

**CHANNEL ISLANDS WATERFRONT HOMEOWNERS ASSOCIATION  
ANNUAL MEETING, FEBRUARY 11, 2017  
EMBASSY SUITES HOTEL MANDALAY BAY, OXNARD, CA**

**Call to Order:**

The meeting was called to order at 9:00 am by President Bill Clark.

**Pledge of Allegiance:**

Attendees rose and recited the Pledge of Allegiance.

**Presentation of Proposed Seawall Repair by Eric Newman, TranSystems:**

Current Projects: seawall monitoring program, West Hemlock Street wall repairs, pilaster jacket repairs, hydrographic survey for dredging.

Next Projects: repair worst condition Zurn walls, repair worst condition Boise walls, slope repairs at worst locations, repair additional Boise pilasters.

Seawall Maintenance Costs: \$31 million needed next 10 years, \$29 million needed in years 11-20, timely repair reduces overall repair costs, group repairs into larger projects (\$2M to \$5M) for cost efficiency.

A brief question and answer session followed Mr. Newman's presentation.

**Presentation by Oxnard City Manager Greg Nyhoff:**

Mr. Nyhoff introduced Roger Brooks, Code Compliance Manager and Police Officer Mike McManama, our beat officer and Ruth Osuna, Assistant City Manager. Mr. Nyhoff announced that previous Assistant City Manager Scott Whitney has been appointed Oxnard Police Chief. The downtown revitalization project continues. The City has a history of poor record keeping. Two good audits have now been completed. Mr. Nyhoff stated that the City does own the seawalls. A project for repairing the seawalls must take into consideration the City in total as well as the residents of Mandalay Bay.

A short question and answer session followed with the significant issue being short term rentals.

**Harbor & Beach Community Alliance Presentation by Diane Delaney:**

HBCA opposes the apartment project at Fisherman's Wharf. This project will add 400 luxury apartments, add about 1,000 cars at Victoria and Channel Islands Blvd. and remove 4 acres of boat launch ramp parking. Detailed plans of this project were presented. The land is owned by the County but is located in Oxnard. The plan is in conflict with existing policies. HBCA requests the financial support of our residents.

Visitors were excused and the meeting continued for homeowners only.

A consent agenda consisting of the 2016 Annual Meeting Minutes, the 2016 Treasurer's Report and the 2017 Proposed Budget was approved. Also, approved by consent was the election of Board members whose terms had expired. These members are Bill Clark, Matthew Steinorth, Bob Freeland and Lee Hilbert.

**Seawall Committee Report:**

Debbie Mitchell and Bill Clark presented an update on the seawall project. The Board's role on behalf of the residents of Mandalay Bay is to monitor maintenance and be an advocate for the timely repair of the Mandalay Bay seawalls and channels. The seawall

service life was described. Essentially, we are at the end of that service life. High priority repairs completed in 2016 were the stabilization of the seawall on Kingsbridge Way for \$995,000 and slope protection of seawalls for \$210,000. TranSystems has prepared a 25-year timeline of work for the entire community. The total cost for extending the life of the seawalls 25 to 40 years is \$55 million. Our current assessment methodology has not changed since 1993. Total annual assessment revenue is \$501,706. This is not adequate to cover maintenance costs. A cost sharing plan with the City must be established.

Board member Keith Beckwith gave an update on landscaping activity. He described work being done on trees on Little Harbor and an improved management process implemented by the City. Homeowner issues included the need for trash cans on Little Harbor, plugged storm drains causing flooding, the possibility of getting a sound “fence” and the status of No Parking signs on Little Harbor. Keith said that if any resident has a question regarding landscaping you may call him at (805) 338-4466.

The meeting was adjourned at 10:20 am.

Submitted by:  
Tom Shideler, Secretary