

Channel Islands Waterfront  
Homeowners Association  
Annual Meeting  
February 20, 2016





# Honored Guests

Mayor  
Tim Flynn



City Manager  
Greg Nyhoff



# Honored Guests

- Officer Paul Knapp- Beat 21  
Coordinator
- Roger Brooks- Code Compliance
- Sergio Cervantes- Landscaping
- Eric S. Newman – TranSystems  
Seawall Update

# Landscape Update

## ■ Harbor Boulevard

- Developed plan with city to remove dead vegetation
- No new plantings due to current water restrictions

## ■ Streets

## ■ Greenbelts

# Landscape Update

- For problems or comments call-

**Sergio Cervantes (805) 385-7950**

**or**

**Keith Beckwith (805) 338-4466**

# Seawall Update

The Board's role on behalf of the owners and residents of Mandalay Bay is to:

**Monitor Maintenance and Advocate for the Timely Repair and Maintenance of the Mandalay Bay Seawalls and Channels.**



An aerial photograph of a waterfront town, likely Huntington Beach, California. The image shows a long, narrow harbor or canal filled with blue water. On both sides, there are multi-story houses with colorful facades (blue, white, and red) and red-tiled roofs. Numerous boats, including yachts and smaller motorboats, are docked at the piers or floating in the water. In the background, there are mountains under a blue sky with scattered white clouds. The text is overlaid on the top and bottom of the image.

# Seawall Maintenance & Repair 2016 CIWHA Annual Meeting

Speaker: Eric Newman,  
PE – TranSystems  
Waterfront Civil Engineer





TROP

# Condition Assessment

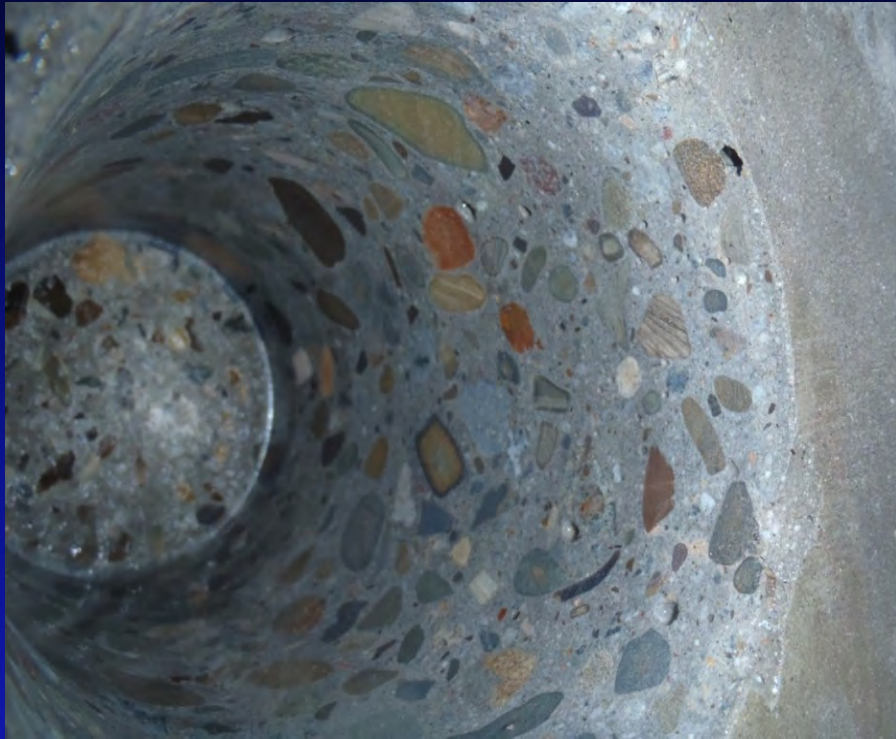
- Seawall Scaling/Erosion is due to an expansive reaction called Alkali-Silica Reactivity. The damage depth ranges from 0-4” and varies dramatically by environmental exposure/wall orientation.
- This chemical damage is worse on the Zurn walls but a concern for both wall types since the steel reinforcing is close to the surface of the Boise walls.
- Failures are anticipated to start occurring in 2 to 5 years which will quadruple the repair cost if each block is dealt with on a small scale “emergency repair” basis.
- Existing Pilaster Jacket repairs are performing well but additional jackets are needed in a timely manner to avoid high cost repairs.
- Existing underwater Vinyl Sheet Pile repairs at the wall corners are performing well to prevent further undermining



