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Annual Meeting Packet Enclosed

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 1237 South Victoria Ave. • Box 197 • Oxnard, CA 9303 • www.channelislandsca.com

Your neighborhood needs your help.

In the years to come, the seawalls are going to need repairs totaling millions of dollars.

Your Homeowners Association has been working with the City to make sure the repairs they do are needed, and that we're getting quality work, at a reasonable price, and that the City pays their fair share.

When we negotiate with the City, and they know that only about half of the homeowners are members, it undermines the leverage we could have.

It's your money the City will collect for the project. We need to present a strong, united voice when dealing with the City. Help us present a united front.

If you are a member now, thank you, and don't forget to renew your membership. If you're not a member, help yourself and your neighbors. Join; it's only \$50.00 per year.

We're working for you! Please ...

Support your Homeowners Association

Join Today-Send in the application inside, or Download an application at <http://channelislandsca.com>

The Currents is edited by Howard Tamaroff, Assistant editor Alison Gable

CIWHA BOARD
OF DIRECTORS

Bill Clark

President

805 382-0842

bclark65@hotmail.com

Bill Scarpino

Vice President

805 815-4621

wscarpino@afscs.com

Tom Shideler

Secretary

shideler1@gmail.com

Matthew Steinorth

Treasurer

msteinorth@gmail.com

Steve Booth

Seawalls

sdbooth@roadrunner.com

Keith Beckwith

Landscaping

mpowr@aol.com

Trevor Smith

Waterways

trevor.smith@earthlink.net

CURRENTS

Issue #1 2-13

Special

Annual Meeting

Issue

Our Aging Seawalls

by Bill Clark & Bill Scarpino

Over the years, the board members of the Channel Islands Waterfront Homeowners Association have worked diligently with the City of Oxnard to make sure the seawalls have stayed well maintained. However, the seawalls are now over forty years old. It has become evident over the last few years that the seawalls are coming to the end of their projected service life. In an effort to find more definitive solutions to extend the life of the walls, the Homeowners Association pushed the City to hire an engineering firm who could assess, utilizing current noninvasive technology, the current condition of the wall structures and provide options to extend the service life of the walls. The consulting firm (TranSystems) has now completed their initial evaluation and provided the City with a report outlining their recommendations. We have included in this newsletter a history of the seawall construction and excerpts from the engineering report.

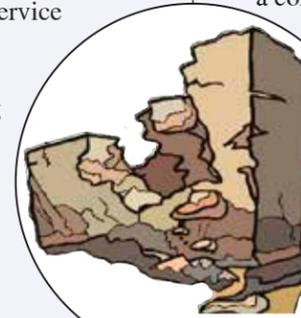
History of the Seawall Construction.

Initial construction of single family homes and townhouses in Mandalay Bay took place between 1968 and 1973. The project consists of 743 single family homes and 37 parcels designated as parks. The homes are protected from the water by reinforced concrete seawalls.

There are two types of seawalls: the "Boise" wall in the eastern part of the development and the "Zurn" wall in the western

portion. Peninsula road separates the two different walls. Together the seawalls are more than 7 miles long.

The Boise system consists of restrained precast concrete panels held in place by precast concrete "T" shaped pilasters, which are anchored to a cast-in-place concrete footing. The footing is supported by a single row of battered timber piles spaced at 7.5 feet on center. Horizontal steel tie-rods connect the pilasters to a continuous cast-in-place concrete dead-man 21 feet behind the dry side of the wall. The pilasters and tie-rods are spaced at approximately 11 feet on center. The wall panels are approximately 10 feet tall and 8 inches thick. There are two 2 inch diameter weep holes per panel located 2 feet above the top of the 3 foot wide and 2 foot deep footing.



