



# Channel Islands

## Waterfront Homeowners Association

REPRESENTING HOMEOWNERS IN MANDALAY BAY

# WELCOME

## ANNUAL MEETING

### FEBRUARY 8, 2020

Public Meeting will begin at 9 am  
Mandalay Homeowners & Residents Only  
will begin at 10:40 am



# AGENDA

**8:00 a.m. Check In & Administration**

**9:00 a.m. Call to Order**

**9:05 a.m. Pledge of Allegiance**

**9:10 a.m. Welcome Honored Guest**

District 1 Oxnard City Councilman Bert Perello

**9:15 a.m. City of Oxnard Presentations**

Alex Nguyen, City Manager

Rosemarie Gaglione, Public Works Director

Julie Phillips, Landscape Update - Special Districts

**10:15 a.m. Welcome Honored Guest**

Mayor Tim Flynn

**10:20 a.m. Q&A**

**10:30 a.m. Audrey Keller (CINC Update)**

**10:35 a.m. Chuck Carter (Water Quality)**

**10:40 a.m. – 11:30 a.m. Mandalay Homeowners & Residents**



2/08/2020

CIWHA

3



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# Mandalay Bay Seawall Repair Update

February 8, 2020  
Rosemarie Gaglione  
Public Works Director



# Recently Completed Projects

**CONDITION  
ASSESSMENT**

**2012**



**SLOPE  
PROTECTION  
& FILLING  
FOOTING GAPS**

**2014**



**KINGSBRIDGE  
WAY WALL  
REPAIR WORK**

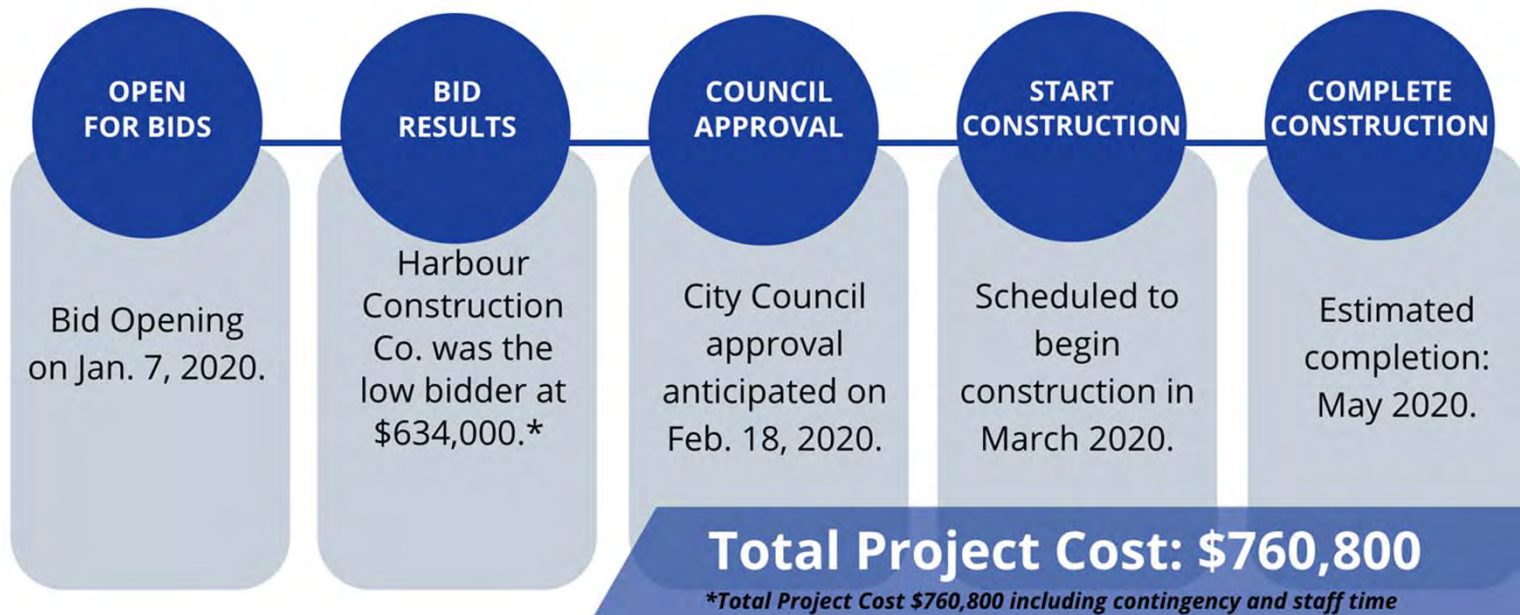
**2016**





# Current Projects: Pilaster Jacket Repairs

## PROJECT TIMELINE

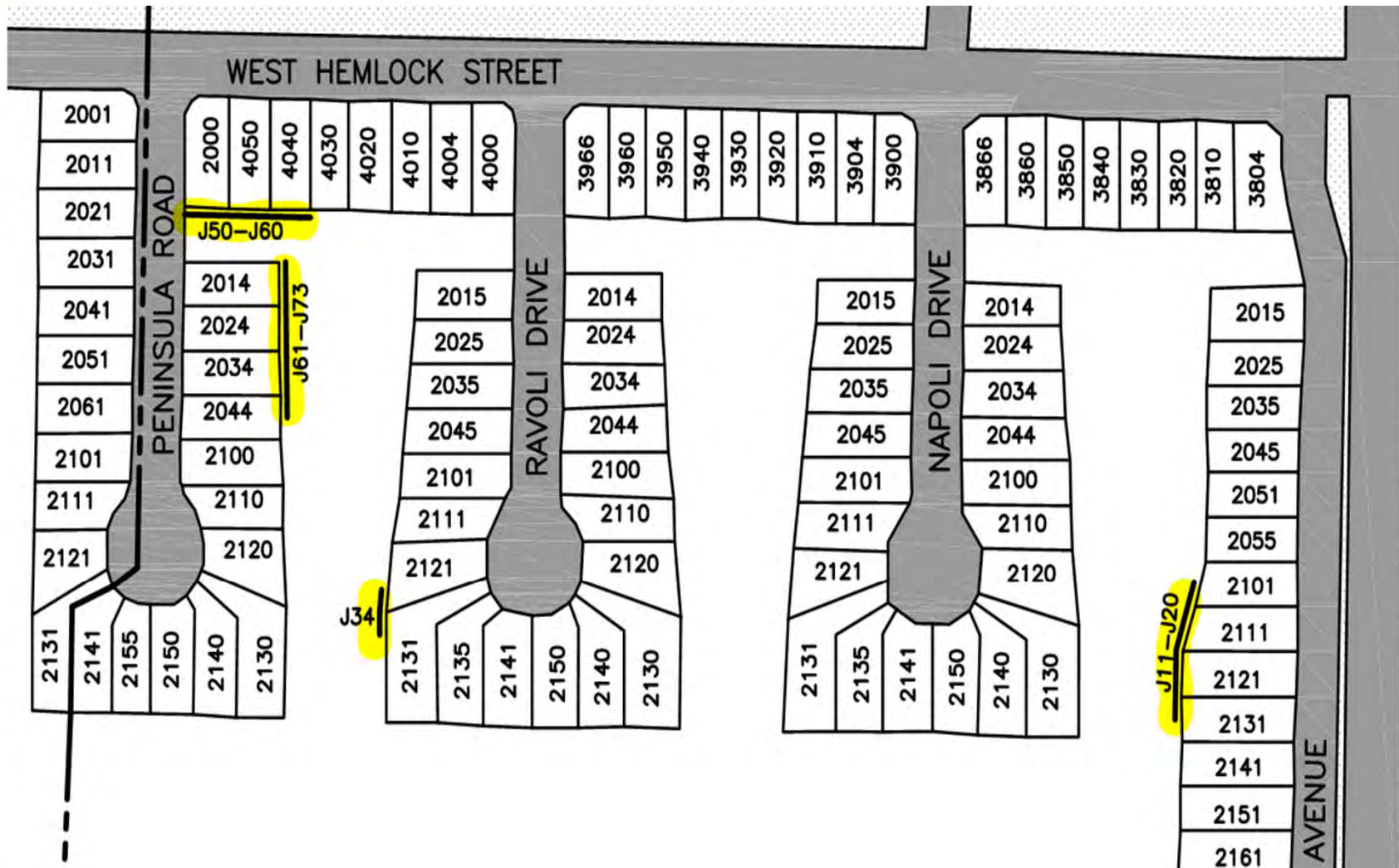


# Current Construction: Pilaster Jacket Repairs

## **WORK LOCATIONS**

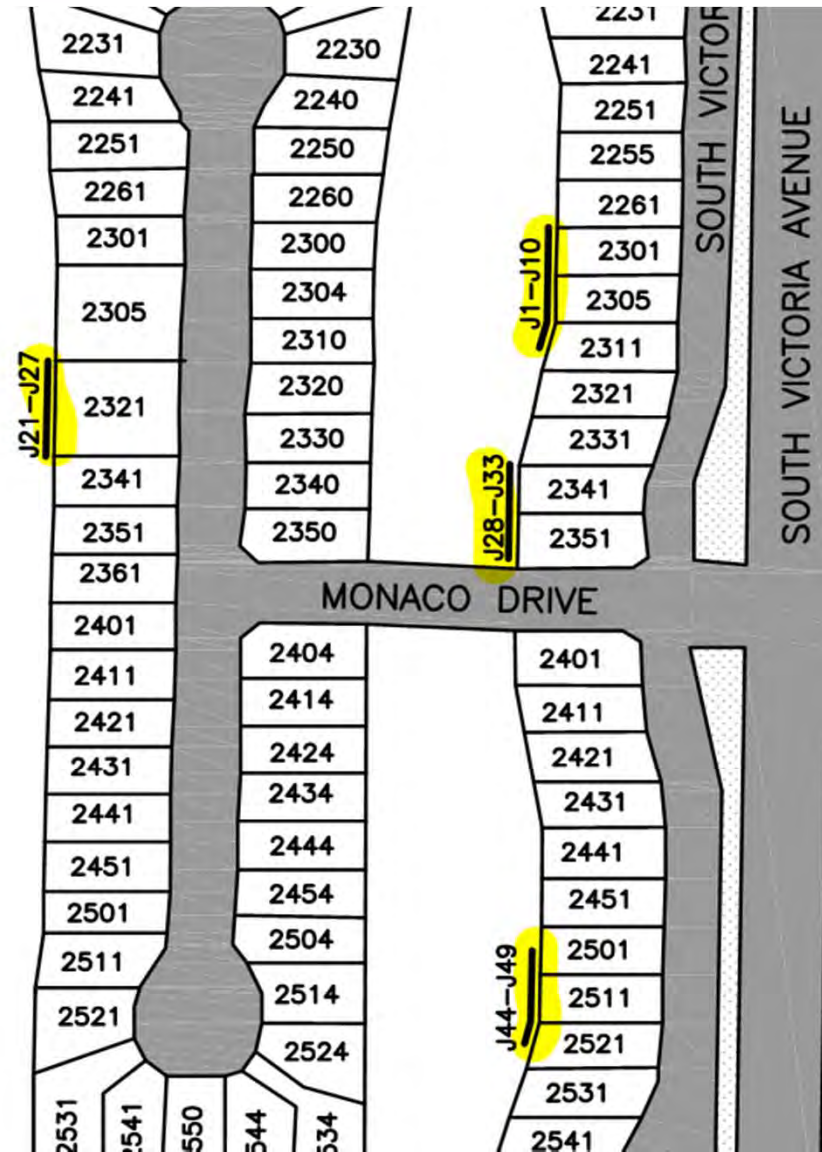
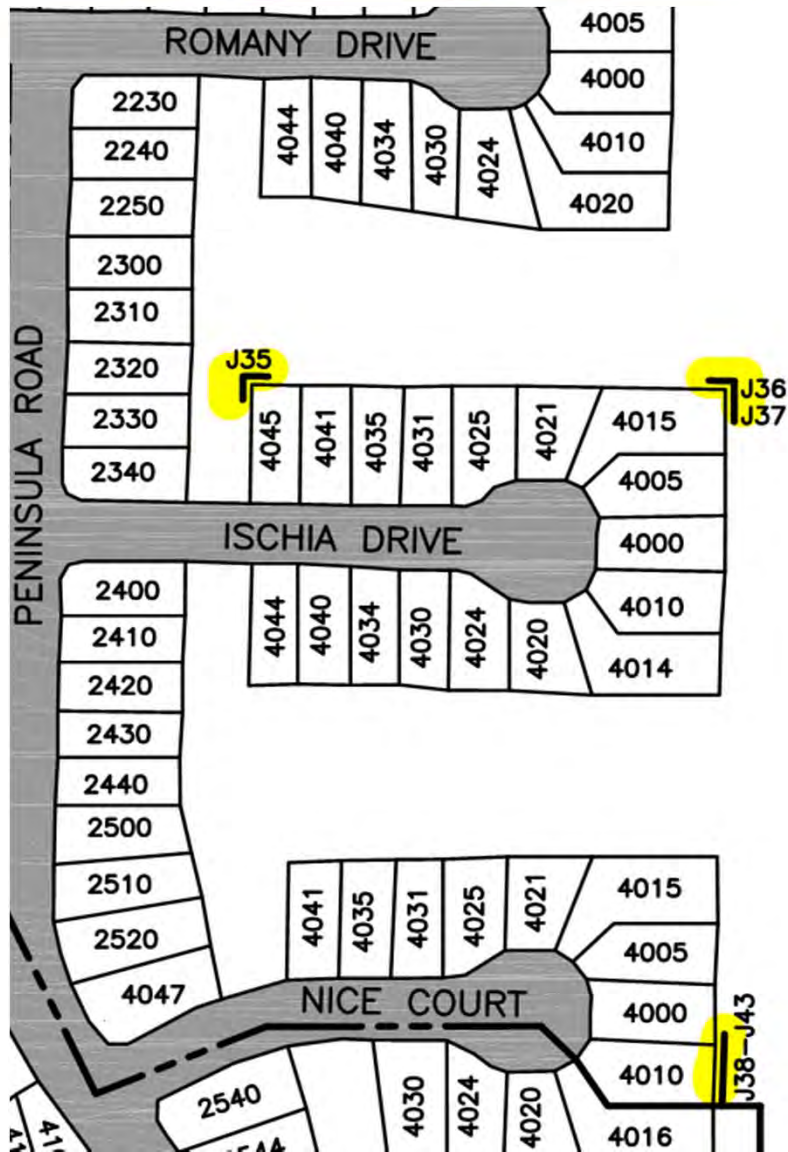
- 2301-2311 S. Victoria Ave.
- 2101-2131 S. Victoria Ave.
- 2321-2341 Monaco Dr.
- 2341-2351 S Victoria Ave.
- 2121-2131 Ravoli Dr.
- 4045 Ischia Dr.
- 4015 Ischia Dr.
- 4000-4016 Nice Ct.
- 2501-2521 S Victoria Ave.
- 2000 Peninsula Rd. -  
4040 W Hemlock St.
- 2014-2044 Peninsula Rd.