# Exterior Surface Condition



# Wall Interior Condition



Good Condition

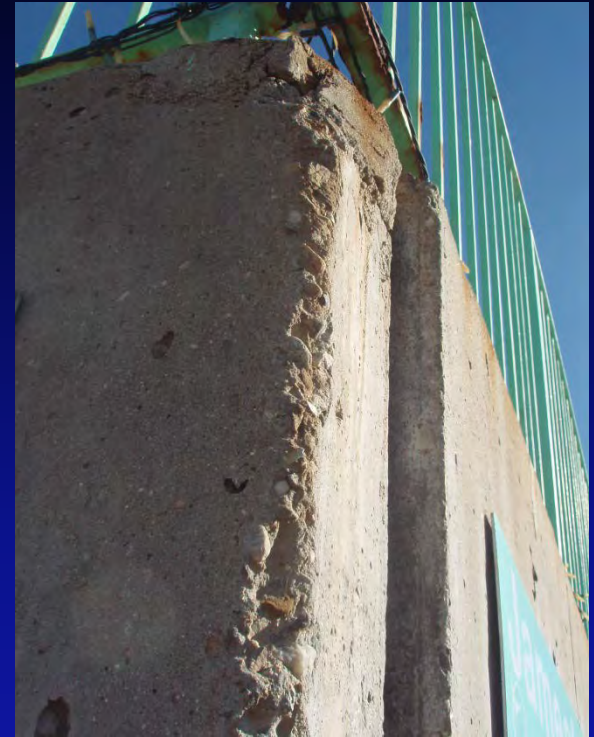


Poor Condition



# Work Completed

- Seawall Condition Assessment – Completed in 2012 (both above and below water)
- Developed repair alternatives and cost estimates for next 25 years of repairs needed to maintain the walls.
- Prioritized repairs from High Priority to Low Priority ranked on a scale of 1 Low to 5 High
- Seawall Monitoring Program – (10) seawall segments have suspected wall movement. Data points have been collected at 6-month intervals to determine if each segment is stable or movement is on-going and should be advanced to a High Priority repair.



# Completed Repairs – Fill Underwater Gaps

- In 2014 underwater Vinyl Sheet Pile repairs were completed at (7) locations to protect the timber piling from Marine Borers.
- In 2014 low cost repairs completed to infill the gap on the top of the footing at (14) locations and between the slope protection (fabric and concrete mat) and the face of the footing at (5) locations.





# Completed Repair -Kingsbridge Way

- 2015 Repair – New 200' concrete wale & tieback soil anchors



## 2016 Repair - Pilaster Jackets

- Repair (50) of the worst condition pilasters prior to the corrosion damage destroying the tie-back rods which then require costly “shoring” to brace the wall during repairs

