



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**





**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

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CONSENT AGENDA

PROPERTY OWNERS CLOSED SESSION

Business Meeting / Consent Agenda

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

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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

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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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*Homeowners
Dues Paid in 2024*

And now a message from the
COMMUNICATION TEAM





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*Homeowners
Dues Paid in 2024*

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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*Homeowners
Dues Paid in 2024*

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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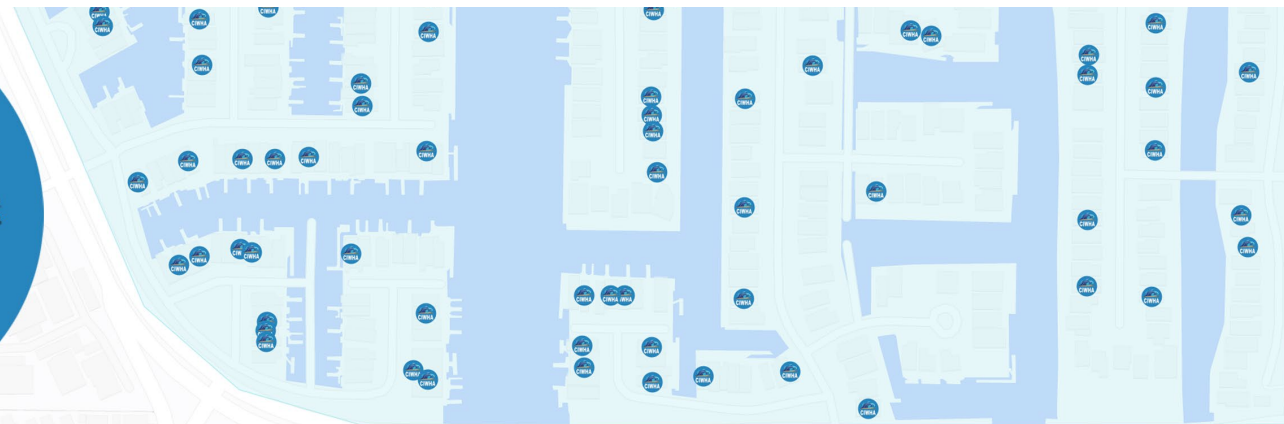
➤ Communications



*Homeowners
Dues Paid in 2024*

**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!**



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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.



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

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



2024 DUES PAID MAP

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Motion to Approve Finances?

2024 Annual Meeting Minutes

February 24, 2024

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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

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Motion to Approve Minutes?



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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?



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Motion to Approve?



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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



THANKS FOR COMING