# Current Construction: Pilaster Jacket Repairs





# Current Construction: Pilaster Jacket Repairs



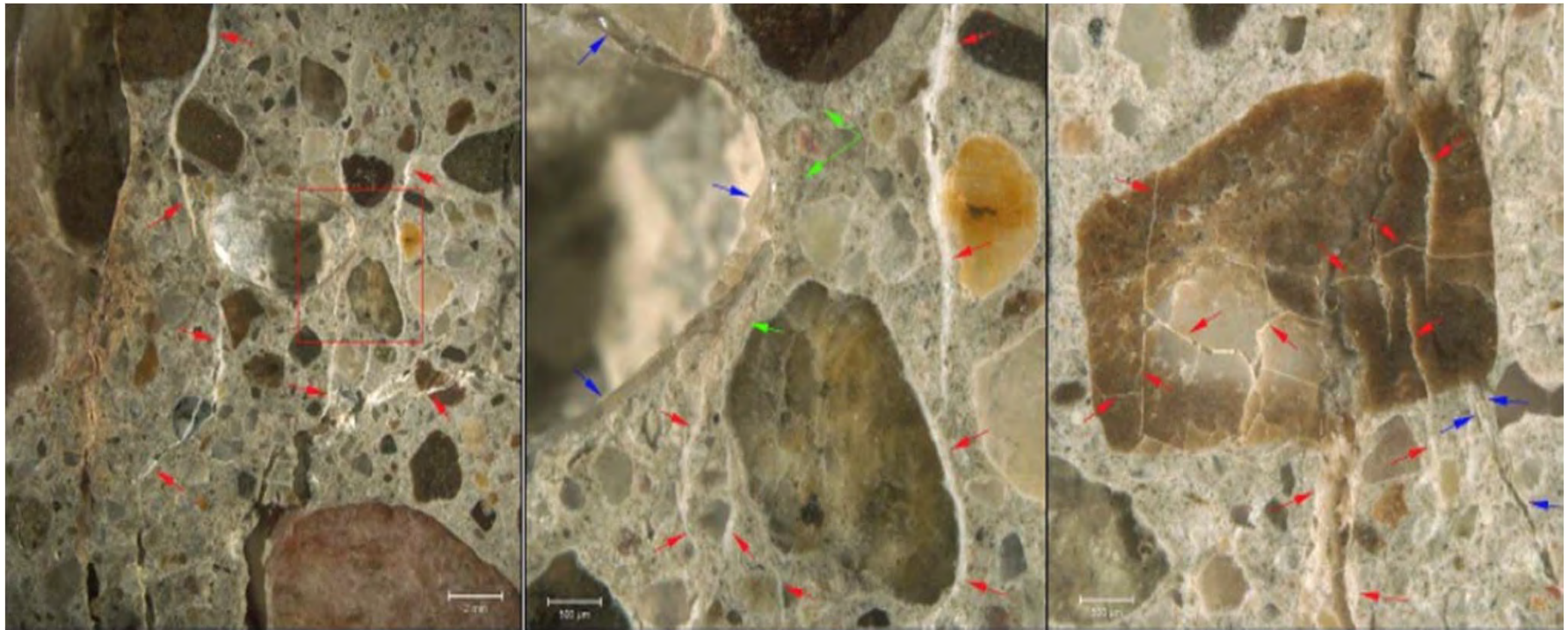
# Source of Seawall Deterioration

## Alkali-Silica Reaction (ASR)

- Alkali-silica reaction (ASR) is one of the major sources of degradation in the sea walls.
- ASR is a chemical reaction between alkali in the cement paste and silica in the aggregate that creates an expansive gel, which swells in contact water.
- The swelling of the gel creates an expansive force that causes cracking of the concrete.
- The concrete cracking then creates a path for further water access leading to progression of the reaction and the cracking as well as corrosion of the reinforcing.



# Alkali-Silica Reaction (ASR)



*Photomicrographs of polished core samples showing deposits of ASR gel (indicated by arrows) [from TranSystems (2011)]*

# Initial Analysis

## TranSystems Seawall Repairs Recommendations






- Proposed repairs to concrete seawalls include:
  - Strengthening repairs to wall panels, jacket repairs to concrete pilasters and drainage improvements
- Assumes 30-year design life
- Cost estimate: \$87 Million over the next 25 years for superficial repairs
- These repairs would not meet current code-level seismic loading
- Liquefaction potential not addressed

# Alternative Analysis

## TetraTech Seawall Repair Recommendations

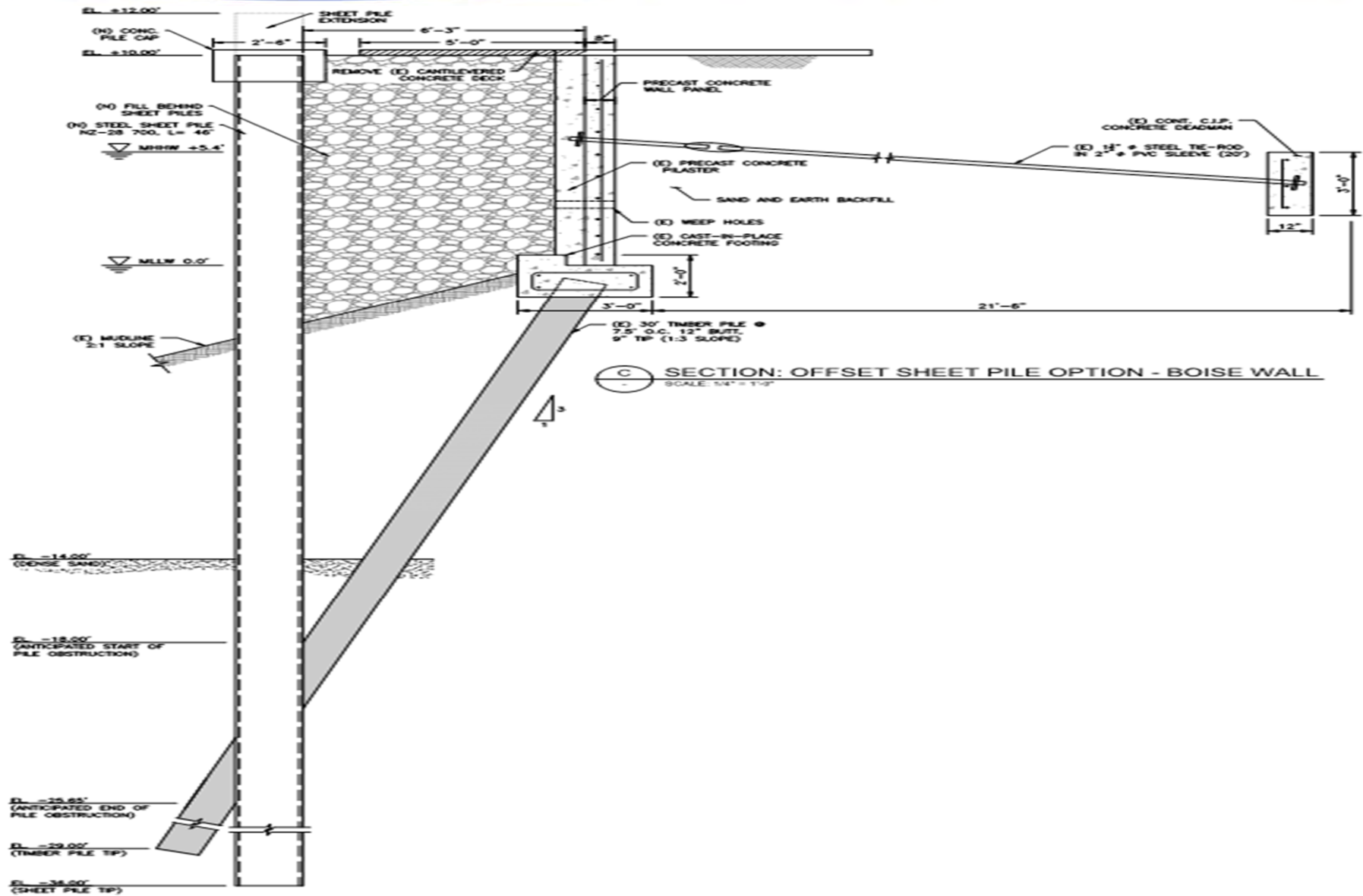
- Proposed repairs consist of constructing a Cantilever Sheet Pile Wall in front of existing seawalls
- Assumes 75-year design life
- Cost estimate of \$200 Million for overall repairs (goes beyond 25 years)
  - \$154 Million over next 25 years
- Designed to resist current code-level seismic loading
- Liquefaction considered in the design

# Analysis Comparison

PROPOSAL DETAILS	INITIAL ANALYSIS <b>TranSystems Seawall Repairs</b>	ALTERNATIVE ANALYSIS <b>TetraTech Seawall Repairs</b>
 Proposed Repairs	Strengthening repairs to wall panels, jacket repairs to concrete pilasters and drainage improvements	Constructing a Cantilever Sheet Pile Wall in front of existing seawalls
 Design Life	Assumes 30-year design life	Assumes 75-year design life
 Cost	\$87 Million (Over next 25 years)	\$200 Million ((\$154 Million over next 25 years))
 Seismic Loading	Repairs will not meet current code-level seismic loading	Designed to resist current code-level seismic loading
 Liquefaction Consideration	Liquefaction not addressed	Liquefaction considered in design

