

PRESIDENT'S MESSAGE

This year's annual homeowners meeting will be on Saturday, February 26th. We were looking forward to an in-person meeting this year, but unfortunately with the recent increase in cases it is more

prudent to again conduct the meeting via Zoom. Once we have set up the meeting, we will place information on our website, and send out emails with instructions on how to log into the meeting.

The pandemic and the recent changes in leadership within the City, have delayed progress on repairs to our seawalls. The focus on two options for repairs- resurfacing and reinforcing the existing concrete, versus applying a new synthetic material over the surface of the walls and reinforcing it with additional tie backs. Both options have advantages and disadvantages.

Once we have more information regarding the synthetic material, both options will be presented to the homeowners.

While the seawall repairs are moving at a glacial pace, under the guidance of our landscape committee, in particular **Mike Haase**, we have made significant progress in renovating the landscaping along the western edge of our community.

In conjunction with the City, the department of public works has removed the dead trees, replaced the irrigation system, and planted new bushes along the length of Harbor Boulevard.

With time the new hedge should improve the separation between our members' homes and Harbor Boulevard.



We have replaced and updated the entrance signs at Meridian.

Although this has been a difficult year for many people, I really appreciate the hard work of our board members and those working on our committees.

As always, we are looking for homeowners interested in contributing back their community.

We have positions open on various committees.

If you are interested, please let us know, we can always use another enthusiastic individual.

Bill Clark

President of CIWHA

SAVE THE DATE
Sat. FEB. 26, 2022
10 AM ONLINE

What's happening in and around Mandalay?

Who to reach out to for what...

311 is a great system for almost everything!



<https://www.oxnard.org/your-service-connection>

You must select **Assessment District** prior to making a request.

- Graffiti
- Illegal Dumping
- Abandoned Vehicle
- Pothole
- Overgrown Landscape
- General Questions
- Sidewalk Repair
- Water Waste and Leaks
- Traffic - Signal Issue
- Litter
- Trash and Recycling Service
- Animal Safety Requests
- Streetlight Out
- Street Signs
- Traffic - General Issues
- Street Markings
- Curb and Gutter Repair

OXNARD POLICE DEPARTMENT
Oxnard, CA 93030
(805) 385-7600
EMERGENCY NUMBERS
9-1-1 or 1-805-486-1663

DISPATCH NON-EMERGENCY
1-805-385-7740

We are in Beat 21 West District

Sr. Ofc. Michael Kohr
<mike.kohr@oxnard.org>
Tel: 1-805-432-8372

NEW:
Gregg Utter

We have more safety information & resources on the website!

SAFE HARBOR

Let's work on this!



If you see something say something!

Not everything is a crime, that might be a new neighbor or it might be a relative of a neighbor. But if you see activity that might be suspicious—get to know your neighbors so you can call them!

We have a unique view of our neighbors. Most homes have better views of the people across the channel than next door. Go for a walk and meet your neighbors over there!

That said, I walk every day and have yet to meet some of neighbors across the way but hope to as the weather improves!



PAY YOUR DUES FOR 2022

Please update your information:

Marina Street Address:

_____ Oxnard, CA 93035

Name: _____

Alt Contact: _____

Mailing Address (if different):

Name _____

Street: _____

City, State, Zip: _____

Contact Phone: (Include area code) : _____ - _____ - _____

EMAIL ADDRESS: _____

Status (check one): Full Time Part-Time

FT Rental Vacation Rental Lot

PLEASE COMPLETE ALL INFORMATION SO WE CAN UPDATE OUR RECORDS

Please check the website for sign up information for email updates and important registration information for the annual meeting!

<https://channelislandsca.com/>

Find us on 

<https://www.facebook.com/CIWHA>

We need you!

Our eblasts are the easiest and least expensive way to manage communications. That \$50 a year does not go very far with the cost of postage! What makes that even harder is the number of people who simply choose not to pay.

The Volunteers on the board work very hard all year to make things better in our community, so please talk to your neighbors who may be out of touch or—offline!

