Channel Islands
Waterfront Homeowners Association

FEBRUARY 8, 2025

Annual Meeting

CIWHA

AGENDA

9 AM PUBLIC MEETING

9:00 Welcome Message: Bill Clark President

9:10 Anthony Miller Special Districts Manager

9:30 Michael Wolfe: Oxnard Public Works Director

10:15 General Q/A

Available for comments and questions in addition to presenters:
Alex Nguyen: Oxnard City Manager
City Council District 1 Bert Perello

10:45 Bill Clark: Thanks to the guests!

11 AM PROPERTY OWNERS MEETING

Reports, Board Elections, Projects & Updates, Q&A & discussions

Channel Islands
Waterfront Homeowners Association

FEBRUARY 2025
Annual Meeting

- 8:30 am Check in!
- 9 am Welcome Bill Clark President
- 9:30 Anthony Miller – Special Districts
- 10:00 Michael Wolfe – PW Director
  KJ May - Sr. Construction Project Manager
- 10:30 General Q/A

- 11:00 am PROPERTY OWNERS MEETING

Channel Islands
Waterfront Homeowners Association

REPRESENTING MANDALAY BAY HOMEOWNERS

AGENDA

9 AM PUBLIC MEETING

Welcome Message: Bill Clark President

Channel Islands Waterfront Homeowners Association

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- 11:00 am PROPERTY OWNERS MEETING

AGENDA

Special Guest Presenters

CITY OF OXNARD CALIFORNIA

Anthony Miller:
Oxnard Special Districts Manager

Michael Wolfe:
Oxnard Public Works Director

KJ May - Oxnard Public Works
Sr. Construction Project Manager

Channel Islands Waterfront Homeowners Association

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- 11:00 am PROPERTY OWNERS MEETING

AGENDA

Special Guests in Attendance

CITY OF OXNARD CALIFORNIA

Alexander Nguyen:
Oxnard City Manager

Bert Perello:
Oxnard City Council District 1

Morgan Kessler
Oxnard City Engineer

Channel Islands Waterfront Homeowners Association

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- 11:00 am PROPERTY OWNERS MEETING

AGENDA

Special Guest Speaker

CITY OF OXNARD CALIFORNIA

Anthony Miller:
Oxnard Special Districts Manager

Channel Islands Waterfront Homeowners A

FEBRUARY 2025
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- 11:00 am PROPERTY OWNERS MEETING

SPECIAL DISTRICTS FY 24-25 COMMUNITY MEETING

Quarter 2
2/8/2025

Waterways Assessment District Zone 1 - Mandalay Bay

Anthony Miller
Special Districts Manager

specialdistricts@oxnard.org
(805) 385-7578

OXNARD 311

CITY OF OXNARD CALIFORNIA

Channel Islands Waterfront Homeowners A

FEBRUARY 2025
Annual Meeting

- 8:30 am Check in!
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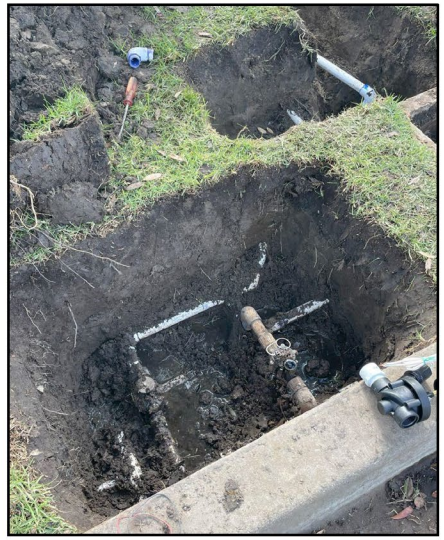
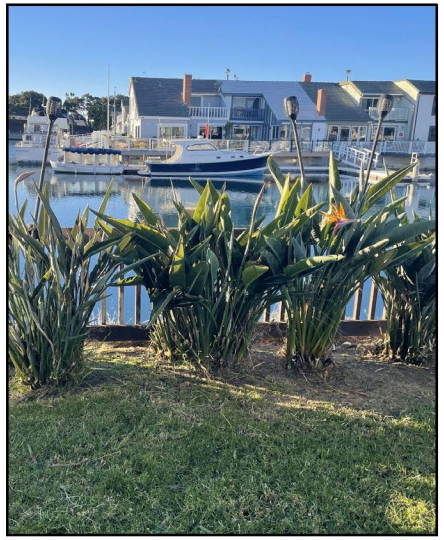
- 10:30 General Q/A

- 11:00 am PROPERTY OWNERS MEETING

WAD 1 - FY 24-25 MAINTENANCE/OPERATIONS PHOTOS



Irrigation Repairs



Landscape Maintenance

Tree Removals

Fence Repairs

Channel Islands Waterfront Homeowners A

FEBRUARY 2025
Annual Meeting

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KJ May - Sr. Construction Project Manager

- 10:30 General Q/A

- 11:00 am PROPERTY OWNERS MEETING

WAD 1 - FY 24-25 ACCOMPLISHMENTS & PLANNED PROJECTS

Current Maintenance Schedule

- Every two weeks (landscaping)
- Monthly inspections
- Weekly rounds for trash and minor work (Graffiti, 311s, etc.)

Completed & In Progress Projects

- New landscape maintenance agreement
- Fence repairs at 12 locations
- Irrigation repairs in greenbelts, slopes, and medians throughout the district.
- Weed abatement along Harbor Service Rd and entrances
- Tree removals and replants
- Trim trees along Harbor Service Rd
- Water Quality Feasibility Study

Planned Projects

- Slope maintenance
- Tree replacements
- Irrigation "rocks"
- Slope irrigation work
- Channel debris/rocks

Service Requests (311)

	Received	In Progress	Closed
Q2	9	0	9
Q1	23	1	22

Requests from July to December 2024

Channel Islands
Waterfront Homeowners Association

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- 11:00 am PROPERTY OWNERS MEETING

WAD 1 - FY 24-25 QUARTERLY BUDGET UPDATE

WAD 1 - Mandalay Bay
40103801
Budgetary Comparisons
Period 6 Fiscal Year 2025 ending December 31, 2024

Object	Revenues	2025 Budget	Quarter 2 Actual Receipts	Per Budg
46100	Special Assessment Revenue-Maintenance	$ (444,258.00)	$ (236,432.30)	53
47100	Interest Income - Investments	$ (1,664.00)	$ (881.23)	52
	Total Revenues	$ (445,922.00)	$ (237,313.53)	53

Object	Expenses	2025 Budget	Quarter 2 Actual Charges	Per Budg
52400	Minor Equipment	$ -	$ -	0.
52900	Supplies - Custodial, Miscellaneous & Safety	$ -	$ 3,720.48	0.
53200	Professional Services	$ 243,290.00	$ 69,031.00	28
53310	County Property Tax Administration Charge	$ 1,500.00	$ 711.26	47
54010	Utility Expense - Electric	$ 10,000.00	$ (6,759.87)	-67
54030	Utility Expense - Wastewater	$ -	$ -	0.
54040	Utility Expense - Water	$ 50,000.00	$ 35,673.45	71
59020	Overhead & Personnel	$ 131,518.00	$ 9,331.79	7.
59600	Indirect Prorated Cost Charge	$ 9,199.00	$ 4,599.48	50
	Total Expenses	$ 445,507.00	$ 116,307.59	26

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CITY OF
OXNARD
CALIFORNIA

QUESTIONS

Channel Islands Waterfront Homeowners Association

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KJ May - Sr. Construction Project Manager

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- 11:00 am PROPERTY OWNERS MEETING

AGENDA

Special Guest Speakers

CITY OF OXNARD CALIFORNIA

Michael Wolfe:
Oxnard Public Works Director

KJ May - Oxnard Public Works
Sr. Construction Project Manager

Channel Islands Waterfront Homeowners Association

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CITY OF OXNARD CALIFORNIA

2024 Activities

- **West Hemlock Seawall Repair Project**
  - $2.5M approved by City Council.
  - Design completed. Pending a construction permit from the Waterboard before construction can begin.
- **Seawall Monitoring Program**
  - General seawall inspection completed in JUN2024 with seawall foundation repairs identified and tracking of active seawall movements.
- **Seawall Foundation Repair Project**
  - $1.5M approved by City Council in OCT2024.
  - Onsite design measurements completed in JAN2025.
  - Coordination with regulatory agencies ongoing to secure all required construction permits.