The Zurn wall is a cast-in-place concrete cantilevered retaining wall supported on a continuous cast-in place concrete footing. The footing is supported by a row of vertical timber piles and a row of battered timber piles. The vertical piles are spaced at 6 feet on center and the battered piles at 12 feet on center. The wall stems are 9 feet tall and range in thickness from 7 inches at the top to 12 inches at the bottom. The footings are 6 feet wide and 2 feet deep. Some of the walls have an 8 inch thick by 3 foot deep cutoff wall and riprap slope protection on the water side to mitigate undermining problems. The top of the

Continued on page 6

Notice

Annual Meeting 2013

Saturday February 16, 2013 at the

Embassy Suites Mandalay Beach - Hotel & Resort
2101 Mandalay Beach Road, Oxnard, California, United States 93035

8:30 a.m. Registration, Dues, Coffee
9:00 a.m. Meeting Begins

You are urged to attend our Annual Meeting at the Embassy Suites Mandalay Beach Hotel & Resort. The Hotel is located at the end of Costa De Oro.

It takes time to get attendees registered, so we will start registration and check you in at 8:30 a.m.

Be sure you bring your check for the \$50 annual dues, made payable to CIWHA

Please Make Your Check Prior To Registering
so everything can run smoothly.

~~~~~ Please Bring this Information Packet with you to the meeting ~~~~~

This information packet includes the agenda and other reports you should be aware of and which will require member approval during the meeting.

Should you not be able to attend the Annual Meeting, we have provided an Absentee Ballot as an insert in the packet. This will help us ensure that we have a voting quorum and will permit you to vote on each agenda issue. Be sure to mail your Ballot to us so that we receive it prior to the Annual Meeting.

# INVOICE

Homeowners Association Dues For 2013 ..... \$50.00

Make Your Check Payable To CIWHA

***We ask that you fill out the invoice form completely. We want to make sure that we have the most up-to-date informatiuon.***

Name \_\_\_\_\_

Marina Address \_\_\_\_\_

Mailing (if different) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Cell \_\_\_\_\_ email \_\_\_\_\_

Full Time            Part Time            Rental            Investor

Get Involved! What are your interests? \_\_\_\_\_

Please make your check payable to CIWHA and send your remittance to:

**CIWHA  
1237 South Victoria Ave.  
Box 197  
Oxnard, CA 93035**

Your continued support is appreciated by your neighbors and your Homeowners Association

Minutes of the Channel Islands Waterfront Homeowners Association

Annual Meeting February, 18, 2012

Place: Embassy Suites Hotel Mandalay Bay, Oxnard CA

Call to Order: President Bill Clark called the annual meeting to order at 9:00 am

The meeting began with the Pledge of Allegiance. The official guests were then introduced. In attendance were Supervisor John Zaragoza and Councilmen Tim Flynn. Mayor Tom Holden was unable to attend due to a last minute conflict. Supervisor Zaragoza spoke first. He discussed his background and his many accomplishments as both a City Councilman and a County Supervisor. He has been active in securing funds for the restoration of the County Boat Ramp. He discussed current issues facing the County and updated the homeowners on the current situation at Fisherman's wharf. The most recent developer has not submitted an environmental report and has declined to pursue the redevelopment project. The County is in the process of looking for a new developer. Any future development plans will be developed in conjunction with the homeowners. In the meantime, the County will maintain the property and paint the buildings. Supervisor Zaragoza plans to continue to work closely with the CIWHA and the homeowners of Mandalay Bay.