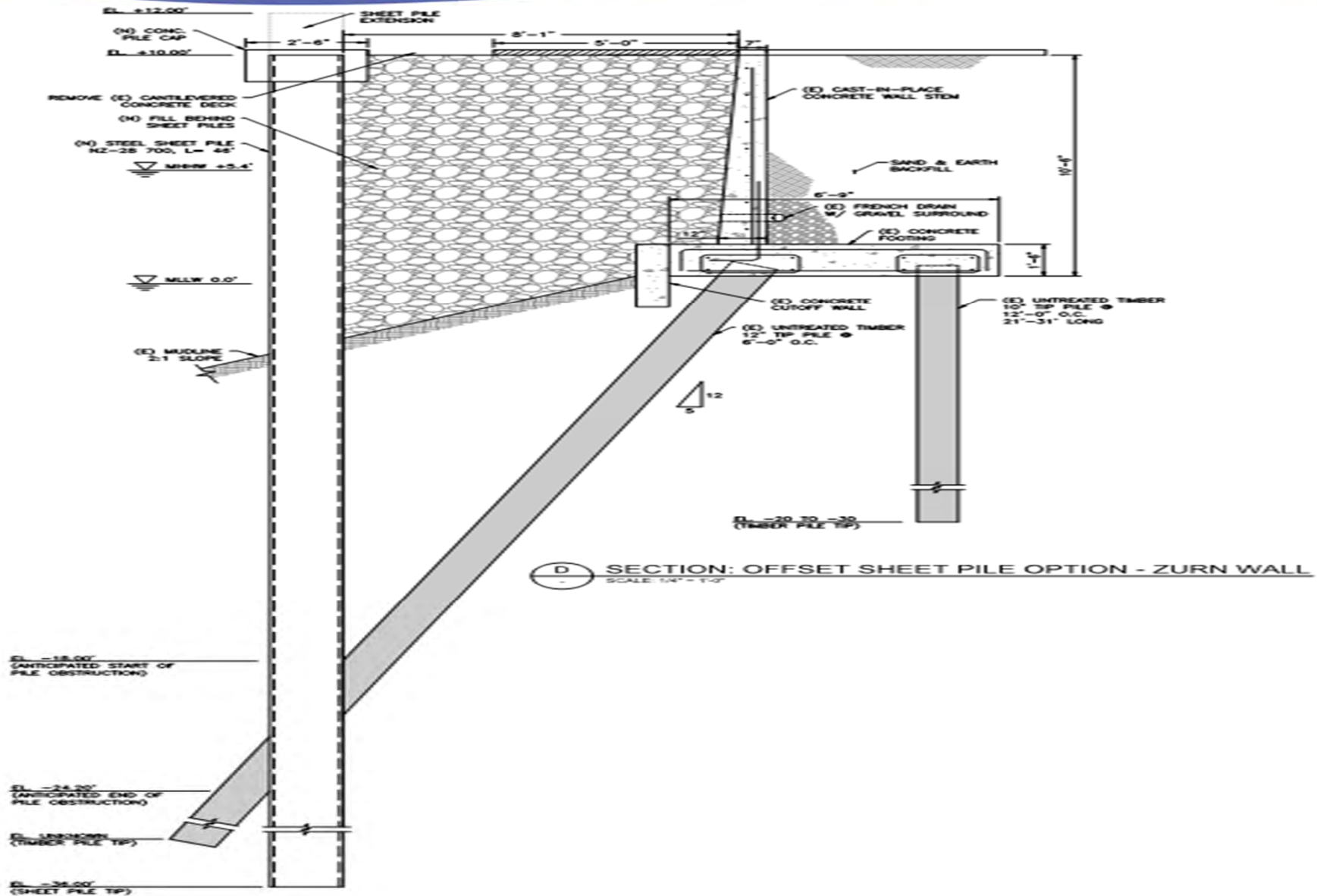


# Cantilever Sheet Pile Wall Detail (Boise Wall)





# Cantilever Sheet Pile Wall Detail (Zurn Wall)



# Phasing Plan: Timeline of Repairs

Using the proposed **TetraTech Seawall Repairs**, construction will tackle **7.6 miles** of Cantilever Sheet Pile Wall at a total cost of nearly **\$200 million** and assume a **75-year design life**

Phase	Years	Length of Wall	Total Cost
1	1-6	8,800	\$43.5 M
2	7-12	4,200	\$20.7 M
3	13-18	8,700	\$43.0 M
4	19-25	9,400	\$46.4 M
5	Beyond 25	9,300	\$45.9 M
			<b>\$199.5M</b>

# Phasing Plan

OXNARD  
CALIFORNIA

CITY OF OXNARD  
PUBLIC WORKS DEPARTMENT  
300 WEST 11th STREET  
OXNARD, CA 93054



MANDALAY BAY  
SEAWALLS  
OXNARD, CA

FIGURE TITLE  
PHASING  
CONCEPT PLAN

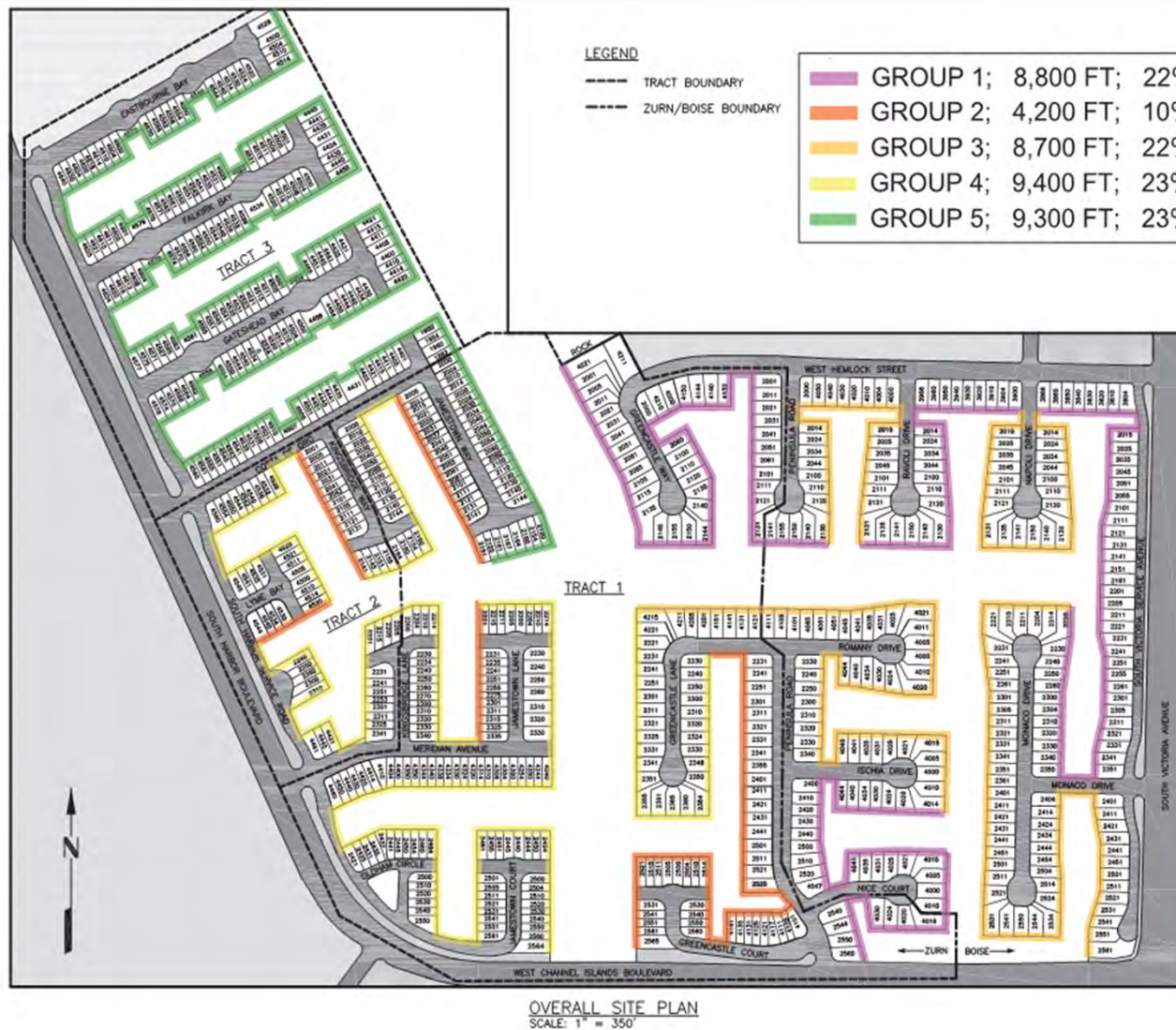
PROJECT NO.

SCALE

1" = 350'

DATE

2/3/2020





# Funding Discussion

## 1 CITY MANAGER'S COMMITMENT

### 1 Pursue New Revenue Stream

In order to gain bonding capacity needed for a Public Works project of this size

### 2 50/50 Split of Costs

City Manager commits to recommending to City Council a formal agreement of a public-private partnership between City and Mandalay Bay

### 3 \$100,000,000 Investment by City

City Manager commits to recommending to cover \$100M of the \$200M required for total repair

### 4 Grants

The City has submitted two FEMA grant applications for the seawalls retrofits:

- Hazard Mitigation Grant Program (HMGP) application submitted on September 4, 2018
- Pre-Disaster Mitigation Grant Program (PDM) application submitted on December 2, 2019
- Results have not come in from FEMA

## Slide 16

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1

This slide has final approval from the CM! Just keeping you all in the loop.