MAIL THIS PAGE TO:

CIWHA
1237 S. Victoria Avenue – Box 197
Oxnard, CA 93035

2022 ANNUAL MEETING
February 26th
10 am



Due to COVID concerns property owners will attend a ZOOM meeting and residents can watch a livestream on YouTube or Facebook.

Currents 2022

Annual Meeting Agenda

Live Stream and ZOOM meeting begins at 10 am

Public may attend on Facebook and YouTube.

- **10 a.m.** Call to Order
- **10:05 a.m.** Pledge of Allegiance
- **10:10 a.m.** Welcome Honored Guests District 1 Oxnard City Councilman Bert Perello
- **10:15 a.m.** Oxnard PD Gregg Utter
- **10:25 a.m.** Q&A
- **10:30 a.m.** Chuck Carter (Water Quality)

10:35 a.m. – 11 a.m. Closed Session
For Mandalay Homeowners only

When we begin the Closed Session we will close the Live Stream and keep the zoom meeting for property owners going.

We will thank the guests and ask them to leave.

Closed Session Agenda

Homeowners please stay for this meeting!

10:35 a.m. – 11 a.m. Closed Session
For Mandalay Homeowners only

10:35 a.m. Consent Agenda

Business meeting

- Minutes of 2021 Annual Meeting
- Treasurer's 2021 Report
- Proposed Budget 2022
- Board Nominations
- Election of Board

10:50 a.m. Seawall Funding and Status Update

Committee Reports & Updates

Due to the time limitations on this meeting we will send more detailed information through the email lists. We will be emailing regarding upcoming meetings with the City regarding CFD formation plans for seawall repairs.

If you own a home here but do not live in Mandalay full time please make sure we have your mailing address!

You can email communications@channelislandsca.com

Please include your:

- Name (First and Last)
- Marina Address—(street number and name)
- Mailing Address (complete address info)
- A phone number –In case we need to reach you about something important.
- Property Status—You own but live elsewhere, this is second home, or own and this home is a rental.

2021 Meeting Notes & Finance For Approval

2022 PROPOSED BOARD

- William Clark - President
- * [Debbie Mitchell](#) - Vice President
- * [Tom Shideler](#) - Treasurer
- Connie Heagy - Secretary
- * [Keith Beckwith](#) - Architectural
- * [Mike Haase](#) - Landscaping
- Chuck Carter - Water Quality
- * [Bill Scarpino—Seawalls](#)

* *Nominated for 2022*

Names with no asterisk are in office for another year.



2021 Meeting Notes & Finance For Approval

See Ballot for Approval 2021 Meeting Notes

2021 Annual Meeting Minutes 50/50 towards each.

February 27, 2021

Format of Meeting:

Due to COVID-19 restrictions, the meeting was held via Zoom. Attendance was limited

to invited guests, homeowners and residents only. There were approximately 60 locations signed into the meeting.

Call to Order:

The meeting was called to order at 9:00 am by President Bill Clark who then led the group in the Pledge of Allegiance.

Honored Guests and Guest Speakers:

- Bert Perello, District 1 Oxnard City Councilman
- Alex Nguyen, Oxnard City Manager
- Steve Howlett, Assistant Public Works Director
- Jeri Cooper, Manager, Special Assessment Districts
- Tatiana Arnaout, P.E. City Engineer

Alex Nguyen, Jeri Cooper and Tatiana Arnaout provided updates on the status of the Mandalay Bay seawall efforts. Their updates included:

Confirmation that the seawall repairs are on the list of the City's priority citywide projects.

City Council agreed that the repair costs will be funded by the City with a 50/50 split with homeowners.

City has submitted two FEMA Grant applications and is awaiting for notification from FEMA. Additional grant applications have also been submitted. Any grants obtained will count towards both the City's and Mandalay Bay's share of the costs, splitting

A repair analysis and geotechnical study have been completed. Detail structural plans are under development. Structural design is anticipated to be complete by yearend of 2021 with construction beginning in 2022.

There will be extensive community outreach to help ensure residents are well informed.

A Steering Committee will be created. Participants will include City representatives, Consultant(s) and residents of Mandalay Bay.

Closed Session:

At 9:45, City representatives were excused from the meeting for a members only closed session.