Channel Islands Waterfront Homeowners Association

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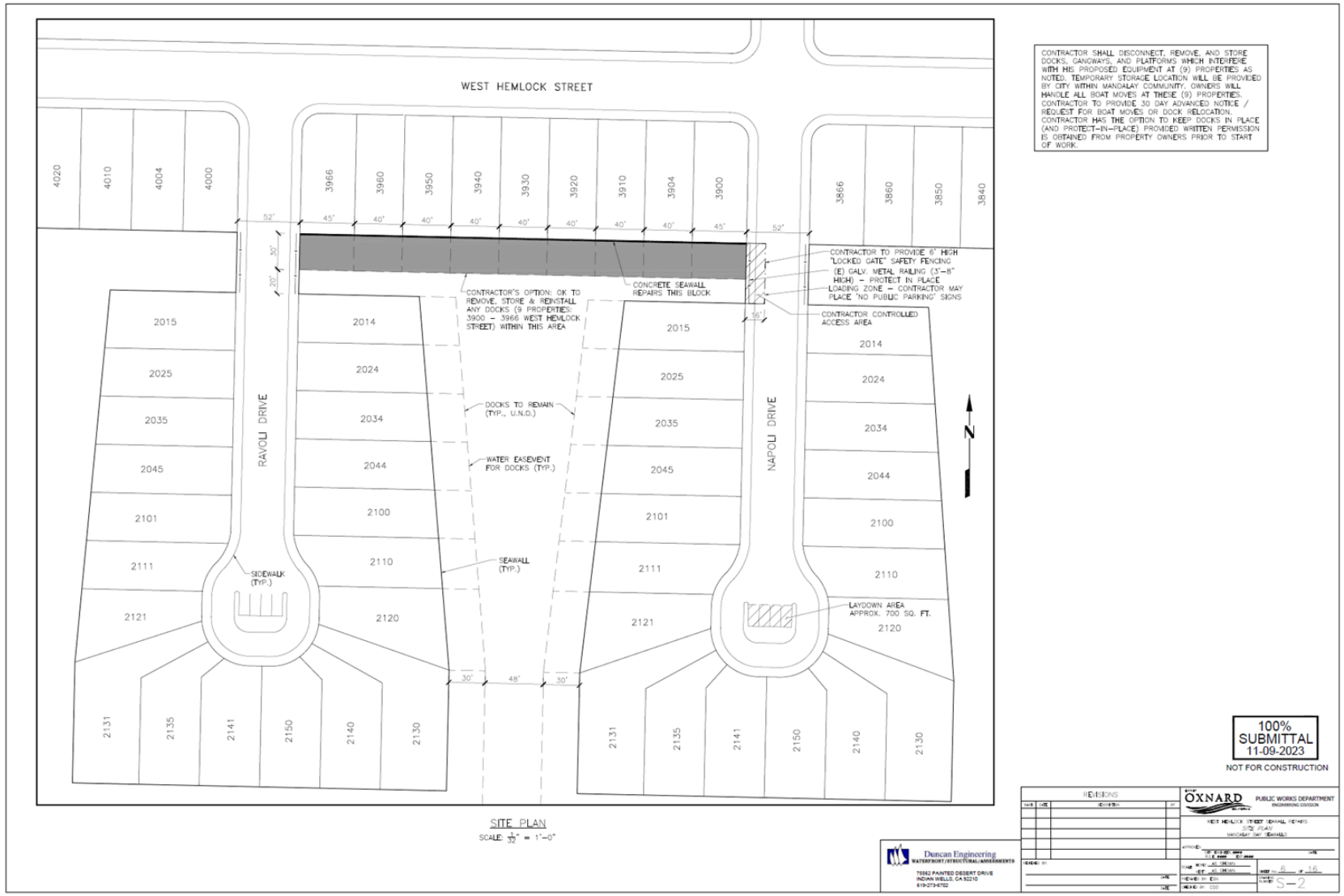
CITY OF OXNARD CALIFORNIA

West Hemlock Seawall Repair Project



Channel Islands Waterfront Homeowners Association

CITY OF OXNARD CALIFORNIA

Seawall Foundation Repair Project

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Channel Islands Waterfront Homeowners Association

CITY OF OXNARD CALIFORNIA

Seawall Foundation Repair Project

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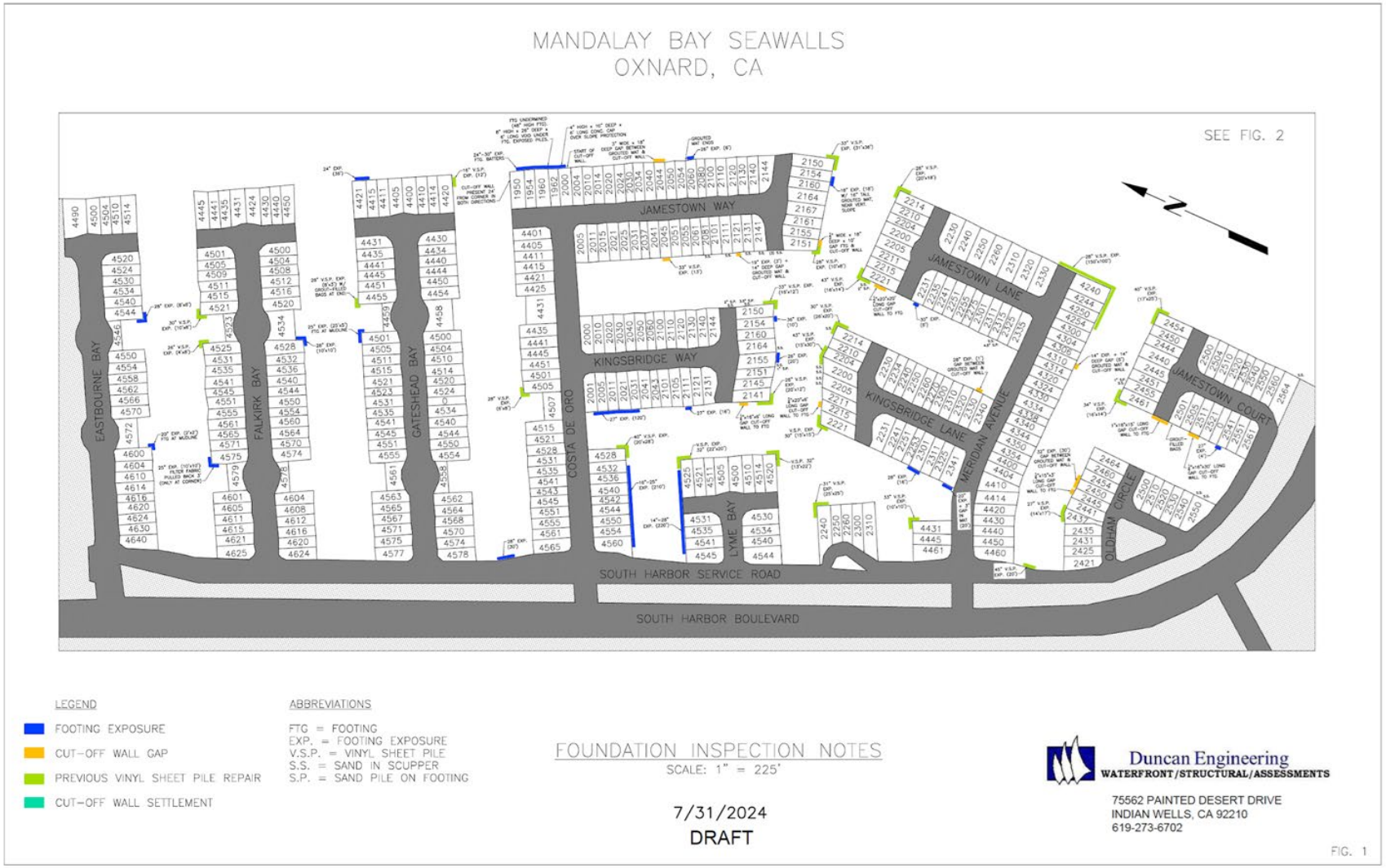