Katie Casey, 2/7/2020



*Questions?*



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# WATERWAYS ZONE 1 MANDALAY BAY

PUBLIC WORKS DEPARTMENT  
SPECIAL DISTRICTS DIVISION

Julie Phillips  
Special Districts Manager



## ON-GOING MAINTENANCE

- Waterways Zone 1 Mandalay Bay is at Service Level B, every two weeks service
- Monthly walkthroughs with the Contractor and members of Mandalay Waterfront Homeowner's HOA regarding contractor deficiencies and maintenance needs
- Special District Landscape Inspector and Project Manager executing projects within the Districts including a greenbelt and buffer area rehabilitations, vegetation over growth removal projects and assessment and repairs to irrigation throughout
- Tree maintenance was completed in the buffer area and will continue throughout the greenbelts over the next couple of months

## PROJECTS COMPLETED

- Kingsbridge Greenbelt Rehabilitation
  - Removed trees, roots and vegetation that was encroaching on the two (2) adjacent homes
  - Soil preparation, plants were installed and mulch placed for beautification of the greenbelt





## PROJECTS COMPLETED

- **Greenbelt Vegetation Overgrowth Removal**
  - Greenbelts were identified where vegetation had been allowed to grow over the seawall and in some cases into the water
  - Under the direction of staff, City Corps was deployed to remove all the overgrowth
  - Moving forward contractor will mitigate growth through the fences through weed abatement prior to overgrowth



# BUFFER AREA REHABILITATION PROJECT

## Project Goals:

- Remove dead plant material
- Rehabilitate old irrigation
- Install new trees to replace dead trees removed in 2018
- Provide weed control
- Replant six (6) entrance corners
- Install bark mulch throughout to mitigate weed growth



# BUFFER AREA REHABILITATION PROJECT

## Project Progress Report:

- Under the direction of staff, work release crews have worked together to remove all dead vegetation from the buffer area
- Existing healthy plant material was lifted to allow for full irrigation coverage
- Under the direction of staff, City Corps crews have weed whipped the corners in an effort to clear for replanting
- Irrigation checks and repairs are in progress



# BUFFER AREA REHABILITATION PROJECT

## Items to be completed by March 2020:

- Replanting of six (6) entrance corners
- Installation of trees and bark mulch





# QUESTIONS?



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# Channel Islands Harbor Water Quality Update

Channel Islands  
Neighborhood  
Council

Marine  
Advisory  
Committee

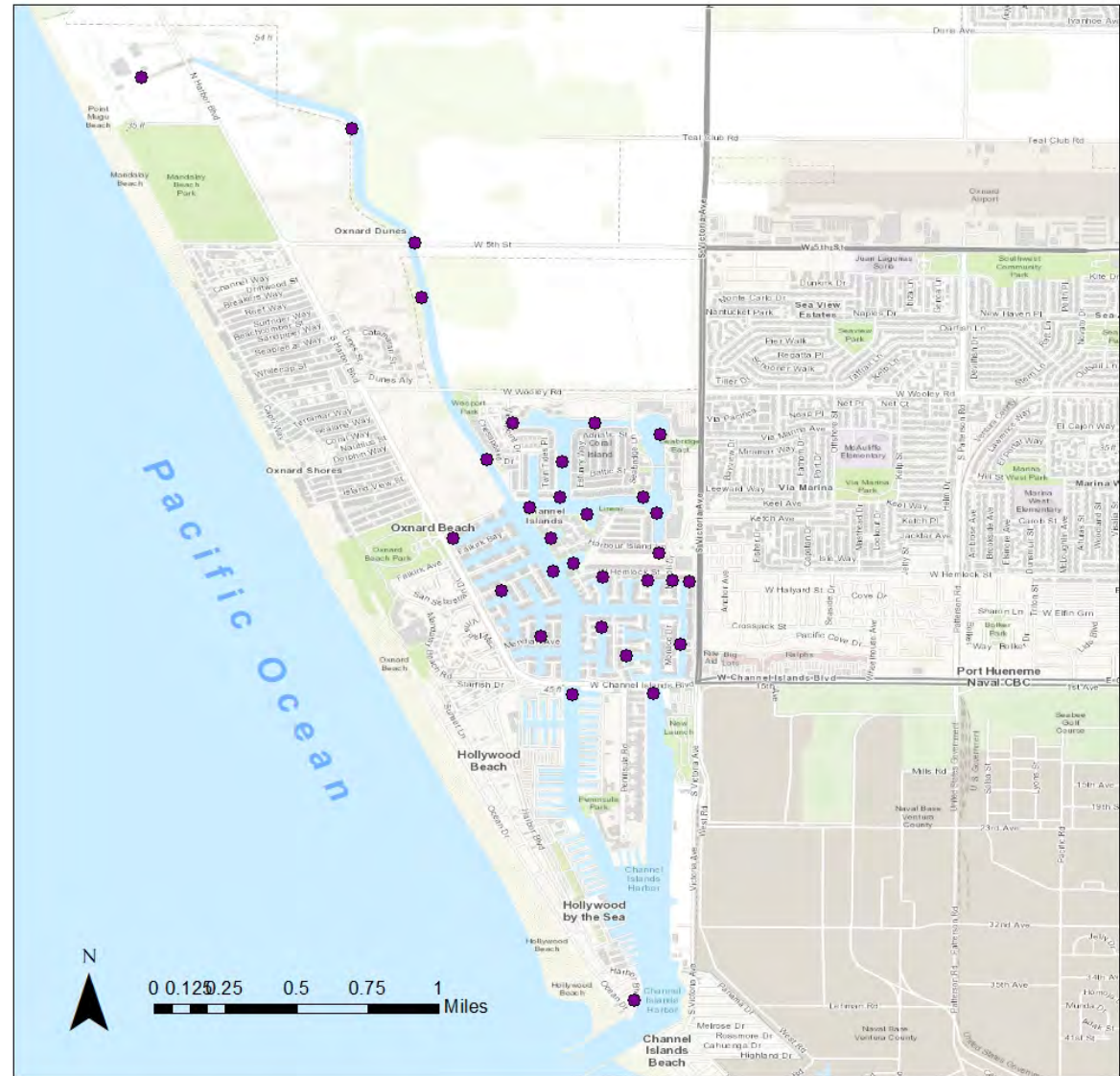
January 2020





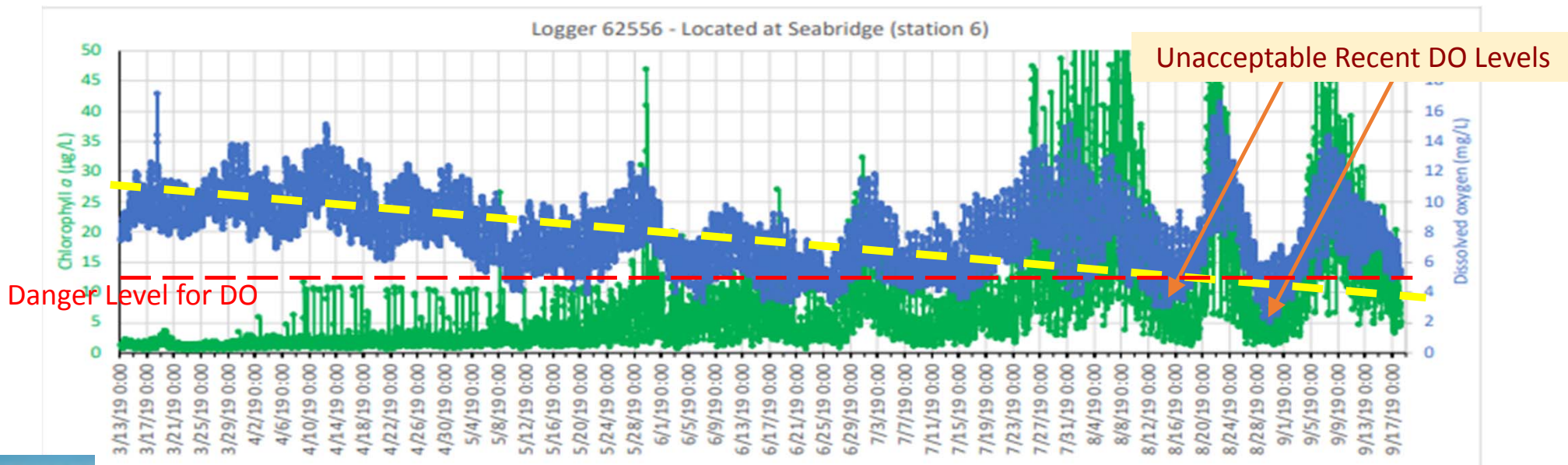
# Water Quality Testing Oct – Nov 2018

- Aquatic Bioassay Consulting (ABC) 75 page report was based on 31 monitoring stations
- Grab samples
- Dry and wet weather
- Nutrients in water column