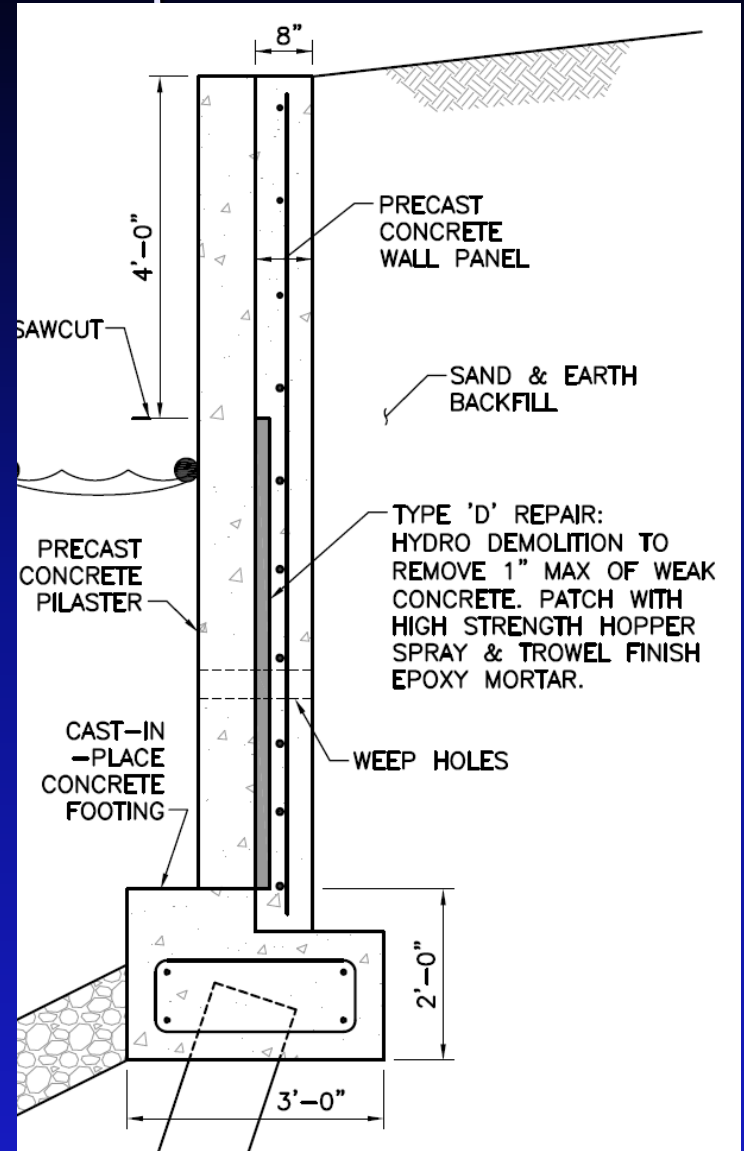
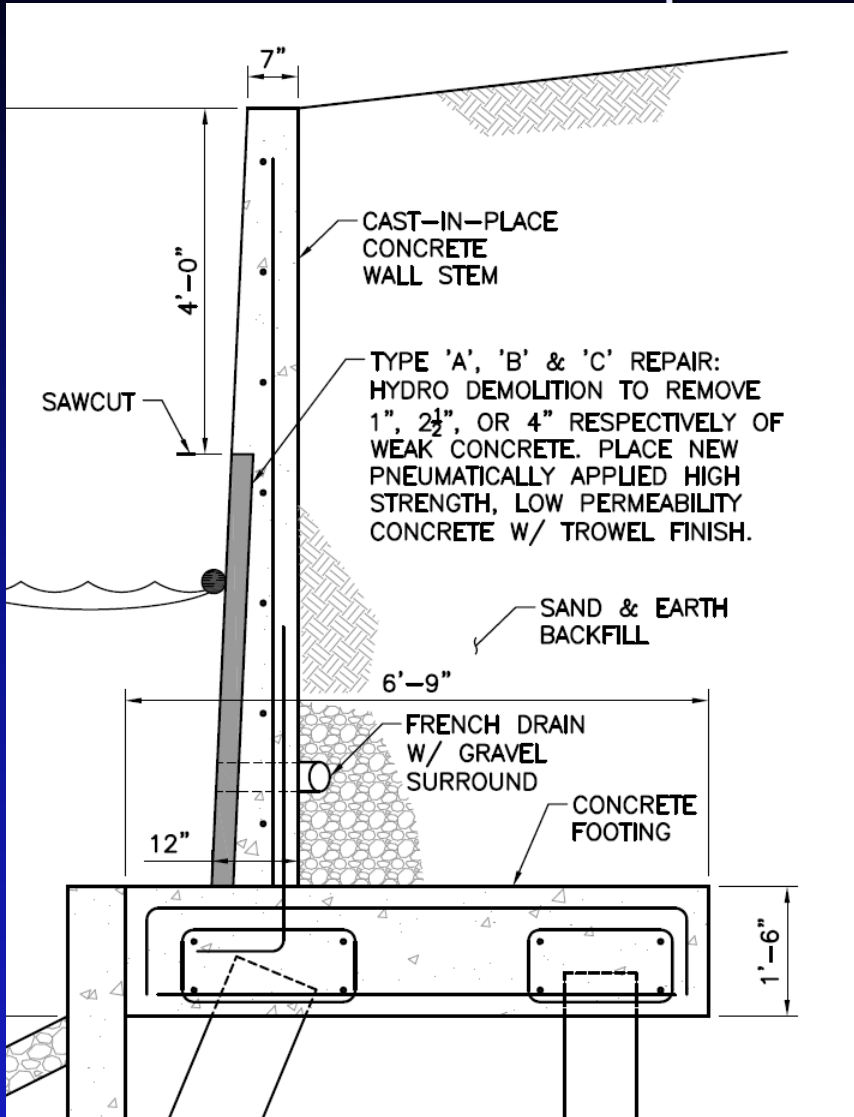
## 2016 Repair - West Hemlock

- (4) Boise Wall panels and (4) pilasters with Flexural Overstress Cracks
- These cracks provide direct access for seawater to corrode the reinforcing steel which will cause premature failures
- A Pilot Program will explore using varying repair methods to identify the “best value solution” for future use on all Boise walls.