Channel Islands Waterfront Homeowners Association

CITY OF OXNARD CALIFORNIA

Long Range Plan

DRAFT

Now

PHASE	PROJECT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
1	West Hemlock Pilasters & Panels										
2	Foundation Repairs										
Funding	*Bond Issuance										
	CFD Election										
3	Priority Pilasters and Walls Repairs										
4	General Pilasters and Walls Repairs										
5	Routine Pilaster and Wall Repairs										

Year 10 and beyond

*Pending lawsuit outcome

Channel Islands Waterfront Homeowners Association

CITY OF OXNARD CALIFORNIA

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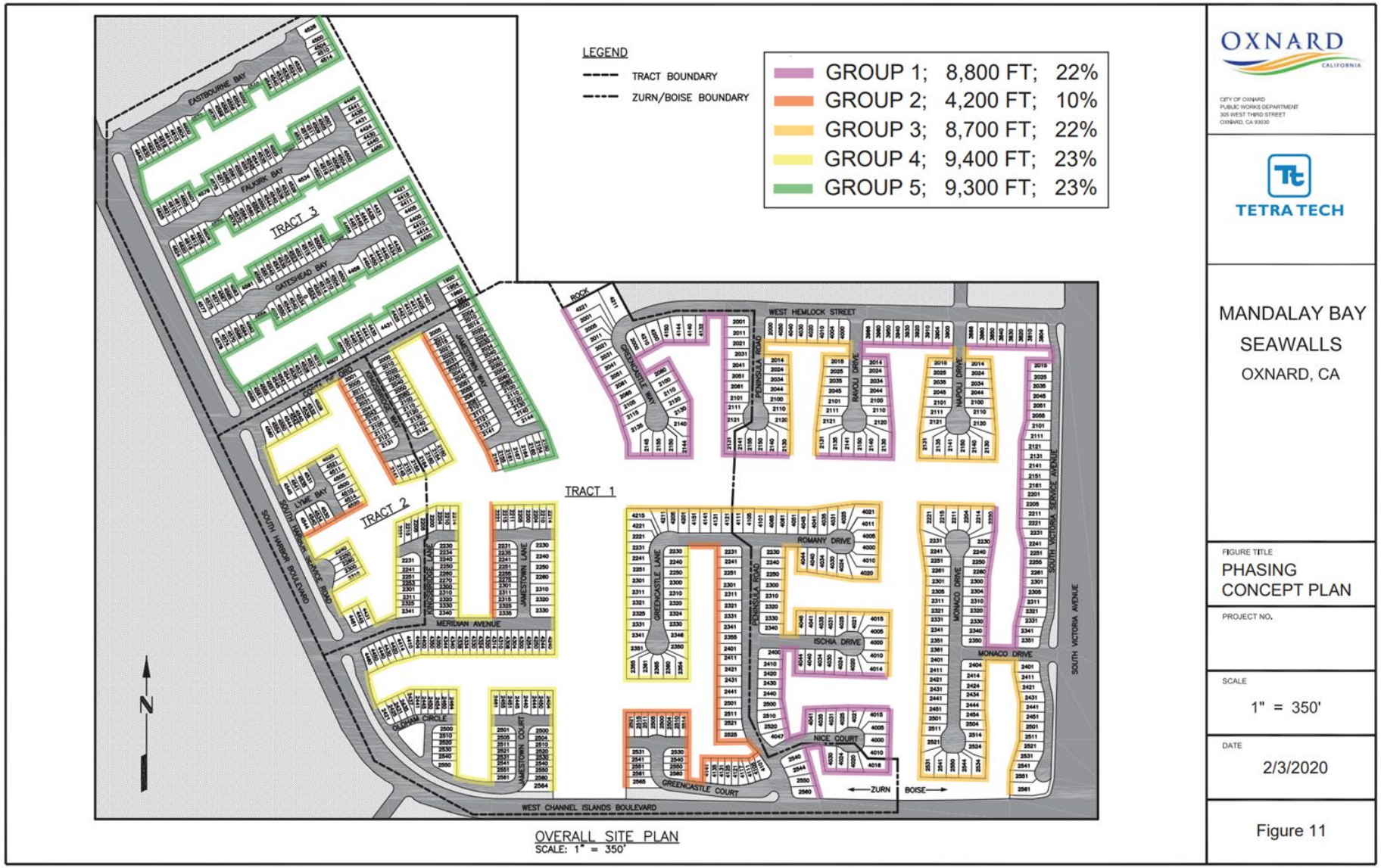