# Ongoing Measurement Efforts

Four Remote Dissolved Oxygen / Chlorophyll Sensors were installed in the upper areas of C.I. Harbor early in 2019. Two were funded by resident communities, one by the City of Oxnard, and one by Ventura County. Available on City of Oxnard website: <https://www.oxnard.org/>

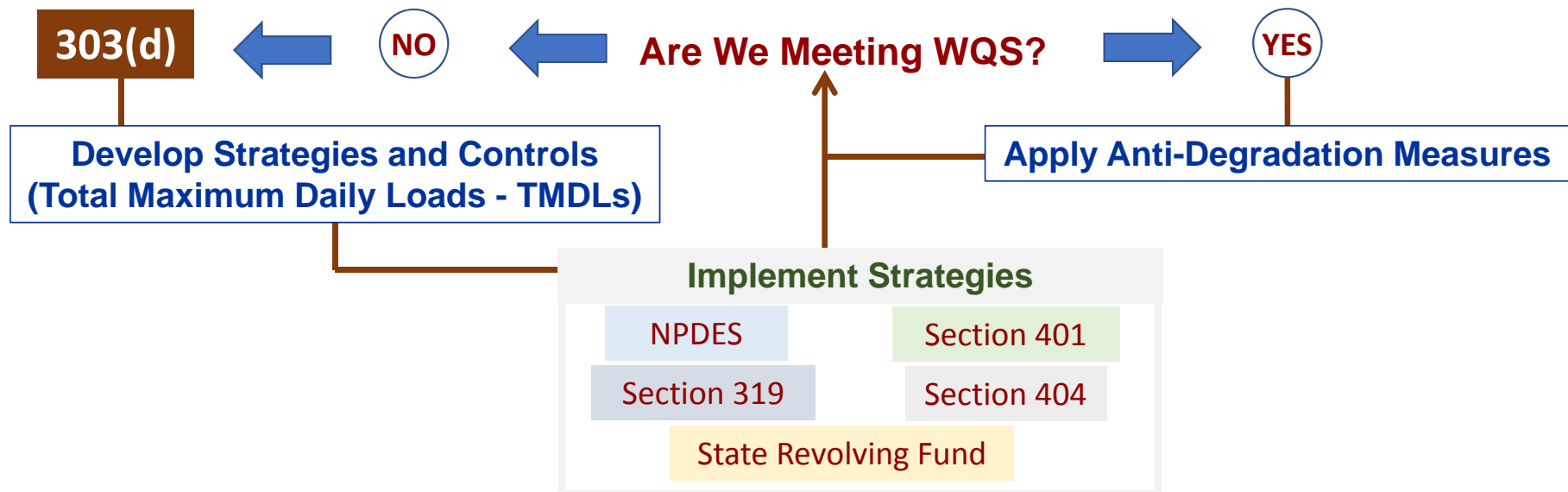




# You Can't Manage What You Don't Measure

Define Goals and Water Quality Standards per 2015 Basin Plan

*Organize and Implement Monitoring Plan: MAC / SWAMP*



# Water Quality Control Board's *Clean Water Team*

- Citizen Monitoring Program to “reduce and prevent water pollution”
- Volunteers will collect water samples. No cost to the City
- Water Board will pay for most of the costs for the laboratory processing
- Volunteer training will start as soon as we get final approval



## SWAMP - Clean Water Team (CWT) – Citizen Monitoring

*Our Mission ... “To build and support the State’s Watersheds’ Stewardship through citizen monitoring in order to reduce and prevent water pollution.”*



### **CITIZEN SCIENCE + VOLUNTEER MONITORING = CITIZEN MONITORING**

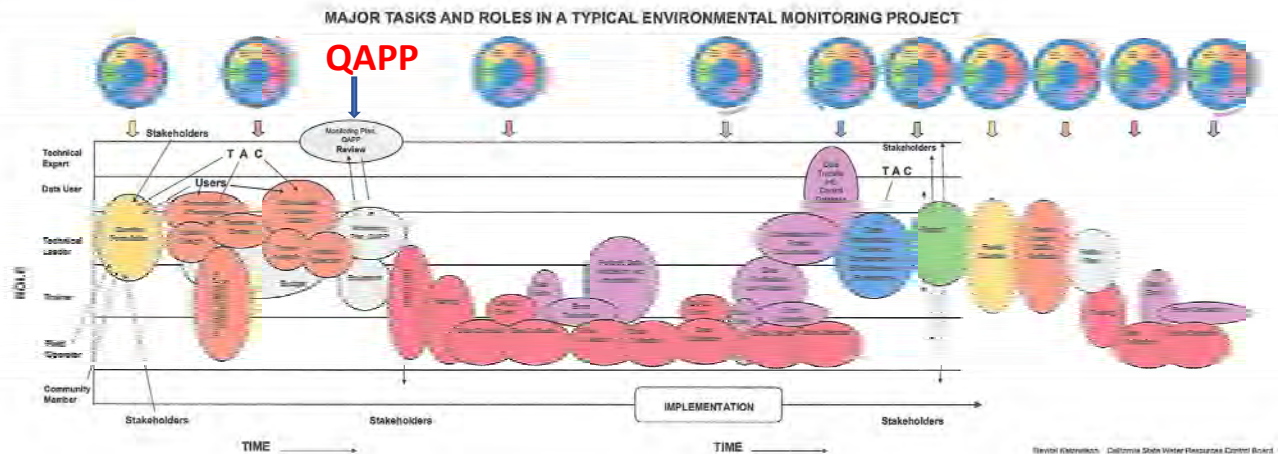
#### **Citizen Monitoring**

Citizen monitoring is any water quality monitoring activity that relies in whole or in part on participation by volunteers, students or non-paid staff. A variety of organizations may be involved in citizen monitoring projects, including but not limited to non-profit groups, Resource Conservation Districts (RCDs), Coordinated Resource Management and Planning (CRMP) groups, local government agencies, and colleges.

#### **About the Clean Water Team**

The Clean Water Team (CWT) is the citizen monitoring program of the State Water Resources Control Board. The CWT is a part of the Surface Water Ambient Monitoring Program (SWAMP). The CWT Citizen Monitoring Coordinator(s) work statewide in order to provide technical assistance and guidance documents, training, QA/QC support, temporary loans of equipment and communication to citizen monitoring programs and watershed stewardship organizations.

# SWAMP guidelines to insure acceptable data



***Surface Water Ambient Monitoring Program (SWAMP)*** starts with the ***Quality Assurance Project Plan (QAPP)***. We expect approval by the first of February

# Test Equipment



- The City of Oxnard provided Hach HQ40d field measurement sondes
- Water Board provided 2100P Turbidimeter & FluroSense meter
- Pilot sampling limited to MAC and CSU- Channel Islands students

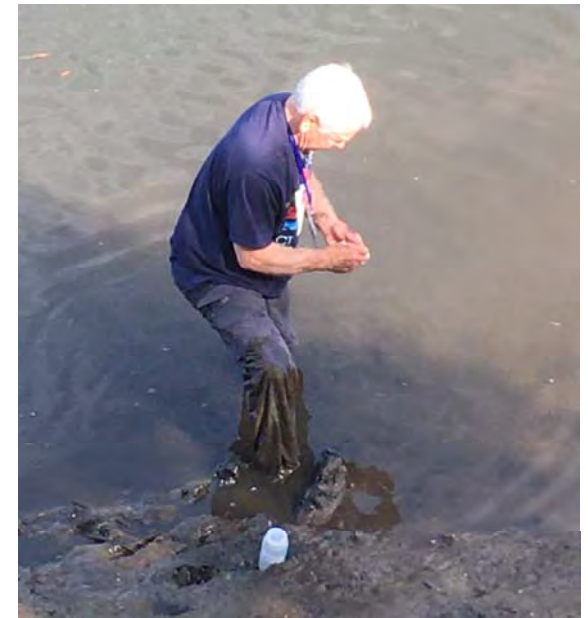


## We are refining our sampling procedures for our Volunteer Training



Doris Drain access proved to be a slippery slope from the west side of Edison Canal.