Councilmen Tim Flynn was then introduced. He discussed the current financial condition of the City. The City currently has a 2 million dollar deficit that will have to be addressed in the near future. The streets continue to be worked on and a new fire station has been approved to reduce response times. He discussed the problems arising with closing of the local redevelopment agencies by the State of California. Councilmen Flynn has worked closely with the CIWHA board on both water quality issues and the seawall maintenance project. He plans to continue to work with us on these projects.

Vice President Bill Scarpino and Cameron Duncan were then introduced. Mr. Duncan is the senior project engineer for TranSystems, the engineering consulting firm overseeing the seawall survey. Mr. Duncan outlined the current survey of the seawalls. The first phase has been completed and consisted of evaluating the seawalls of 25 properties. The results of the first phase show erosion due to chemical deterioration of the concrete. The depth of erosion appears to extend 4 inches from the outside of the walls towards the center. Walls that are more exposed to sunlight and wave action show the most degradation. The backsides of the walls appear to be in good condition. The tie-back rods of the Boise Wall are also in good condition. The next phase of the survey will involve sampling walls from all the channels. The seawalls at the greatest risk will be identified. The data will be used to outline a seawall maintenance program and the associated costs. The current recommendation is to remove the 4 inches of degraded concrete and replace it with new concrete. The repair should add another 30 to 40 years of life to the walls. If nothing is done to maintain the walls, we may see a seawall failure within the next five years.

The meeting then went to closed session and all visitors were asked to leave.

President Bill Clark then reviewed the consent agenda consisting of the Minutes from the 2011 Annual Meeting, the 2011 Treasurer's Report, and the 2012 Proposed Budget. No items were pulled from the consent agenda, and the consent agenda was passed without opposition.

President Bill Clark then introduced the 2012 Board Nominees- Tom Shideler, Steve Booth, Matthew Steinorth, Bill Clark, and Keith Beckwith. No other nominees were introduced from the floor and all three nominees were approved without opposition.

Last year's Board members were introduced: Bill Scarpino, Vice President; Matthew Steinorth, Treasurer; Keith Beckwith, Landscaping; Howard Tamaroff, Currents Newsletter and SW5; Virgil Lockhart, Member at large; Trevor Smith, Water Quality; and special contributors Bob Freeland and Steve Booth. President Clark thanked outgoing members Howard Tamaroff and Virgil Lockhart for their commitment to the board and their hard work.

The current status of the seawalls was reviewed along with the work that is anticipated. The current negotiations with the City regarding the cost sharing of the upcoming survey and seawall maintenance were discussed. Once the survey has been completed, the homeowners will have to review the various options for funding the project. The steps necessary to establish a new assessment district were outlined.

The current status of landscaping around the bay was discussed. We have a new City Parks and Landscaping director who will meet with us to develop a long term plan for replacing the dying trees along Channel Islands and Harbor Boulevard.

The meeting was then open to questions and answers. Questions were brought up concerning the current seawall maintenance project. The board plans to keep the homeowners updated on the project at either their future regular meetings or in the Currents.

The meeting was adjourned at 10:30 am.

Bill Clark, President

Minutes of Special Board Meeting

February 18, 2012

Place: Embassy Suites Hotel Mandalay Bay, Oxnard CA

The Special Board Meeting of the Channel Islands Waterways Homeowners Association was called to order by President Bill Clark at 10:40 am. The officer positions were elected as follows; President- Bill Clark, Vice President- Bill Scarpino, Treasurer and Membership- Matthew Steinorth, Secretary- Tom Shideler, Currents and Website- Howard Tamaroff, Waterways- Trevor Smith, Landscaping- Keith Beckwith, Waterways and Member at Large- Steve Booth. Currents and Website will be managed as a committee by Allison Gabel and Howard Tamaroff.