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CITY OF OXNARD CALIFORNIA

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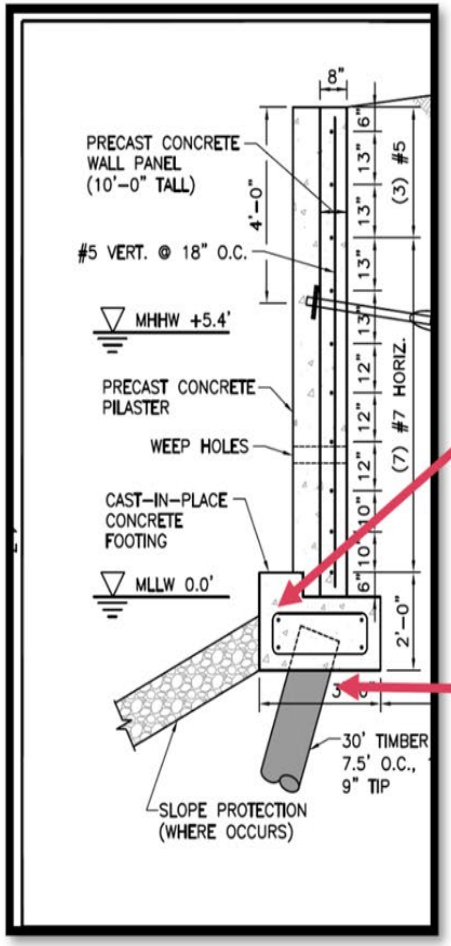
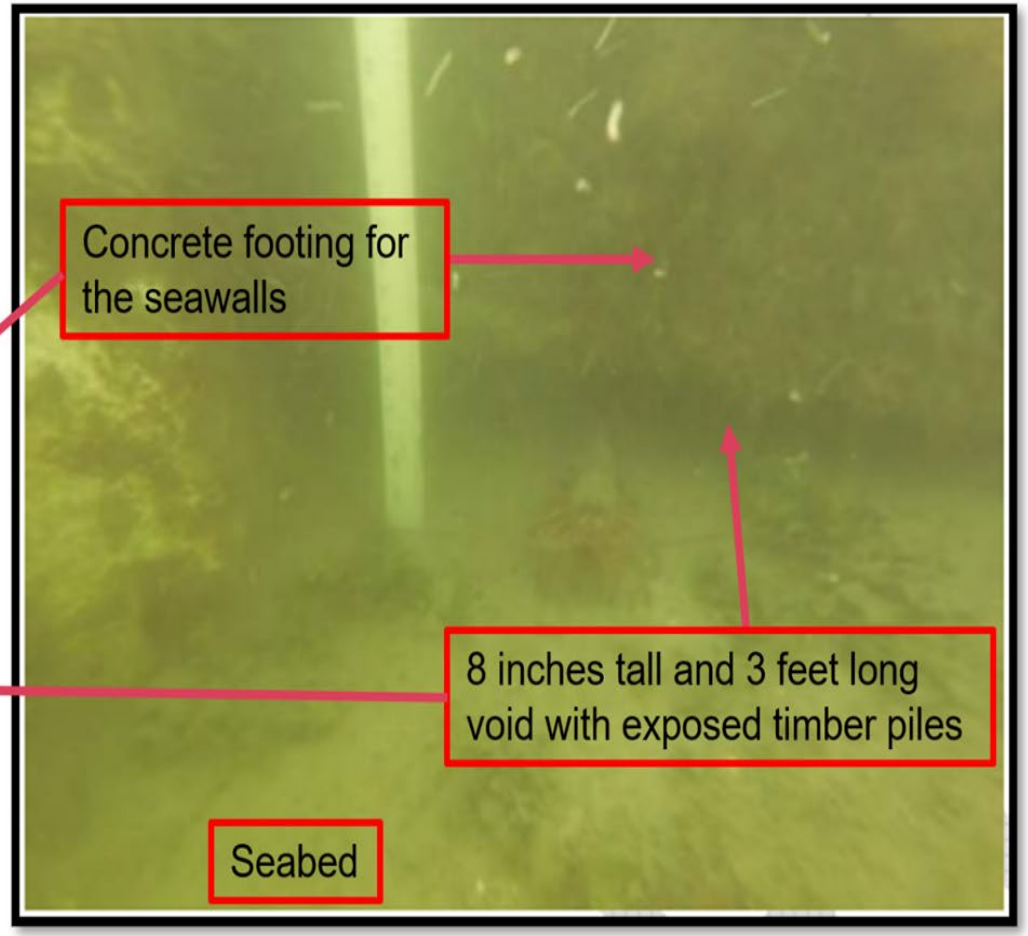
- A sample photo from the inspection of the affected foundation area and a typical section of the seawall foundation for reference.





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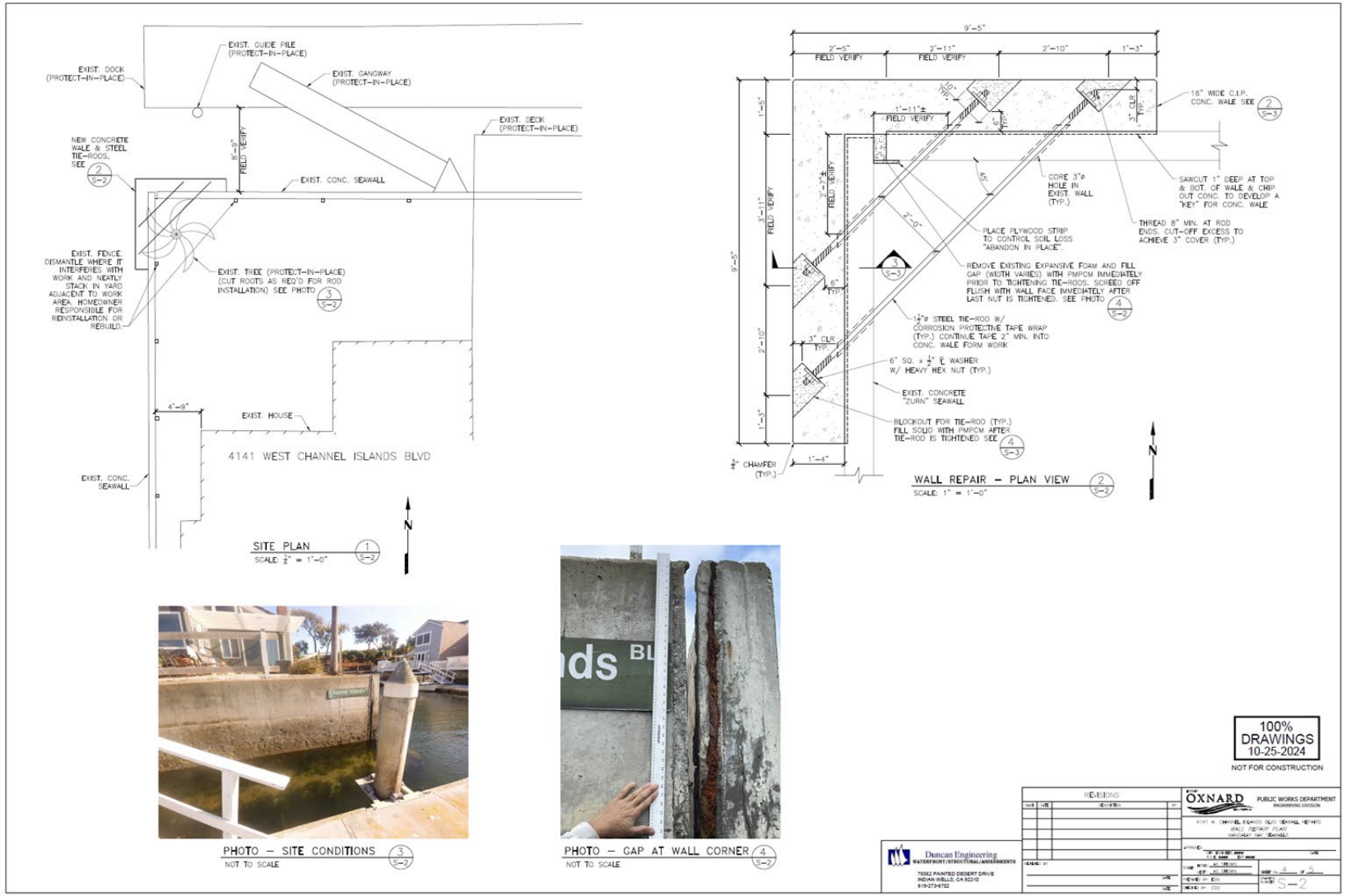
CITY OF OXNARD CALIFORNIA