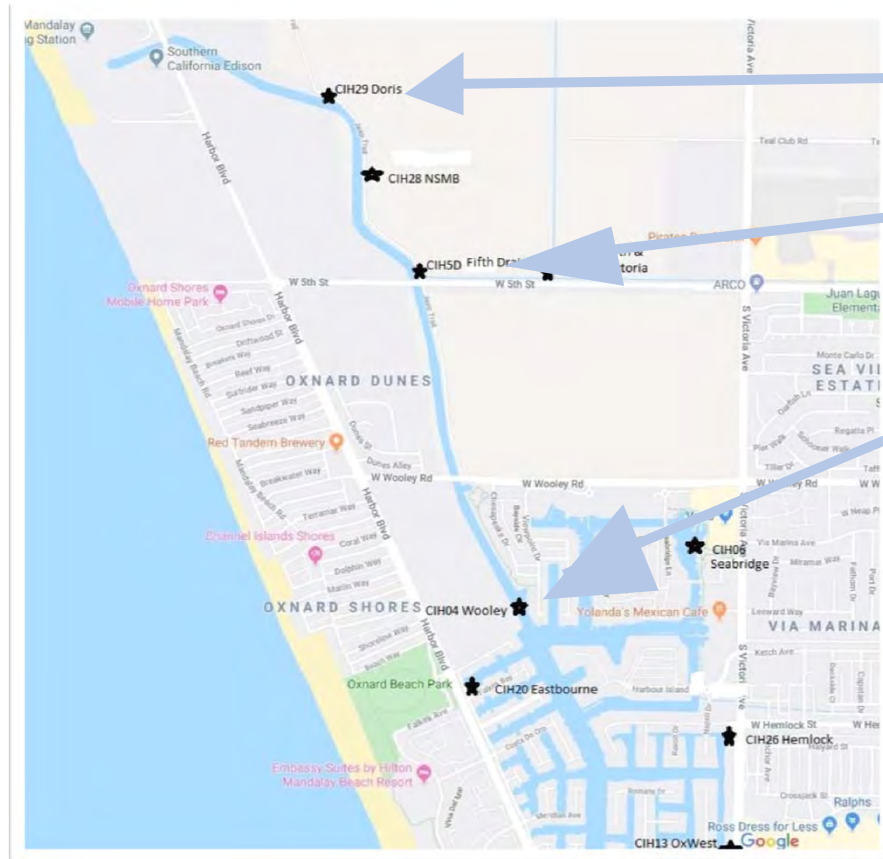
3



Once in a while we run into some challenges.



# Monitoring sites for pilot – December 2019



Doris Drain

5th Street Drain

Wooley Gate

*Trash in Edison Canal at Wooley Gate after 1.46" of rain on Dec 4<sup>th</sup>, 2019*



# Water Quality Summary from December Pilot

Site	Location	Date	Time	DO Top	DO Bot	pH	Temp	Conduc	Salinity	Turbidity	Enterococcus	5 day rain"	YTD rain"
4	Wooley Gate	11/27/19		8.60		7.73	68.4		21.0	83		1.41	1.83
4		12/04/19	12:05 PM							225	15,531	1.66	3.49
4		12/10/19	11:05 AM	4.90	5.20	7.58	61.0			9	160	0.29	3.78
4		12/17/19	11:20 AM	10.89		8.03	56.3	39.8	33.3	2	10	0.01	3.79
4		12/26/19	1:30 PM	8.19		7.16	66.1	12.2	8.0	81	No Test La	3.77	7.56
4		01/07/20	10:00 AM	10.02		7.74	59.9	48.2	33.7	3	Holidays	0.00	7.56
4		01/14/20	11:20 AM	10.68	10.67	7.95	57.7	41.0	34.0	1	10	0.00	7.56
4		01/21/20	10:25 AM	10.70	10.80	7.88	58.5	38.1	31.4	6	74	0.47	8.03
4		01/28/20									Bacteria cancelled per PW		
4		02/04/20										0.01	8.04
5D	Fifth St Drain	11/27/19	12:30 PM							674		1.41	1.83
5D		12/04/19	1:10 PM							176	15,531	1.46	3.49
5D		12/10/19	12:30 PM	8.26		7.60	64.2		4.0	50	1,317	0.28	3.78
5D		12/17/19	10:00 AM	11.07		7.79	55.0	3.6	2.5	28	432	0.01	3.79
5D		12/26/19	1:45 PM	9.57		7.29	61.1	31.1	2.0	42	No Test La	3.77	7.56
5D		01/07/20	10:45 AM							2	Holidays	0.00	7.56
5D		01/14/20	9:45 AM	10.31		7.56	57.0	3.8	2.6	2		0.00	7.56
5D		01/21/20	9:20 AM	9.52		7.63	60.2	23.0	17.3	9	2,359	0.47	8.03
5D		01/28/20										0.01	8.04
5D		02/04/20										0.00	8.04
6	Seabridge shallow bay	11/27/19								2		1.41	1.83
6		12/04/19	12:30 PM							9	2,723	1.46	3.49
6		12/10/19	10:30 AM	6.68	6.16	7.78	61.4		31.4	1	10	0.28	3.78
6		12/17/19	11:40 AM	9.34	9.42	7.79	56.9	39.9	33.5	1	10	0.01	3.79
6		12/26/19	2:00 PM	9.04	8.41	7.71	55.7	34.0	28.4	3	No Test La	3.77	7.56
6		01/07/20	11:30 AM	10.36	10.64	7.76	58.7	40.4	32.2	1	Holidays	0.00	7.56
6		01/14/20	10:30 AM	10.31	10.49	7.82	57.0	39.7	33.0	1	10	0.00	7.56
6		01/21/20	11:00 AM	11.05	10.98	7.97	57.9	40.7	33.4	1	10	0.47	8.03
6		01/28/20										0.01	8.04
6		02/04/20										0.00	8.04
8	Hemlock MS4	12/04/19	11:45 AM							23	24,192	1.46	3.49
8	Incorrectly ID'd as CIH2	12/10/19	11:40 AM	6.62	5.41	7.82	61.4		31.6	1	305	0.28	3.78
8	Corrected ID= CIH08	12/17/19	12:15 PM	8.70		7.86	66.1	47.2	35.3	2	41	0.01	3.79
8		01/14/20	12:30 PM	9.76	9.93	7.91	58.0	41.6	34.2	1	20	0.00	7.56
8		01/21/20	11:55 AM	9.19	8.47	7.90	57.8	40.0	32.8	5	2,014	0.47	8.03

Channel Islands Neighborhood Council | Marine Advisory Committee



## Community Partnerships

Status	Action
Ongoing	Raise awareness of the potential water quality problems with 20+ environmental groups, city, county and state government leaders
Ongoing	Funding sources for feasibility studies for Conceptual Solutions
Ongoing	Meetings with City staff, ABC and the Water Quality Control Board to approve <b>Quality Assurance Project Plan</b> (QAPP)
Upcoming	Water sample testing through Delta Environmental Labs

# LA Regional Water Quality Control Board

## Goal: Meet Rec-1 Water Quality Standards 95% of the time

- *Documented impairment for DO (dissolved oxygen) in CI Harbor water quality.* We need one additional year of monitoring data
- TMDL (Total Maximum Daily Load) for Algae and Nutrients is required for the **LA Regional Water Quality Control Board** to limit pollution
- Work with environmental groups and the Water Board to revise the Agricultural **Conditional Waivers** due to changes since plant closure
- LARWQCB has a leadership role as the key *regulator* and *policy maker*
- Load data to CEDEN (Calif. Environmental Data Exchange Network)
- Advise on *Feasibility Study* for engineered solution





# Volunteers Needed

Sign up on-line at <http://www.cineighbors.com/cwt-project-team-volunteers-needed/>

Channel Islands  
Neighborhood Council

[Home](#) [Board Members](#) [Meeting Notices & Minutes](#) [Community](#) [Marine Advisory Committee](#) [CINC News](#) [City of Oxnard](#)

## CWT Project Team Volunteers Needed

### CINC Help Wanted!

**Our team needs help – if you can help in any of the ways below please contact us!**

#### CWT Project Team

- Technical Leader/ Tech Writer
- Volunteer Trainer
- Field Operators-Collect samples
- QA/QC Officer
- CWT Coordinator
- Technical Experts
- Computer Specialist
- Database Management
- Data Users
- Attorney- Environmental
- Civil Engineer
- Marine Biologist
- Laboratory Technician
- Transportation to Lab/Boat
- Fundraisers, Development Professionals
- Media / Communications specialists

### Everyone can help!

Everyone can help keep our harbor clean by doing little things.

**Teamwork divides the task and multiplies the success!**

#### Everyone can help monitor

Take pictures and document what you observe.

#### Scoop up what you can

Use a rake or a net and clean up what you safely can reach!