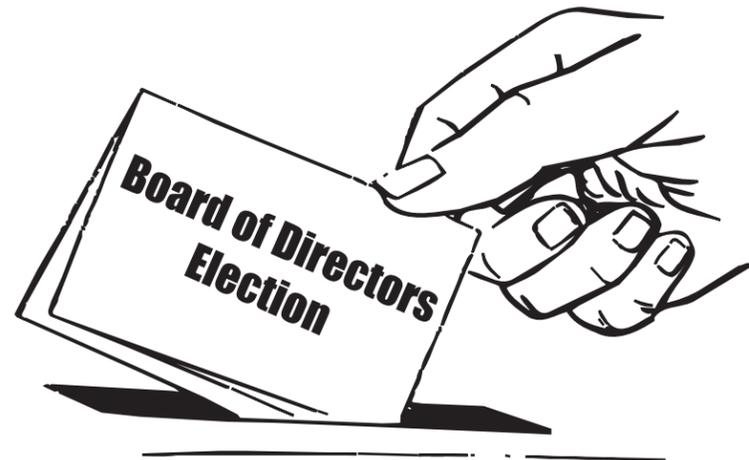
The next meeting will be on Wednesday March 21st at 7 pm.

The special meeting was then adjourned at 11:00 am.

Bill Clark, President

Agenda  
CIWHA Annual Meeting  
**Saturday – February 16, 2013**

|          |                                                                                                                                                                                                                                   |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9:00 am  | <u>Call to Order</u>                                                                                                                                                                                                              |
| 9:10 am  | <u>Pledge of Allegiance</u>                                                                                                                                                                                                       |
| 9:15 am  | <u>Presentation of Final Findings of the Seawall Inspection</u><br>- Cameron Duncan, TranSystems                                                                                                                                  |
| 9:45 am  | <u>Introduction of City and County Representatives</u><br>- Mayor Tim Flynn<br>- Supervisor John Zargoza                                                                                                                          |
| 10:00 am | <u>Business Meeting</u><br>- Consent Agenda<br>Minutes of 2012 Annual Meeting<br>Treasurer's 2012 Report<br>Proposed Budget 2013<br>- Election of Board Nominees<br>Bill Clark, Bill Scarpino, Trevor Smith,<br>Matthew Steinorth |
| 10:15 am | <u>Old Business</u><br>Water Quality Committee Report<br>Landscaping Committee Report<br>Seawall Committee Report                                                                                                                 |
| 11:00 am | <u>Questions and Answers</u>                                                                                                                                                                                                      |
| 11:30 am | <u>Adjournment</u>                                                                                                                                                                                                                |



**VOTE**

You will be asked to vote for some of your neighbors who have volunteered to serve on the CIWHA Board.

**NOMINEES FOR DIRECTOR**

- ✓ Bill Clark
- ✓ Bill Scarpino
- ✓ Matthew Steinorth
- ✓ Trevor Smith

The Board meets once a month on the third Wednesday at Re-Max Gold Coast located at 3924 Tradewinds Dr., Oxnard, CA 93035. The meetings start at 7:00 p.m. and last about 1-1/2 hours.

Our nominees will address our Annual Meeting and tell a little about themselves so we will know who is representing us on the Board.

|                                 |                  |
|---------------------------------|------------------|
| <b>Income</b>                   |                  |
| Interest Income .....           | 750.00           |
| Membership Fees .....           | 20,000.00        |
| <b>Total Income .....</b>       | <b>20,750.00</b> |
| <b>Expense</b>                  |                  |
| Annual Meeting .....            | 2,500.00         |
| Accounting .....                | 325.00           |
| Insurance .....                 | 1,600.00         |
| Legal Fees .....                | 10,000.00        |
| Post Office Box .....           | 240.00           |
| Postage and Delivery .....      | 150.00           |
| Printing and Reproduction ..... | 2,500.00         |
| Board of Directors .....        | 650.00           |
| Web Site .....                  | 500.00           |
| Computer & Internet .....       | 1,500.00         |
| <b>Total Expenses .....</b>     | <b>19,965.00</b> |