Channel Islands Drive Seawall Repair Project



Channel Islands Waterfront Homeowners Association

CITY OF OXNARD CALIFORNIA

DRAFT PROJECT TIMELINE

PROJECT TITLE	Mandalay Bay Seawalls
PROJECT MANAGER	Christopher Solis
DATE	1/19/2023

DRAFT

PHASE	PROJECT:	DETAILS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
1a	Hemlock Lots (350 LF) between Ravoli and Napoli	FUNDING/ DESIGN/ BID Est. $190K Repair 32 Panels, 31 Pilasters and Weep Holes (Design/ Bid/ Build)			CONSTRUCTION; Est.$3M CFD and Bond Election				
1b	Priority Repairs (8,450 LF)	FUNDING/DESIGN/BID $500K Tie-backs, exposed footings, pilaster jackets, corner rotations, bulging, and weep holes. (Design - Build)				First Bond Issuance	CONSTRUCTION		
2	FRP Repairs (4,200 LF)	FUNDING/DESIGN/BID Repair panels and pilasters (Design - Build)					Second Bond Issue	CONSTRUCTION	
3	FRP Maintenance (8,700 LF)	Maintainence and minor repairs of panels and pilasters						CONSTRUCTION	
4	General Maintenance (9,400 LF)								Phase 4 Beyond Year 7
5	General Maintenance (9,300 LF)								Phase 5 Beyond Year 7

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CITY OF OXNARD CALIFORNIA

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KJ May - Sr. Construction Project Manager

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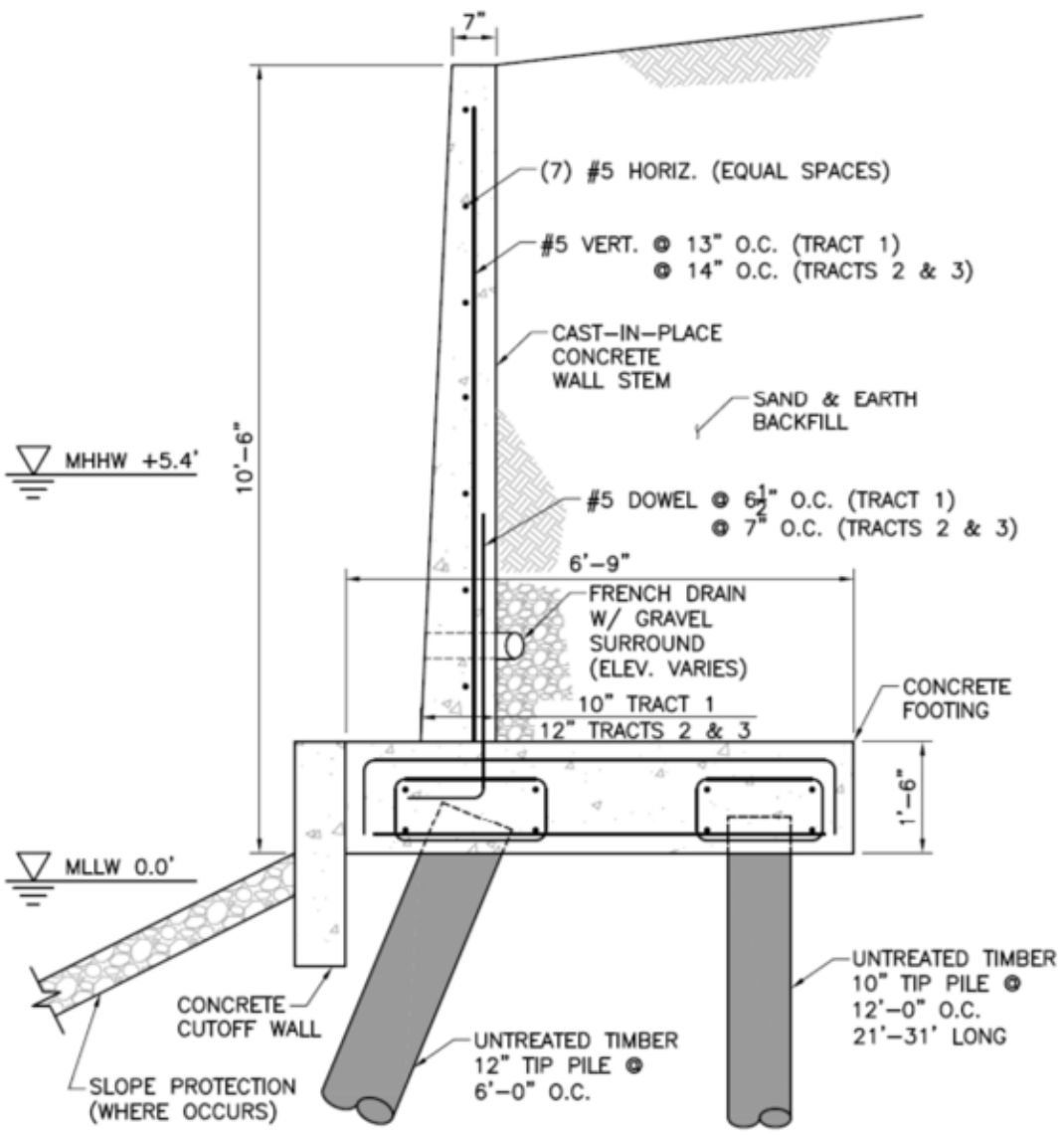

TYPICAL "ZURN" WALL SECTION
SCALE: ½" = 1'-0"