An aerial photograph of a coastal city. A river flows from the left side of the frame, winding through a developed urban area with many houses and buildings. The river then turns and flows into a large, sandy beach area. The ocean is visible on the right side of the frame, with a clear blue sky above. The text "Thank You" is overlaid in white on the right side of the image.

Thank You

# Education and outreach to stakeholders

- Ocean Protection Council grant application 02/01/19
- Ventura County Harbor Dir. – Mark Sandoval 05/16/19
- City of Oxnard executives and City Council Jun - Aug
- LA Regional Water Quality Control Board 07/30/19
- CA Senator Hannah - Beth Jackson (Dist. 14) 08/14/19
- US Congress- Julia Brownley (Dist. 26) – staff 09/03/19
- LARWQCB presentation by board staff 09/12/19
- CenterPoint Energy – Scott Duhon 09/18/19
- North Shore Mandalay Bay de-water permit 09/24/19
- VCAILG Farm Bureau - John Krist 09/30/19
- Ventura Co. Supv. – John Zaragoza 10/01/19



## Education and outreach to stakeholders - continued

- CA Assemblyperson-Monique Limon (Dist. 37) 10/21/19
- NRG/ GenOn Plant Mgr. – Tom DiCiolli 10/25/19
- Calif. State Univ – Channel Islands orientation 10/25/19
- CSUCI Water Sampling pilot training–E.Burres 10/30/19
- California Coastal Commission–Barbara Carey 11/13/19
- CINC Neighborhood Meeting 11/21/19
- CA Senator - Dianne Feinstein’s Becca Channel 01/06/20
- CA Senator – Kamala Harris Pending
- US Army Corp of Engineering Pending
- Environmental groups – Heal the Bay, etc. Pending





# Key Stakeholders and Impacted Parties...

## Stakeholders Responsible for Harbor Water Quality

- CenterPoint Energy – Edison Canal owner
- GenOn (NRG) – Mandalay Plant owner
- Water Quality Control Board – regulates water quality
- Ventura County, City of Oxnard – per MOUs
- City of Oxnard, Port Hueneme – storm drains that flow into CI Harbor
- Farmers (VCAILG) – *Ventura County Agricultural Irrigated Lands Group* to reduce agricultural runoff that discharges nutrients & pollutants into Edison Canal & CIH
- Oil Companies – oil field waste dumps from prior pumping
- Marinas and Boat Servicers – who dump waste into the CI Harbor

## Parties Impacted by Harbor Water Quality

- Residents who live in the CI Harbor
- Businesses that operate in the harbor
- Marine life whose survival is in jeopardy
- All Harbor visitors & Tourists who enjoy the harbor

## Organizations That Can Help Solve the Problem

- LA Regional Water Quality Control Board (LARWQCB)
- City of Oxnard and Ventura County
- US Army Corp of Engineers – built Harbor and Canal
- CAL & Federal EPA – assist in enforcing regulations
- CA Coastal Commission
- Environmental Groups: Heal the Bay, Santa Barbara Channelkeepers, Nature Conservancy, Wishtoyo/Ventura Coast Keepers, Ocean Protection Council





# Channel Islands Waterfront Homeowners Association

REPRESENTING MANDALAY BAY HOMEOWNERS

## ANNUAL MEETING

DON'T LEAVE IF YOU ARE

**HOMEOWNERS & RESIDENTS**

of

**MANDALAY BAY**

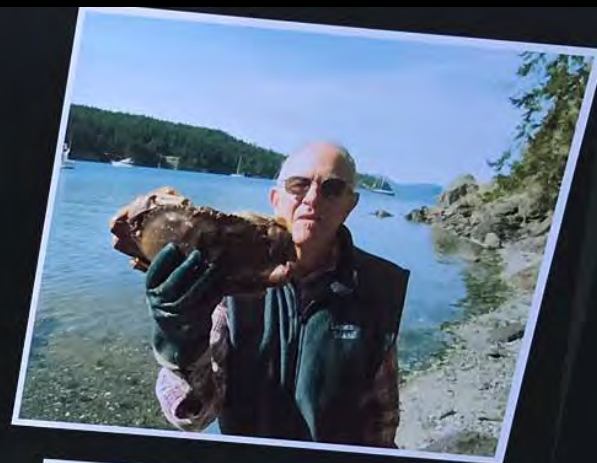
.....

If you do *not* own a home or live in Mandalay Bay  
we request you please leave quietly now.  
Thank you for coming!



# IN MEMORIAM

**Janice Freeland passed away on April 10, 2019**  
**Robert Freeland passed away on April 20, 2019**



***We miss you  
both!***

***Thank you for your  
presence – what a gift!***



# HOMEOWNERS & RESIDENTS

## CIWHA Background

The Channel Islands Waterfront Homeowners Association (CIWHA) was formed in 1997 - the board and committee members are all volunteers.

### Purpose

The purpose of the association shall be:

1. **To serve the interests of property owners and other residents of Tracts 1904 and 2025, Oxnard CA; to stimulate an interest in the affairs of the development among such property owners and other residents; to provide a medium for the exchange of information relating to community affairs and issues of common concern and to do all other things which will further the development of said Common interest Development as a better community in which to live.**
2. **To enhance the quality of life for all residents.**
3. **To enhance property values within the development.**



# HOMEOWNERS & RESIDENTS

## Consent Agenda

### Business meeting

- Minutes of 2019 Annual Meeting
- Treasurer's 2019 Report
- Proposed Budget 2020
- Board Nominations
- Election of Board

Welcome CIWHA members and residents of Mandalay.

Only Members can vote on the consent agenda but we want feedback from both homeowners and residents on the presentations today!

## Discussion of City Presentations

(Mandalay Homeowners & Residents)

- PROs
- CONs
- SOLUTIONS





## CIWHA Business meeting

- ☐ Minutes of 2019 Annual Meeting
- ☐ Treasurer's 2019 Report
- ☐ Proposed Budget 2020
- ☐ Board Nominations 2020
  - ☐ Darcy Antonellis
  - ☐ Keith Beckwith\*
  - ☐ Mike Haase\*
  - ☐ Connie Heagy
  - ☐ Debbie Mitchell\*
  - ☐ Tom Shideler\*
- ☐ Election of Board

### 2019 Board of Directors (term)

#### President

**William (Bill) Clark 2019-2020 \***

#### VP and Seawall Team

Debbie Mitchell 2018-2019 \*

#### Treasurer

**Matthew Steinorth 2019-2020\***

#### Secretary

Tom Shideler 2018-2019\*

#### Board Member & Landscape

Keith Beckwith 2018-2019

#### Board Member – Water Quality

Darcy Antonellis (midterm 19)

#### Board Member & Landscape

Mike Haase (midterm 19)

\*Board Members are Nominated for 2 year terms



# **Committees & Volunteers**

## ***Landscape Committee***

- **Mike Haase**
- **Alison Gable**
- **Keith Beckwith\***

\* Keith also organizes the  
Neighborhood Cleanup!

## ***Seawalls***

- **Debbie Mitchell**
- **Bill Scarpino**
- **Jim Cowell**

**JOIN US!**

## ***Communications Team***

- **Carol Taylor**
- **Debbie Mitchell**
- **Connie Heagy**
- **Alison Gable**
- **Patricia Younis**
- **Judy Havas**
- **Tina Gardner**

## ***Channel Islands Neighborhood Council (CINC)***

- **Connie Heagy**
- **Chuck Carter**



# HOMEOWNERS & RESIDENTS

## Discussion of City Presentations

### WHO CONTROLS WHAT

#### HOMEOWNERS

- Lot
- Home
- Deck\*
- Gangway\*
- Dock\*

\* Easements may be subject to outside controls

#### CITY\*\*

- Streets
- Sidewalks
- Guardrails
- Medians
- Buffer zone
- Greenbelts
- Seawalls

\*\* Studies, repairs, maintenance, capital improvements, contracts, vendors, funding allocations and expenditures must first be recommended by staff and then approved by City Council.



# HOMEOWNERS & RESIDENTS

## Discussion of City Presentations

- **PROs**

What did you hear that you liked?

- **CONs**

What did you hear that concerns you?

- **SOLUTIONS**

Next Steps



2/08/2020



CIWHA



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**Channel Islands**  
Waterfront Homeowners Association

REPRESENTING HOMEOWNERS IN MANDALAY BAY

**CIWHA**

**NEEDS YOUR SUPPORT**

Visit the website & sign-up for the email list:

**[www.channelislandsca.com](http://www.channelislandsca.com)**

**PAY YOUR DUES**

***THANKS FOR COMING!***