| <b>Net Income .....</b>         | <b>785.00</b>    |

|                                             |                   |
|---------------------------------------------|-------------------|
| <b>ASSETS</b>                               |                   |
| Current Assets                              |                   |
| Checking/Savings                            | 6,496.53          |
| Santa Barbara Bank & Trust-ck               | 23,875.45         |
| Santa Barbara Bank & Trust-sav              | 116,182.36        |
| Santa Barbara Bank & Trust-CD               | 146,554.34        |
| <b>Total Assets .....</b>                   | <b>146,554.34</b> |
| <b>LIABILITIES &amp; EQUITY</b>             |                   |
| Liabilities                                 |                   |
| Current Liability .....                     | 00.00             |
| Total Liability .....                       | 00.00             |
| Equity                                      |                   |
| Opening Balance Equity .....                | 119,851.96        |
| Retained Earnings .....                     | 17,053.16         |
| Net Income .....                            | 9,649.22          |
| <b>TOTAL LIABILITIES &amp; EQUITY .....</b> | <b>146,554.34</b> |



Channel Islands  
Waterfront Homeowners Association

1237 South Victoria Ave, • Box 197, Oxnard, CA 93035

www.channelislandsca.com

# ABSENTEE BALLOT

Annual Meeting Saturday February 16, 2013

## Official Ballot

Please, only one ballot per parcel.

I am a 2013 dues paid member of the CIWHA\*

For purposes of determining a quorum, I wish to be counted as PRESENT.

I desire to cast my vote in absentia for or against the issues/nominees as set forth below. Should I attend the meeting and vote in person, I will notify a Board member prior to the start of the meeting so that my absentee ballot may be voided.

1. As to the approval of the 2012 Annual Meeting Minutes, I vote:

FOR  AGAINST

2. As to the approval of the 2012 Financial Reports, I vote:

FOR  AGAINST

3. As to the election of nominees for the 2013 Board of Directors, I vote:

FOR all those listed in this information packet  
 FOR those listed, except \_\_\_\_\_  
 AGAINST all nominees

Name \_\_\_\_\_ Mandalay Bay Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

If different from Mandalay Bay address

\* Attach dues for ballot to be counted

## Channel Islands Waterfront Homeowners Association

Profit & Loss  
January 2008 through December 2012

|                                | Jan - Dec 08     | Jan - Dec 09     | Jan - Dec 10     | Jan - Dec 11     | Jan - Dec 12     | TOTAL             |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| <b>Income</b>                  |                  |                  |                  |                  |                  |                   |
| Advertising Income             | 250.00           | 230.00           | 0.00             | 0.00             | 0.00             | 480.00            |
| Architectural Review           | 0.00             | 200.00           | 0.00             | 100.00           | 100.00           | 400.00            |
| CCRs/ Copying Income           | 0.00             | 0.00             | 50.00            | 0.00             | 0.00             | 50.00             |
| Interest Income                | 1,414.57         | 11.39            | 2,031.78         | 1,046.33         | 721.50           | 5,225.57          |
| Membership Dues- 2012          | 0.00             | 0.00             | 0.00             | 0.00             | 21,250.00        | 21,250.00         |
| Membership Dues- 2013          | 0.00             | 0.00             | 0.00             | 0.00             | 1,950.00         | 1,950.00          |
| Membership Fees                | 20,525.00        | 20,200.00        | 14,300.00        | 20,700.00        | 0.00             | 75,725.00         |
| Transfer Fee                   | 0.00             | 0.00             | 0.00             | 50.00            | 150.00           | 200.00            |