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CITY OF OXNARD CALIFORNIA

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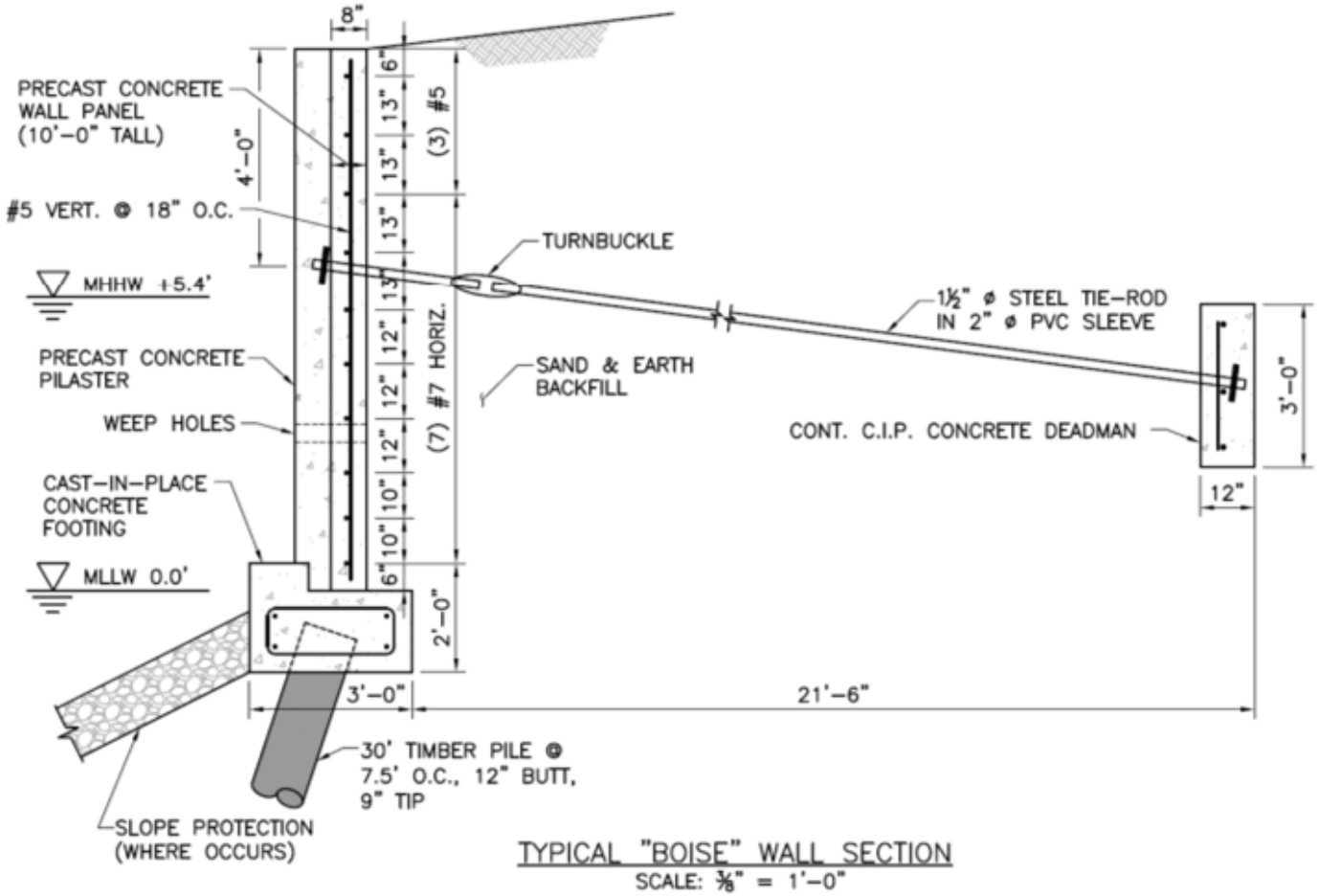

Figure 1 - Typical Boise wall [from TranSystems (2017)]

Channel Islands Waterfront Homeowners Association

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- 10:00 Michael Wolfe – PW Director
KJ May - Sr. Construction Project Manager

City Manager Announcement

- 10:30 General Q/A

- 11:00 am PROPERTY OWNERS MEETING

CITY OF OXNARD CALIFORNIA

Alexander Nguyen:
Oxnard City Manager

Special Message

Myth: City Hall = Bad Financial Management

Fact: This is no longer true

S&P Ratings Scale

Letter Grade	Capacity to Repay
AAA	Highest credit quality, minimum credit risk
AA+, AA, AA-	Very high credit quality, very low credit risk
A+, A, A-	High credit quality (upper-medium grade)
BBB+, BBB, BBB-	Good credit quality, currently low credit risk
BB+, BB, BB-	Speculative elements, issuer faces major uncertainties and adverse conditions
B+, B, B-	High credit risk, but issuer still able to meet its financial commitments
CCC	Issuer currently vulnerable, default likely
CC	Issuer currently highly vulnerable, near default
R, SD, D	Lowest rating, typically in default on some (SD) or all or its financial obligations

Continuing to Improve Oxnard's S&P Rating

	2017	2021	2022	2024
Issuer Credit Rating (ICR)	A (Stable Outlook)	A (Stable Outlook)	**A+** (Stable Outlook)	**AA-** (Stable Outlook)
General Fund Lease	A- (Stable Outlook)	A- (Stable Outlook)	**A** (Stable Outlook)	**A+** (Stable Outlook)
Water Fund	A (Stable Outlook)	A (Stable Outlook)	A (**Positive** Outlook)	A (Positive Outlook)
Wastewater Fund	BBB (Stable Outlook)	**A-** (Stable Outlook)	**A** (Stable Outlook)	A (Stable Outlook)
Gas Tax Fund	A (Stable Outlook)	**A+** (**Positive** Outlook)	**AA-** (Stable Outlook)	**AA** (Stable Outlook)

Channel Islands Waterfront Homeowners Association

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KJ May - Sr. Construction Project Manager

- 10:30 General Q/A

- 11:00 am PROPERTY OWNERS MEETING

CITY OF OXNARD CALIFORNIA

If you have questions, please come to the Microphone!

- **Please state your name**
- **street address in the marina**
- **question**

People on zoom – put questions in chat in same format
we will try to ask them – or will compile and get answers as follow up.

Channel Islands Waterfront Homeowners Association

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- 10:00 Michael Wolfe – PW Director KJ May - Sr. Construction Project Manager

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- 11:00 am PROPERTY OWNERS MEETING

Q & A

CITY OF OXNARD CALIFORNIA

Michael Wolfe:
Oxnard Public Works Director

Alexander Nguyen:
Oxnard City Manager

KJ May:
Public Works Sr. Construction Project Manager

Bert Perello:
Oxnard City Council District 1

Morgan Kessler:
Oxnard City Engineer

Channel Islands Waterfront Homeowners Association

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THANK YOU!!

CITY OF OXNARD CALIFORNIA

Michael Wolfe:
Oxnard Public Works Director

Alexander Nguyen:
Oxnard City Manager

KJ May:
Public Works Sr. Construction Project Manager

Bert Perello:
Oxnard City Council District 1

Morgan Kessler:
Oxnard City Engineer

Channel Islands
Waterfront Homeowners Association

Welcome to the 2025 Annual Meeting For Boat Dock Homeowners in Mandalay

FEBRUARY 2025
Annual Meeting

- 8:30 am Check in!
- 9 am Welcome Bill Clark President
- 9:10 Michael Tripp - Harbor Director
- 9:30 Michael Wolfe – PW Director
- 10:00 Anthony Miller – Special Districts

- 10:30 General Q/A

- 11:00 am PROPERTY OWNERS MEETING

Channel Islands
Waterfront Homeowners Association

FEBRUARY 2025
Annual Meeting

- 11:00 am PROPERTY OWNERS MEETING
- Business Meeting / Consent Agenda
  - ❑ Treasurers Reports
  - ❑ 2024 Minutes
  - ❑ 2025 Board Elections
- Team & Status Reports
  - ➢ Seawall Projects
  - ➢ Assessment District
  - ➢ Landscape
  - ➢ Water Quality
  - ➢ Communications

AGENDA
PROPERTY OWNERS MEETING

- **Business Meeting / Consent Agenda**
  - ❑ **Treasurers Reports**
  - ❑ **2024 Minutes**
  - ❑ **2025 Board Elections**
- **Team & Status Reports**
  - ➢ **Seawall Projects**
  - ➢ **Assessment District**
  - ➢ **Landscape**
  - ➢ **Water Quality**
  - ➢ **Communications**

Channel Islands Waterfront Homeowners Association

FEBRUARY 2025
Annual Meeting

- 11:00 am PROPERTY OWNERS MEETING
- Business Meeting / Consent Agenda
  - ❑ Treasurers Reports
  - ❑ 2024 Minutes
  - ❑ 2025 Board Elections
- Team & Status Reports
  - ➢ Seawall Projects
  - ➢ Assessment District
  - ➢ Landscape
  - ➢ Water Quality
  - ➢ Communications