## 2016 – Maintenance Dredging

- Perform a Hydrographic Survey of the seafloor for the entire community in 2016 and then identify the areas in need of dredging. Work on Design & Environmental Permits for work in 2017

# Zurn "Repair Concepts" Boise



# Next Steps

- Organize the membership and City representatives to press for an annual funding source capable of generating the budget necessary to support the Seawall Maintenance Program, prior to the start of failures or the challenge will quadruple.
- Wait for a moderate earthquake to fail the majority of the weakened walls and an Emergency Repair Bond Measure for repairs a few years later.
- Seawall Repair Costs
  - \$128,000,000 Replace all walls with new prior to failures
  - \$192,000,000 Replace walls on an Emergency Basis
  - \$44,000,000 Repair walls to extend their life 25-40 years

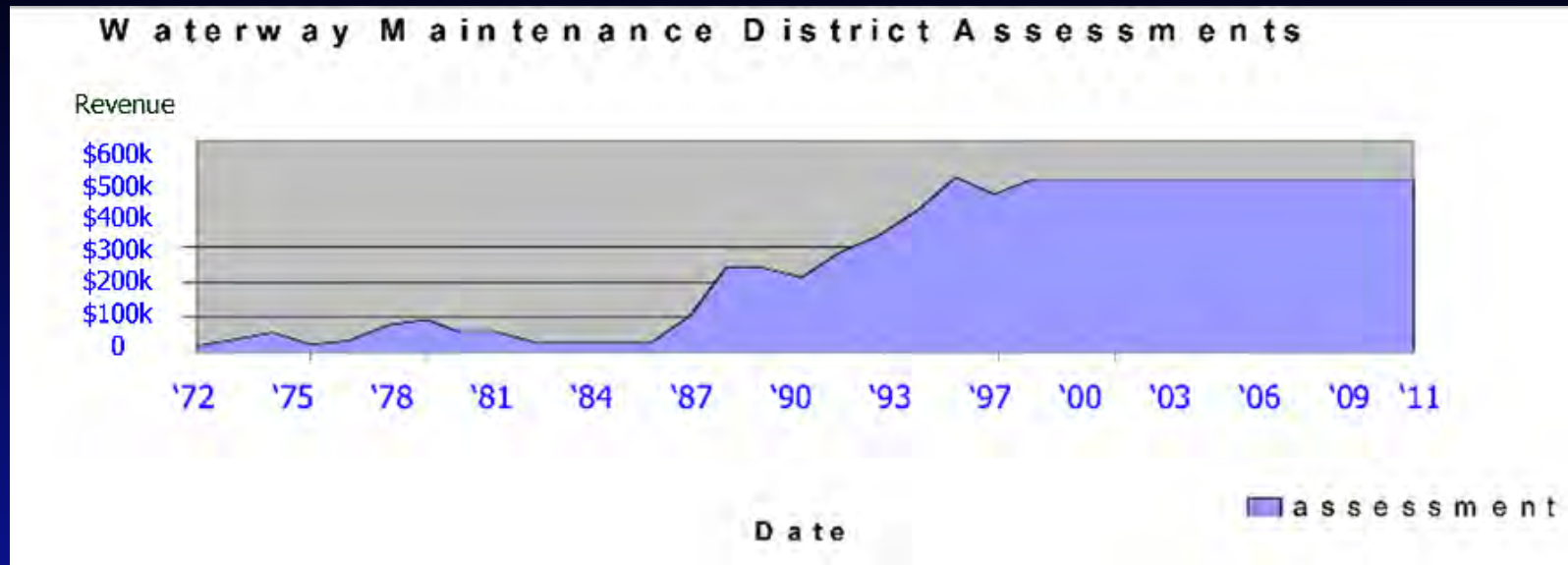


# Channel Islands

## Waterfront Homeowners Association



# Current Assessment



- Current assessment unchanged since 1993
- Total annual assessment revenue \$501,706
- Not adequate to cover maintenance costs at this time due to the current condition of the walls



# New Assessment District

- Current Assessment District Cannot be Amended
- Cost sharing agreement with the City to cover 50% of the cost of repairs
- The City has hired a consultant to develop a new assessment district or Community Facilities District (CFD)

# Community Facilities Districts

Community Facilities Districts (CFDs) are a form of financing that are used by cities, counties, and community districts to raise money to fund capital projects through special additional taxes. These special taxes must be approved by a majority of the registered voters within a district. The taxes are secured by a continuing lien and are levied annually against property within the district.