| Uncategorized Income           | 0.00             | 0.00             | 0.00             | 100.00           | 205.00           | 305.00            |
| <b>Total Income</b>            | <b>22,189.57</b> | <b>20,641.39</b> | <b>16,381.78</b> | <b>21,996.33</b> | <b>24,376.50</b> | <b>105,585.57</b> |
| <b>Gross Profit</b>            | <b>22,189.57</b> | <b>20,641.39</b> | <b>16,381.78</b> | <b>21,996.33</b> | <b>24,376.50</b> | <b>105,585.57</b> |
| <b>Expense</b>                 |                  |                  |                  |                  |                  |                   |
| Accountant Costs               | 250.00           | 275.00           | 300.00           | 325.00           | 0.00             | 1,150.00          |
| Annual Meeting                 | 939.51           | 1,122.16         | 681.42           | 2,438.52         | 2,368.70         | 7,550.31          |
| Bank Fees                      | 0.00             | 0.00             | 0.00             | 24.00            | 0.00             | 24.00             |
| Board of Directors Expense     | 1,312.33         | 1,740.06         | 454.09           | 450.34           | 712.03           | 4,668.85          |
| CC&R Enforcement               | 3,000.00         | 3,000.00         | 1,425.00         | 0.00             | 0.00             | 7,425.00          |
| Computer and Internet Expenses | 0.00             | 159.79           | 0.00             | 357.99           | 1,166.74         | 1,684.52          |
| Income Taxes                   | 3,468.33         | -417.92          | -68.08           | -28.00           | 0.00             | 2,954.33          |
| Insurance Expense              | 3,929.00         | 3,954.00         | 1,600.00         | 1,600.00         | 1,600.00         | 12,683.00         |
| Legal Fees                     | 1,155.00         | 1,760.00         | 4,096.00         | 655.00           | 6,072.35         | 13,738.35         |
| Neighborhood Improvements      | 0.00             | 0.00             | 4,000.00         | 0.00             | 0.00             | 4,000.00          |
| Office Supplies                | 409.94           | 701.24           | 0.00             | 0.00             | 0.00             | 1,111.18          |
| Political Contributions        | 600.00           | 0.00             | 0.00             | 0.00             | 0.00             | 600.00            |
| Post Office Box                | 102.00           | 0.00             | 0.00             | 219.00           | 240.00           | 576.00            |
| Postage and Delivery           | 993.20           | 698.80           | 15.00            | 138.31           | 100.00           | 1,985.83          |
| Printing and Reproduction      | 2,182.76         | 2,265.13         | 2,316.71         | 3,447.25         | 2,305.45         | 12,517.30         |
| Reconciliation Discrepancies   | 0.00             | -12.94           | -0.47            | 0.00             | 0.00             | -13.41            |
| Storage Costs                  | 0.00             | 0.00             | 505.00           | 400.00           | 3.00             | 905.00            |
| Uncategorized Expenses         | 0.00             | 0.00             | 0.00             | 0.00             | 3.00             | 3.00              |
| Web Site                       | 250.46           | 1,439.19         | 2,164.59         | 465.24           | 159.01           | 4,478.49          |
| Wire Transfer Fee              | 0.00             | 11.00            | -0.05            | 0.00             | 0.00             | 10.95             |
| <b>Total Expense</b>           | <b>18,592.53</b> | <b>16,695.51</b> | <b>17,544.73</b> | <b>10,492.65</b> | <b>14,727.28</b> | <b>78,052.70</b>  |
| <b>Net Income</b>              | <b>3,597.04</b>  | <b>3,945.88</b>  | <b>-1,162.95</b> | <b>11,503.68</b> | <b>9,649.22</b>  | <b>27,532.87</b>  |



**What's With Walls from page 1**

footings are approximately one foot below mean sea level. The maximum tidal range in Mandalay Bay is between 5 feet above mean sea level to 3 feet below mean sea level. The toe of the footings is often exposed at low tide.