CONSENT AGENDA

PROPERTY OWNERS CLOSED SESSION

Business Meeting / Consent Agenda

1. **Treasurer Reports: Tom Shideler**
2. **Review & Approval of 2024 Minutes**
3. **Board Elections**

Channel Islands Waterfront Homeowners Association

FEBRUARY 2025
Annual Meeting

- 11:00 am PROPERTY OWNERS MEETING
- Business Meeting / Consent Agenda
  - ❑ Treasurers Reports
  - ❑ 2024 Minutes
  - ❑ 2025 Board Elections
- Team & Status Reports
  - ➢ Seawall Projects
  - ➢ Assessment District
  - ➢ Landscape
  - ➢ Water Quality
  - ➢ Communications

Channel Islands Waterfront Homeowners Association

Balance Sheet

As of December 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
CD Investment 1782	50,000.00
CD Investment 1783	50,000.00
Chase- Checking 9770	5,974.49
Chase- Savings 0209	88,113.13
Paypal	50.00
Total Bank Accounts	**$194,137.62**
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	**$0.00**
Total Current Assets	**$194,137.62**
TOTAL ASSETS	**$194,137.62**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
California Department of Tax and Fee Administration Payable	0.00
Total Other Current Liabilities	**$0.00**
Total Current Liabilities	**$0.00**
Total Liabilities	**$0.00**
Equity	
Opening Balance Equity	119,851.96
Retained Earnings	76,743.79
Net Income	-2,458.13
Total Equity	**$194,137.62**
TOTAL LIABILITIES AND EQUITY	**$194,137.62**

Channel Islands Waterfront Homeowners Association

Profit and Loss by Month

January - December 2024

	JAN 2024	FEB 2024	MAR 2024	APR 2024	MAY 2024	JUN 2024	JUL 2024	AUG 2024	SEP 2024	OCT 2024	NOV 2024	DEC 2024	TOTAL
Income													
Interest Income	1.68	1.47	2.95	3.25	1.57	1.42	1.68	1.52	1.57	1.14	0.69	0.76	$19.70
Membership Dues	500.00	5,150.00	350.00	100.00	500.00	250.00	50.00	50.00	50.00	100.00	50.00		$7,150.00
Misc. Income	100.00	210.00			50.00				100.00				$460.00
PayPal Fees	20.88	81.20		4.64	4.64	2.32		2.32	6.96	2.32			$125.28
Transfer Fee	75.00	75.00	225.00		150.00	150.00	75.00	225.00	150.00	150.00	75.00		$1,350.00
Unapplied Cash Payment Income	0.00												$0.00
Total Income	**$697.56**	**$5,517.67**	**$577.95**	**$107.89**	**$706.21**	**$403.74**	**$126.68**	**$278.84**	**$308.53**	**$253.46**	**$125.69**	**$0.76**	**$9,104.98**
GROSS PROFIT	**$697.56**	**$5,517.67**	**$577.95**	**$107.89**	**$706.21**	**$403.74**	**$126.68**	**$278.84**	**$308.53**	**$253.46**	**$125.69**	**$0.76**	**$9,104.98**
Expenses													
Accounting Costs													$0.00
Bookkeeping Fees	330.00		450.00					240.00					$1,020.00
CPA Costs			0.00										$0.00
Total Accounting Costs	**330.00**		**450.00**					**240.00**					**$1,020.00**
Annual Meeting		530.19											$530.19
Bank Fees													$0.00
PayPal Fees	20.88	83.52	3.11	4.64	4.64	2.32		2.32	10.07	2.32			$133.82
Total Bank Fees	**20.88**	**83.52**	**3.11**	**4.64**	**4.64**	**2.32**		**2.32**	**10.07**	**2.32**			**$133.82**
Board of Directors Expense												900.89	$900.89
Computer and Internet Expenses	60.00	60.00	60.00	60.00	60.00	60.00	60.00	65.00	65.00	65.00	65.00	65.00	$745.00
Insurance Expense												6,909.00	$6,909.00
Legal Fees													$0.00
Secretary of State Filing Fees				20.00									$20.00
Total Legal Fees				**20.00**									**$20.00**
Printing/Mailing Costs		944.21	360.00										$1,304.21
Total Expenses	**$410.88**	**$1,617.92**	**$873.11**	**$84.64**	**$64.64**	**$62.32**	**$60.00**	**$307.32**	**$75.07**	**$67.32**	**$65.00**	**$7,874.89**	**$11,563.11**
NET OPERATING INCOME	**$286.68**	**$3,899.75**	**$ -295.16**	**$23.25**	**$641.57**	**$341.42**	**$66.68**	**$ -28.48**	**$233.46**	**$186.14**	**$60.69**	**$ -7,874.13**	**$ -2,458.13**
NET INCOME	**$286.68**	**$3,899.75**	**$ -295.16**	**$23.25**	**$641.57**	**$341.42**	**$66.68**	**$ -28.48**	**$233.46**	**$186.14**	**$60.69**	**$ -7,874.13**	**$ -2,458.13**

Channel Islands
Waterfront Homeowners Association

FEBRUARY 2025
Annual Meeting

- 11:00 am PROPERTY OWNERS MEETING
- Business Meeting / Consent Agenda
  - ❑ Treasurers Reports
  - ❑ 2024 Minutes
  - ❑ 2025 Board Elections
- Team & Status Reports
  - ➢ Seawall Projects
  - ➢ Assessment District
  - ➢ Landscape
  - ➢ Water Quality
  - ➢ Communications

P&L TOTALS YEAR END

THIS IS A CLIP OF THE PREVIOUS SLIDE

	TOTAL
Income	
Interest Income	$19.70
Membership Dues	$7,150.00
Misc. Income	$460.00
PayPal Fees	$125.28
Transfer Fee	$1,350.00
Unapplied Cash Payment Income	$0.00
Total Income	**$9,104.98**
GROSS PROFIT	**$9,104.98**
Expenses	
Accounting Costs	$0.00
Bookkeeping Fees	$1,020.00
CPA Costs	$0.00
Total Accounting Costs	**$1,020.00**
Annual Meeting	$530.19
Bank Fees	$0.00
PayPal Fees	$133.82
Total Bank Fees	**$133.82**
Board of Directors Expense	$900.89
Computer and Internet Expenses	$745.00
Insurance Expense	$6,909.00
Legal Fees	$0.00
Secretary of State Filing Fees	$20.00
Total Legal Fees	**$20.00**
Printing/Mailing Costs	$1,304.21
Total Expenses	**$11,563.11**
NET OPERATING INCOME	**$ -2,458.13**
NET INCOME	**$ -2,458.13**

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Channel Islands Waterfront Homeowners Association
2025 Profit and Loss Budget Budget

Income	
Interest Income	$ 3,000.00
Membership	$ 9,000.00
Misc. Income	$ 100.00
PayPal Fees	$ 139.20
Transfer Fee	$ 1,500.00
Total Income	**$ 13,739.20**
Expenses	
Bookkeeping Fees	$ 1,150.00
Annual Meeting	$ 600.00
Bank Fees	
PayPal Fees	$ 139.20
Board of Directors Expense	$ 980.00
Computer and Internet Expense	$ 789.70
Insurance Expense	$ 7,599.90
Legal Fees	
Sec. of State Filing Fees	$ 20.00
Printing/Mailing Costs	$ 1,600.00
Total Expenses	**$ 12,878.80**
Net Income	**$ 860.40**

