

Ca. State University, Channel Islands
Site Authority
General Manager Monthly Update – September 2026

Home Sales

In University Glen, one townhome sale closed in September, and another townhome sale closed in October. Four additional home sales are currently in escrow: one single-family home and three townhomes. In Anacapa Canyon, one townhome sale closed in September, and a single-family home sale is expected to close in October. No other homes are currently listed for sale.

Claims Processing

There are currently four (4) active insurance claims resulting from leaking pipes in University Glen. The processing of each claim requires multiple steps and intimate coordination with the Property Manager who oversees the rehabilitation process.

Alliant, the Site Authority's primary excess carrier has implemented additional steps to test for "Pollution Events". A Pollution Event generally includes the release, escape, movement, or presence of pollutants in or on land, buildings, water, air, vehicles, or other property. This includes mold. During the claims process, an Environmental Test is completed on home that test for pollution events, among other things. Recent claims have not yet been officially characterized as pollution events, however the steps required to make a determination are underway and staff have amended the Insurance Claims procedure to ensure Pollution Tests are completed early in the process.

Four active claims amount to the highest number of claims being concurrently processed this year, with each claim requiring coordination, documentation and oversight by the Property Manager and Site Authority staff.

Seabreeze Financial Audit

As you are aware, the Site Authority and Seabreeze Management Co. are in a contractual relationship for property management services in the University Glen community on Site Authority property at Ca. State University, Channel Islands. The contract between the Site Authority and Seabreeze provides an option to request an Annual Audit of financial books and records for prior fiscal years.

Staff have submitted an official request to Seabreeze to receive audited financials of Seabreeze's finances covering fiscal year 2025/26. Audited Finance Records are required to be provided to the Site Authority on or before January 1, 2027.

University Glen Project Summary/Update

Common Wall Resiliency

Single-Family Home retaining wall rebuild project at two locations on Anacapa Island Drive was completed in the 200-block and one SFH in the 300-block of Anacapa Island Drive. These repairs were funded by the Single-Family Home Reserves and will add resiliency to the community, replacing the old wood paneled walls with fire resistant materials

Townhouse Dryer Vent Cleaning Project-Phase 2

Phase 2 of the townhouse dryer vent cleaning project was completed during September, effectively replacing the old vents. The new vents will ensure the ongoing operation of the dryer vents and reduce fire risks.

Refurbishment of Decompressed Granite (DG) Trail

Gothic Landscape is mobilizing to begin the refurbishing of the DG paths along Channel Islands Drive between the vehicular bridge and the community's playground.