# Frequently Asked Questions:

- **Who owns the Seawalls?**

The City of Oxnard.

- **Who is responsible for maintaining the Seawalls?**

Not clear. Our CC&Rs indicate the homeowners and the fact that the City has dedicated the channels as city streets indicates it is the City's responsibility to maintain.

- **Why do we have to do anything?**

Because the walls are coming to the end of their service life and there is not enough money being generated from the assessment district to continue to keep them intact.

# Frequently Asked Questions:

- What happens if there is a failure? *As in the past, the City would coordinate the repair and funds would come from the current assessment district....not enough money to cover a large failure.*
- What is next? *Your board is working with the City to complete the seawall due diligence, develop a budget and prioritize the work. We, with the city, will explore other sources for funds. Eventually the homeowners will be asked to approve an additional assessment or CFD.*

# Frequently Asked Questions:

## ■ How can I help?

1. Maintain your membership and participate in the HOA.
2. Educate your neighbors about the project.
3. Make sure you let the city council members know how important this issue is to you, and the fact that you would like to see progress made on this issue. The City council has many issues before it. This issue is an expensive issue and one they would rather delay than be forced to act upon it.

## ■ What should I do to maintain my wall?

1. Nothing. It is not your wall and you are prohibited from making repairs, penetrating or otherwise disturbing the wall.



Channel Islands  
Waterfront Homeowners Association

**Thank you to our guests!**

**We ask at this time that everyone but homeowners - please wait in the hall**

**for a few minutes awhile we hold our closed session elections.**

**Homeowners may have more questions after our brief meeting!**



# Business Meeting- Consent Agenda

- 2015 Annual Meeting Minutes
- 2015 Treasurer's Report
- 2016 Proposed Budget



# 2015 Board of Directors

President- Bill Clark

Vice President- Bob Freeland

Treasurer- Matthew Steinorth

Secretary- Tom Shideler

Landscape Chair- Keith Beckwith

Seawalls/Website- Debbie Mitchell

Waterways- Lee Hilbert

# Election of New Officers

■ Bob Freeland

■ Tom Shideler

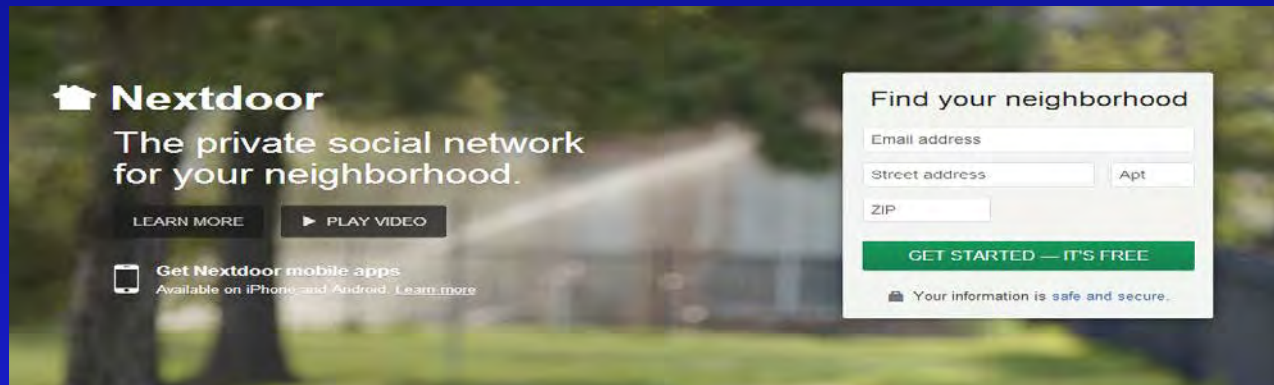


# Stay Connected

- CIWHOA Website ([www.channelislandsca.com](http://www.channelislandsca.com))



- Next Door ([www.nextdoor.com](http://www.nextdoor.com))



# Questions and Answers



Thank You

