



MUIR BEACH COMMUNITY SERVICES DISTRICT

19 Seacape Drive Muir Beach, CA 94965 415 383 9969 www.muirbeachcsd.com

AGENDA

Special Meeting of the Board of Directors

Wednesday, May 6, 2026 - 7:00 PM

Closed Session (Board will Convene in Open Session in order to Commence in Closed Session) – 7:00 PM

Reconvene in Open Session

Meeting held by Teleconference

Agenda will be emailed and posted

Zoom invitation will be emailed

Muir Beach, CA 94965

MEETINGS BY ZOOM: Gov. Code section 54953(b) provides that local agencies such as the Muir Beach Community Services District may hold its meetings using teleconferencing services, such as Zoom if certain conditions are complied with, all of which have been met by the MBCSD. As such, the District will email Zoom invitations to all residents and other members of the public asking to participate in the meetings, which will also include a dial-in option using your telephone. Please participate from your own locations/homes, however, if needed (and as required by the code), you may participate from the homes of the members of the Board of Directors, being 240 Pacific Way, 40 Sunset Way, 209 Sunset Way, and 23 Starbuck Drive where the meeting agenda will be available.

TIMING OF AGENDA ITEMS: The Board attempts to hear all items in order as stated on the agenda, however it reserves the right to take items out of the order listed at any time during the course of the meeting. The following items will be considered, and any item can be discussed, acted upon, or approved during the course of the meeting.

SPECIAL NEEDS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District Manager at 415-388-7804. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure participation in the meeting.

7:00 pm | **Item 1: Call to Order**

Board: Steven Shaffer (Board President), Nikola Tede (Board Vice-President), Leighton Hills (Director), Christine Lam (Director), and David Taylor (Director)
Staff: Mary Halley (District Manager)

Item 2: Public Comment (if any) for Closed Session

Item 3: Closed Session (Directors, District Manager and Legal Counsel)

The California Government Code provides that certain matters such as litigation, personnel matters, and real estate negotiations may be conducted in closed session. The matters shall be identified as set out below. After any closed session, the legislative body shall reconvene in open session prior to adjournment and make disclosure of action taken during the closed session pursuant to CA Government Code Section 54956.9(d)(2) and (e)(1).

Conference with Legal Counsel – Significant Exposure to Litigation (Gov. Code, § 54956.9(d)(2), (e)(2).)
Number of potential cases: 1.

Facts and Circumstances: Based on existing facts and circumstances, disclosure would prejudice the Muir Beach CSD.

Item 4: Reconvene in Open Session

Report as required on any actions taken in Closed Session.

Item 5: Adjournment

Next Regular Board Meeting Date: Wednesday, May 27, 2026