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And now a message from the
COMMUNICATION TEAM

CIWHA

Channel Islands
Waterfront Homeowners Association

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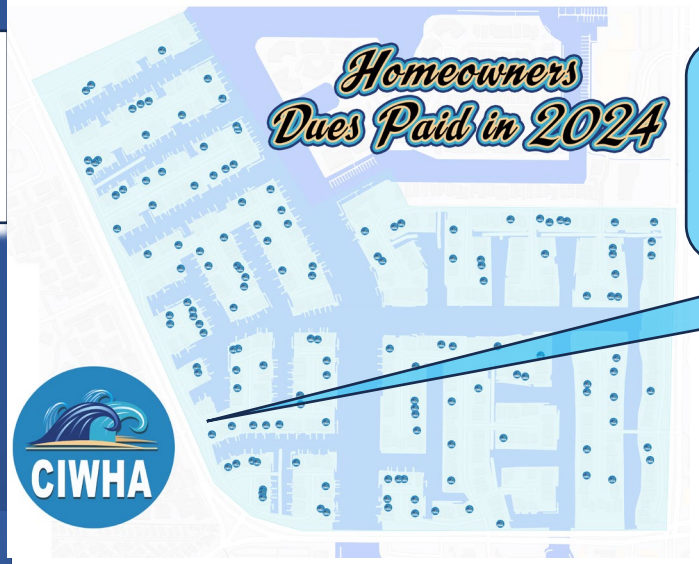

And now a message from
THE COMMUNICATIONS TEAM

1. Do you get our Email Updates?

The Update Signups are available on the website – the email lists are not connected to our accounting system.

2. Did you get an Invoice by Email?

The mailing addresses and email addresses in our accounting system are woefully lacking and frequently out of date.

If you receive an invoice via email that contains incorrect information, please reply to it with corrections!

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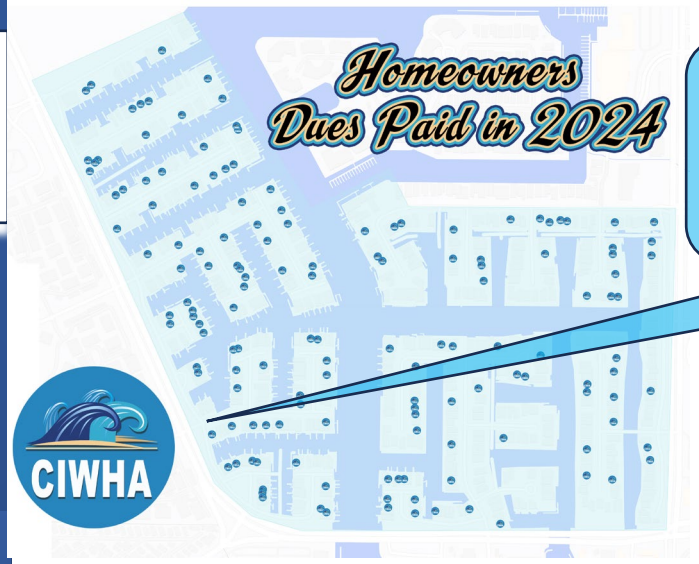

And now a message from
THE COMMUNICATIONS TEAM

If you did not get an invoice by email please fill out a card!

Name:
Marina Address:
Email Address:

OR EMAIL:
treasurer@ChannelIslandsCA.com
Or go to the website to contact us
https://channelislandsca.com/

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We made a map of all who paid dues in 2024 most of you are on that map and we thank you!

To those who have paid in 2025 THANK YOU!

CIWHA

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Homeowners Dues Paid in 2024

We would like you to talk to your neighbors!
Go to the map and look at how many neighbors do not have a circle on them.

CIWHA

Please talk to them about the HOA and encourage them to join!

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CIWHA

https://channelislandsca.com/2024-paid-dues/

2024 DUES PAID MAP

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Motion to Approve Finances?

Channel Islands Waterfront Homeowners Association

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Channel Islands Waterfront Homeowners Association
REPRESENTING MANDALAY BAY HOMEOWNERS

2024 Annual Meeting Minutes
February 24, 2024

Call to Order:
The meeting was called to order by President Bill Clark who then led the group in the Pledge of Allegiance.

Honored Guests and Guest Speakers:

- Michael Tripp, Channel Islands Harbor Director: Provided an update on Channel Islands Harbor activities.
- Michael Wolfe, Oxnard Public Works: Provided an update on Seawall along with next steps.
- Alex Nguyen, Oxnard City Manager: Provided updates on various city statistics, including strategies for addressing homelessness.
- Bert Perello, Councilman Oxnard District 1: The HOA thank Mr. Perello for his ongoing support of the Harbor community and for attending our meetings.
- Chuck Carter, CINC Clean Water Team/Marine Advisory Committee: Provided a history of activities that have affected Channel Islands Harbor and the ongoing work efforts to monitor water quality.

Closed Session:

Alex Nguyen (City Manager) and Michael Wolfe (Oxnard Public Works Department) provided an update on seawalls.

The 2024 Annual Meeting Consent Agenda Items were reviewed and approved.

Meeting adjourned.

Submitted by:
Connie Heagy
Connie Heagy, Secretary

DRAFT

Channel Islands
Waterfront Homeowners Association

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Motion to Approve Minutes?

Channel Islands Waterfront Homeowners Association

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CIWHA

2025 Board Election

2025 PROPOSED BOARD
***Nominated for 2025**
Names with no asterisk are in office for another year.

- ***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
- ***Scott Van Lanken-** Membership

Nominated for 2025

- ❑ William Clark
- ❑ Connie Heagy
- ❑ Chuck Carter
- ❑ Scott Van Lanken
- ❑ Nominations from the floor?

Channel Islands
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Motion to Approve?

Channel Islands
Waterfront Homeowners Association

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Team & Status Reports

- **Seawall Projects**
- **Assessment District**
- **Landscape**
- **Water Quality**
- **Communications**

Channel Islands
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Seawall Project Communications (HEMLOCK PROJECT)

We have a project page on the website to enable communications and facilitate any boat relocations required once the project is underway.

If you have a dock and could host a guest boat let us know!

This project is critical to establishing cost estimates and engineering plans for ongoing repairs and maintenance, which will require a bond to complete.

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AGENDA

PROPERTY OWNERS CLOSED SESSION

Current Seawall Project Status

West Hemlock Seawall Repairs (3966-3900)

2023: Plans, Specifications and Estimate completed
2024: California Coastal Commission Approved
Army Corp of Engineers Approved
FEB. 2025: Waterboard Approval STILL PENDING

Mandalay Bay Seawall Monitoring Program (update)

The City contracted with Duncan Engineering (Spring 2024)
JAN. 2025 Foundation inspections completed for analysis and budgeting

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• Assessment District Budget
• Landscape Budget & Concerns

- Landscape costs
  Greenbelts, medians, buffer zones
  - Labor
  - Electricity
  - Water
  - Irrigation systems
- Debris removal
- Water Quality Mitigation

- **UPDATE on last year items**
  - ~~2 auto accidents~~
  - ~~Wall repair on Victoria~~

The accident costs were paid by insurance of drivers.

Channel Islands
Waterfront Homeowners Association

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THANKS FOR COMING