5th – 7th
- Time: Sunset
- Location: Ocean Park Beach



2026 Fireworks



- **Monday, July 6th**

- Extremely difficult scheduling
- Ocean Park Beach
- Approximately 9 pm

Government Affairs: Upcoming Meetings

- **VB Council of Community Organizations (VBCCO)** meeting: Wednesday, April 15th, General Meeting, 6:30p @ Bow Creek Recreation Center
- **Friends of the Live Oaks (FOLO Meeting)** Meeting: Not posted
- **Bayfront Advisory Commission (BAC)**, Meeting Thursday, April 16th @ 3:30p Ocean Park Volunteer Rescue Squad

- **Ocean Park Interim Sidewalk Project** – May 2026
- **Phase 3 Shore Drive Improvements (EAST of Lesner Bridge)**
- May 1 to Sept. 30, lane closures are anticipated only during the night shift. Daytime closures are not expected to resume until Oct. 1, 2026. Project completion is currently scheduled for late 2028.



Shore Drive Pedestrian Improvements



What: Installation of ADA-compliant sidewalks and curb ramps

Where: Shore Drive, from Marlin Bay Drive to Dupont Circle

When: Construction is expected to begin in late 2025 and be completed by fall 2026

Total cost: \$2.1 million



How will this affect my business or property?

- The contractor will coordinate closely with businesses and property owners to minimize disruptions.
- Once complete, the project will make the corridor safer and more welcoming for customers, visitors and residents.


What can I expect during construction?

- This is a small-scale project that will be completed in segments, filling in gaps and providing connectivity along the corridor.
- Crews, temporary lane closures and sidewalk closures may be visible, but access to businesses will be maintained.

What are the benefits?

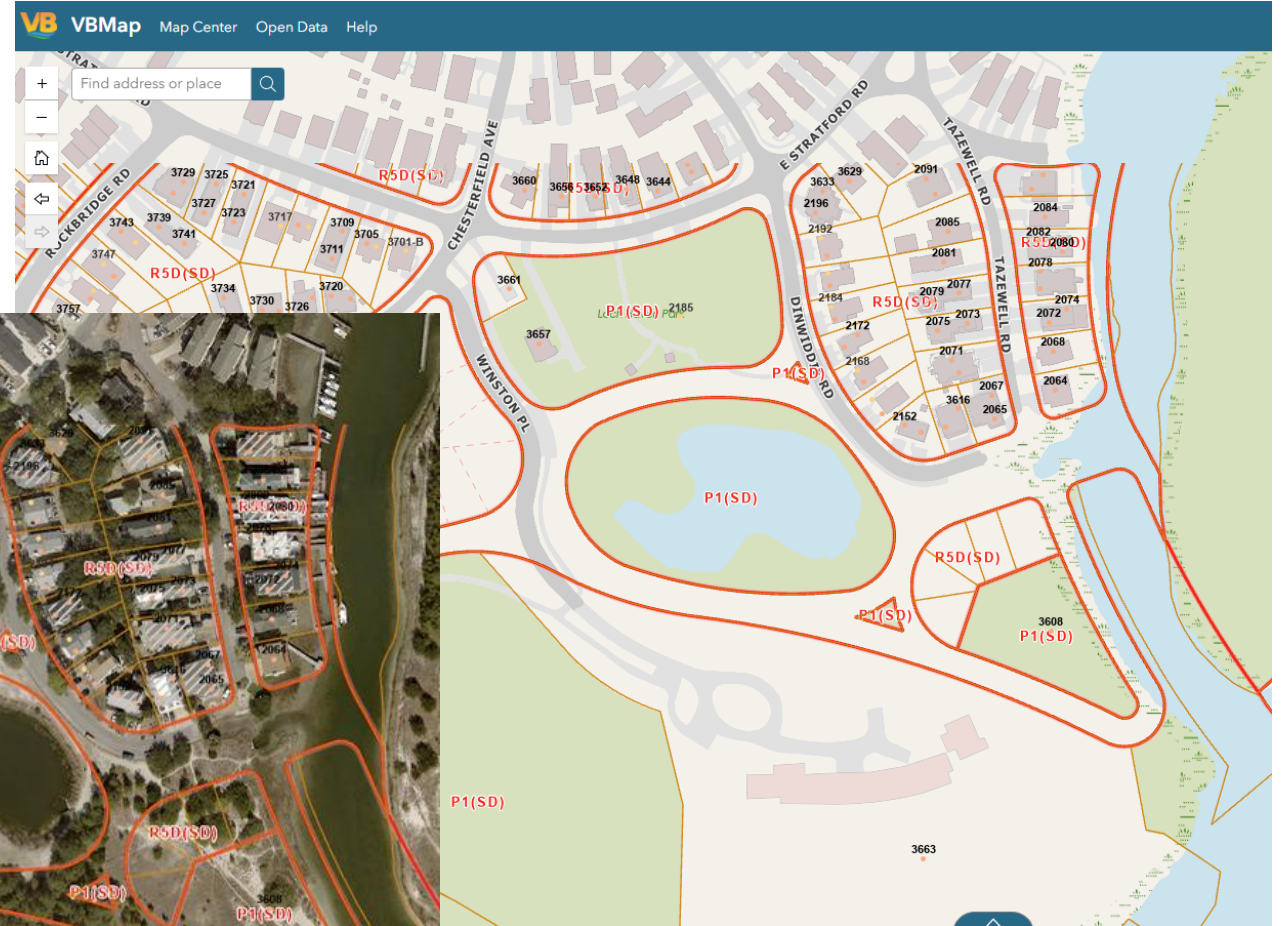
- Continuous sidewalks from Marlin Bay Drive to the Lesner Bridge with ADA-compliant curb ramps for better accessibility.
- Clearly defined entrances to businesses and residences.
- A safer, more connected corridor for everyone!

Contact:
ShoreDrPedImp@VBgov.com



Government Affairs: Acquisition Crab Creek Lots

- Ordinance to **AUTHORIZE** the acquisition of five (5) lots totaling approximately 0.57 acres adjacent to Crab Creek and near Pleasure House Point Natural Area from Riverwalk, LLC; **AUTHORIZE** the City Manager to **EXECUTE** two (2) Grant Agreements; and **ACCEPT** and **APPROPRIATE** Grant Funds in the amount of \$300,000 to CIP #100641, "Open Space Site Acquisition IV" re property preservation



Member Forum!



- **Volunteers needed: Specifically Social Committee and Membership**

Adjournment.