The 2020 Annual Meeting Minutes, Treasurers Report/Future Budget and Proposed Board Nominees Bill Clark, Alison Gabel, Chuck Carter and Connie Heagy were approved through Zoom.

Attendees submitted questions using Zoom Chat.

A poll was taken at the conclusion to determine attendee's opinions of the Meeting Quality of using Zoom. 88% of those that voted stated they thought Meeting Quality was "Just Right." 50% felt the Technical aspects of this venue were "Good" with approximately 8% indicating it was "Complicated." 6% felt that the meeting started "Too Early."

The meeting was adjourned at 10:30.

Submitted by:

Connie Heagy, Secretary

2021 Financials & 2022 Budget For Approval

Channel Islands Waterfront Homeowners Association

Profit and Loss by Month
January - December 2021

	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	OCT 2021	NOV 2021	DEC 2021	TOTAL
Income													
Donations	50.00	50.00	50.00			50.00	50.00						\$250.00
Interest Income	1.68	1.63	7.38	6.93	6.26	2.33	1.65	6.55	6.38	1.53	1.69		\$44.01
Membership Dues													\$0.00
Membership Dues- 2021	50.00	5,080.00	3,300.00	100.00	400.00	2,400.00	450.00	150.00	50.00			400.00	\$12,380.00
Total Membership Dues	50.00	5,080.00	3,300.00	100.00	400.00	2,400.00	450.00	150.00	50.00			400.00	\$12,380.00
PayPal Fees	1.80	28.80	16.20		1.80	66.60	3.60	3.60					\$122.40
Transfer Fee		150.00	150.00		150.00	100.00	50.00		50.00			350.00	\$1,050.00
Unapplied Cash Payment Income	-101.80												\$ -101.80
Uncategorized Income						300.00							\$300.00
Total Income	\$1.68	\$5,310.43	\$3,523.58	\$106.93	\$558.06	\$2,918.93	\$555.25	\$210.15	\$106.38	\$1.53	\$1.69	\$750.00	\$14,044.61
GROSS PROFIT	\$1.68	\$5,310.43	\$3,523.58	\$106.93	\$558.06	\$2,918.93	\$555.25	\$210.15	\$106.38	\$1.53	\$1.69	\$750.00	\$14,044.61
Expenses													
Accounting Costs													\$0.00
Bookkeeping Fees	100.00			430.00			178.75		275.00				\$983.75
CPA Costs	150.00												\$150.00
Total Accounting Costs	250.00			430.00			178.75		275.00				\$1,133.75
Bank Fees													\$0.00
PayPal Fees		23.40	14.40		1.80	66.60	3.60	4.60					\$114.40
Total Bank Fees		23.40	14.40		1.80	66.60	3.60	4.60					\$114.40
Board of Directors Expense													\$0.00
Meals												538.33	\$538.33
Total Board of Directors Expense												538.33	\$538.33
Computer and Internet Expenses								20.00	20.00	20.00	20.00	20.00	\$100.00
Insurance Expense	5,761.00												\$5,761.00
Neighborhood Improvements													\$0.00
Charitable Contributions											500.00		\$500.00
Professional Fees				10,300.00		3,995.83	11,120.48	7,275.25					\$32,691.56
Total Neighborhood Improvements				10,300.00		3,995.83	11,120.48	7,275.25			500.00		\$33,191.56
Post Office Box			336.00										\$336.00
Printing/Mailing Costs		1,661.40				664.96							\$2,326.36
Total Expenses	\$6,011.00	\$1,684.80	\$350.40	\$10,730.00	\$1.80	\$4,727.39	\$11,302.83	\$7,299.85	\$295.00	\$20.00	\$520.00	\$558.33	\$43,501.40
NET OPERATING INCOME	\$ -6,009.32	\$3,625.63	\$3,173.18	\$ -10,623.07	\$556.26	\$ -1,808.46	\$ -10,747.58	\$ -7,089.70	\$ -188.62	\$ -18.47	\$ -518.31	\$191.67	\$ -29,456.79
NET INCOME	\$ -6,009.32	\$3,625.63	\$3,173.18	\$ -10,623.07	\$556.26	\$ -1,808.46	\$ -10,747.58	\$ -7,089.70	\$ -188.62	\$ -18.47	\$ -518.31	\$191.67	\$ -29,456.79