Construction of the Mandalay Bay seawalls began around 1968 with the Boise wall system on the eastern side of the community. The Boise walls were constructed up to the eastern side of Peninsula Road when a new developer took over. The new developer continued construction using the Zurn wall system and completed the seawalls by 1973. Repairs have been made to the walls and yearly maintenance has taken place beginning in 1972.

Emergency repair to six Zurn wall foundation piles on Jamestown Way took place in August of 1992. Phase I Seawall Repairs began in February on 1993 and included pilaster repairs to 94 Boise lots. These repairs included casting a new concrete face around the existing pilasters, repairing cracks and spalls, and repairing foundations. Phase II Seawall Repairs began in December of 1995 and included foundation and pile repairs to nine Boise wall locations and nine Zurn wall locations. In February of 1998, a number of emergency seawall repairs occurred. In December of 1999, cutoff wall repairs took place at nine locations and slope protection repairs were conducted at four locations. In December of 2000, a total of 159 repairs occurred, including cutoff wall repairs, slope protection



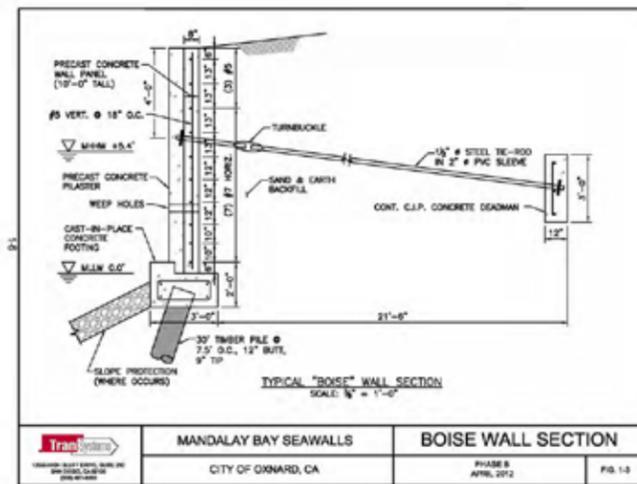
repairs, and weep hole repairs. In December of 2001, a total of 111 repairs took place, including cutoff wall repairs, slope protection repairs, weep hole repairs, and crack repairs. In December of 2002, 108 repairs were completed, including cutoff wall repairs, pilaster repairs, backfill repairs, slope protection repairs, and crack repairs. In April of 2003, 24 more repairs took place, including pilaster repairs, guardrail repairs, and backfill repairs.

Typical repairs to the seawall foundations were the installation of polyvinyl sheet pile cutoff walls sealed with concrete, Fabriform slope protection, and riprap with geotechnical fabric

slope protection. Typical pilaster repairs included forming and pouring a new cast-in-place concrete face around the existing pilasters. Sink holes were repaired by excavating to uncover the extent of the hole and filling with grout or gravel. Weep holes were repaired with filter point inserts and pilaster gaps were repaired with urethane grout. Cracks and joints were sealed with a urethane grout.

**Excerpts from the Seawall Report**

Our evaluation of the seawalls is referred to as a strategic investigation - an engineering approach to sampling that collects adequate sampling for the engineering assessment of all seawall exposure segments but does not include evaluation of each individual property. The Waterfront Engineering Team acquired as much information as possible by strategically selecting inspection locations relative to the changing seawall segment, environmental exposure conditions, and practicable points to start and stop construction repair phases. By Visual



and Physical sampling each of these segments the team was able to rate their condition allowing the team to prioritize repairs within the 7 miles of seawalls. This phase also included a Geotechnical Engineering investigation to derive site specific soil loading criteria for use in a wall stability analysis that was used to evaluate the relative risk of collapse of the wider variation of concrete deterioration found occurring within the community. The Scope of Services and their results are described as follows:

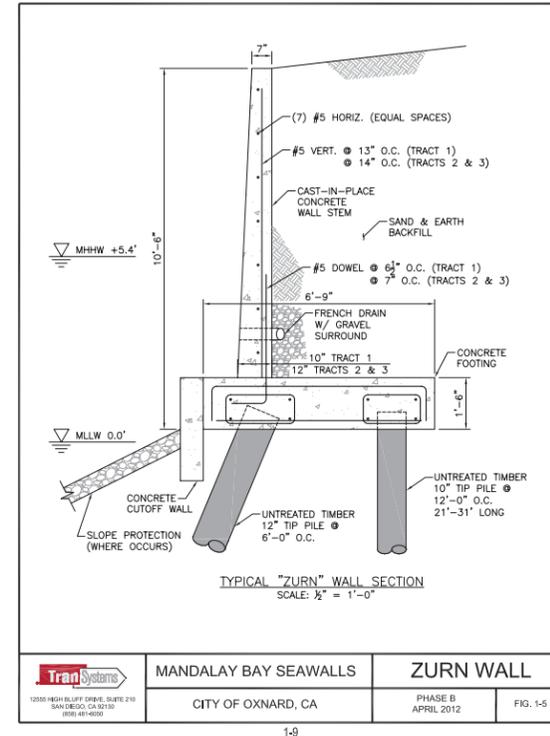
**Underwater Condition Survey-** Very few serious concrete foundation defects were observed. A few pilasters and panels along West Hemlock Street were found broken by apparent overload. The resultant cracks now allow rapid deterioration of the reinforcing steel and are recommended for repair.

**Condition Survey-** A few hundred feet of excessive exposure were mapped and are recommended for repair to prevent marine borer access. Shallow undermining was observed at a handful of locations, typically for short distances and should be repaired before marine borers destroy the support piling.

The team rated all inspection locations to supplement and confirm the Above Water Inspection ratings. Typically above water ratings closely match the underwater ratings on the Zurn