Cash Basis Sunday, January 16, 2022 03:13 PM GMT-08:00

1/1

Channel Islands Waterfront Homeowners Association

Balance Sheet

As of December 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Chase- Checking 9770	1,081.33
Chase- Savings 0209	195,045.78
Paypal	49.50
Total Bank Accounts	\$196,176.61
Total Current Assets	\$196,176.61
TOTAL ASSETS	\$196,176.61
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
Opening Balance Equity	119,851.96
Retained Earnings	105,781.44
Net Income	-29,456.79
Total Equity	\$196,176.61
TOTAL LIABILITIES AND EQUITY	\$196,176.61

See Ballot
for
Approval
2021
&
2022

CIWHA 2022 BUDGET

INCOME:

Donations	\$ 200.00
Interest Income	\$ 30.00
Membership Dues	\$ 12,600.00
PayPal Fees	\$ 130.00
Transfer Fees	\$ 1,125.00
Total Income:	\$ 14,085.00

EXPENSES:

Bookkeeping/CPA Fees	\$ 1,200.00
PayPal Fees	\$ 130.00
Board of Directors Expense	\$ 550.00
QuickBooks On Line Expense	\$ 480.00
Insurance Expense	\$ 5,214.00
Neighborhood Improvements	\$ 10,500.00
Post Office Box	\$ 350.00
Printing/Mailing Expense	\$ 3,600.00
Total Expense:	\$ 22,024.00

NET INCOME (LOSS): \$ (7,939.00)



2022 Ballot



Please, only one ballot per parcel.

I am a 2022 dues paid member of the CIWHA and the property owner at the marina address listed below.

*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.

Ballot Items to Approve or Disapprove

1. As to the approval of the 2021 Annual Meeting Minutes:

I approve: yes no

2. As to the approval of the Financial Reports & Budget:

I approve: yes no

3. As to the election of nominees for the 2022 Board of Directors:

I approve: yes no (if no write in below)

Your Name : _____

Your Mandalay Bay Address: (number and street name)
_____ Oxnard, CA 93035

email address: _____ Phone: _____ - _____

Mailing Address (If different from Mandalay Bay address)

_____ City: _____ State: _____ ZIP: _____

2022 PROPOSED BOARD

- William Clark - President
- * [Debbie Mitchell](#) - Vice President
- * [Tom Shideler](#) - Treasurer
- *Connie Heagy* - Secretary
- * [Keith Beckwith](#) - Architectural
- * [Mike Haase](#) - Landscaping
- Chuck Carter - Water Quality
- * [Bill Scarpino](#)—Seawalls

* *Nominated for 2022*

Please make sure we have your correct contact information



SAVE THE DATE
Sat. FEB. 26, 2022
10 AM—ON ZOOM

We will also live stream on YouTube & Facebook

Go to the website for more information!

<https://channelislandsca.com>

REGISTER TODAY

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1237 S. Victoria Avenue – Box 197
Oxnard, CA 93035

SIGN UP FOR THE ANNUAL MEETING

Property owners are invited to attend and interact in the closed session live in ZOOM. Residents are invited to watch the public portion of the meeting livestream on Facebook and YouTube

If you registered for the June 10th meeting you will receive an invite to register!

Due to the need for a Closed Session for just homeowners, following a more general meeting for Homeowners and Residents we are planning a different sort of Hybrid.

Property Owners are asked to register for the ZOOM meeting while all others watch a livestream on YouTube or Facebook. We will stop the live broadcast when we are ready for the closed session for Members Only.



<https://channelislandsca.com>

PAY DUES ONLINE

\$51.80
(Includes \$1.80 Transaction Fee)

IMPORTANT: there is a \$1.80 transaction fee for on-line payments,
It is automatically included in the payment amount.

If you are paying by Credit-card or PayPal please enter your Mandalay Property Address as Shipping Address if different from Billing address on the payment forms that will appear when you click the Pay Dues button!

<https://channelislandsca.com>