walls. On the Boise walls significant corrosion bleeding is occurring along the wider cracks (1/8" or greater) on the bottom few feet of the precast concrete panels. This deterioration cannot be consistently observed by the Above Water inspection team and is responsible for increasing the rating of a few dozen Boise panels. A few hundred feet of this gap were observed and mapped for a simple "sand-fill" repair to prevent marine borer access to the support piling.

**Rapid Visual Inspection-** The results of the visual inspection confirm a significant amount of variation in conditions



through the 7 miles of seawall. In general, more significant damage was observed in locations with western exposure that receive significant late-afternoon sun exposure. The last construction phase was generally in better condition than the balance of the community. One segment of seawall along Kingsbridge Way was found leaning significantly towards the water, (7 degrees from vertical and over 1.75" of relative displacement to the adjacent panel) without movement of the foundation. The upper 7 feet of the wall appears at significant risk of failure. We recommend a program to investigate and repair this wall segment be implemented as soon as practicable.

**Physical Testing (Drill Inspection) -** The drill penetration resistance, particularly for the Zurn walls, suggests that a decrease in penetration resistance was more prevalent at the more visibly damaged walls sections. However, significant differences were not observed in the test data between panels with different visual ratings. Hidden areas of softer concrete were not observed in the tested locations.

The lack of a significant trend in the drill test results is likely because of wave and wind action that acted over time to remove the softest (scaled) concrete from the tested wall sections.

**Non-Destructive Testing (NDT) -** The impact-echo test results indicated that defects, primarily in the form of distributed cracking resulting from alkali-silica reactivity, were present in the vast majority of the tested panels. Defects, likely the result of internal cracking damage, were also documented in panels with lesser amounts of visible damage. The impact-echo results were used with the invasive probe results to estimate the depth of damaged concrete to be included in analytical models. Resistivity testing results indicated that the concrete in the seawalls was largely saturated and therefore widespread macro-cell corrosion of the reinforcing steel was not likely.

**Conclusions-**

The report by TranSystems establishes that a majority of the walls are not in imminent danger of collapse. However, there are a few walls that show significant deterioration and are in need of prompt repair or replacement. As a board, we are concerned that the City is not showing adequate interest, nor allocating the necessary resources to address the walls in need of prompt attention in a timely fashion. After consulting with legal counsel, we felt it was important that now we notify the City that since the City owns the seawalls, it is responsible for the maintenance and the repairs of the walls regardless of any ongoing discussions with the HOA about possible cost sharing. We believe that failure to begin earnest efforts immediately to address the most seriously damaged walls will expose the City to significant financial damages in the event of a catastrophic collapse of a seawall.

We plan to continue to meet with City Council members and the Mayor to keep their focus on these issues. We will also continue to work with the City Public Works staff. We encourage you also to contact any City Council member and Mayor Flynn to impress upon them your concerns in regards to the seawall abutting your property, the safety issues and the potential impact on your property's integrity and value.

