



MEETING REMINDER!!!!

There is an OPEN BOARD MEETING on SATURDAY OCTOBER 13TH AT 10:00AM via zoom. The zoom call information will be sent out to you next week!

NOVEMBER 2021 NEWSLETTER

HOA Office Hours:

Mon - Fri 9:00am-5:00pm

Recreation Center Hours:

9:00am – 6:00pm

7 days a week

The Rec Center will be closed on Thanksgiving Day.

Useful Contact Information

- Rec Center/HOA Office: 910-239-1370, option 1.
- CAMS community support: 910-239-1370, option 2.
- CAMS after hours emergency line: 910-239-1370.
- Insurance certification requests: NCCondo@mcgriffinsurance.com.
- Information for Realtors, Closing Information & Condo Questionnaires: <https://www.camsmgt.com/real-estate>.

Current Board Members:

Steve Channell – President
 Debbie Stock – Vice President
 Evan Wittels – 2nd Vice President
 Dave Bianchi – Secretary
 Jeff Hawkins – Assistant Secretary
 Mark Sposato – Treasurer
 Gene Costa- Assistant Treasurer



Reminders – Important Dates:

- The outdoor pools are closed for the winter.
- 2022 Budget Q&A is Tuesday November 2nd at 7pm via zoom.
- 2022 Budget vote ends on November 12th at 3:00PM. Voting is through election buddy. If you have not received the link to vote. Please contact the HOA office.

Important Emergency Telephone Numbers

Kure Beach PD	910-458-7586
Kure Beach Fire Department	910-458-2014
Kure Beach Public Works	910-458-5816
Kure Beach Animal Control	910-798-7500
Poison Control	800-222-1222
Duke Energy (report power outage)	800-419-6356

HOA COMMITTEES

Ocean Dunes HOA has several committees that are made up of both Board and homeowner members. These are all now listed on the CAMS Homeowner Portal, along with committee members and any committee actions/updates/minutes. Once logged in, look under “Documents” and then “Committees.”

Please visit the Ocean Dunes NEW website at:

<https://oceandunesresortnc.com/>.

Finance Committee Report November Update

October was a very busy month for the Finance Committee and the Board of Directors. The Finance Committee completed the work on the budget proposal to fund the Operating Fund, the portion of the budget that includes general maintenance, utilities, and insurance, our largest cost centers. The amount of increase is 22% over the current HOA dues level that was approved in 2016.

Two question and answer sessions were held via Zoom. The first session was on 10/12 and the second on 10/20. Treasurer Mark Sposato reviewed the current and near future projects and the impact of those projects on the 2021 budget. Further, he reviewed the future projects and the funds that are necessary to fund those projects. Mark stressed that several or all projects could be impacted by the engineering reports after examination of all decks.

Following the first Q&A session, the Board conducted a survey of owners. The survey presented three options for the structure of a proposed budget increase during 2022. After the second Q&A and the survey, the Board met and arrived at a planned structure for the proposed budget increase in 2022. That structure applies a 14% increase to the current (2016) HOA dues plus an 8% assessment split into two payments; the first due on 2/1/22 and the second due on 6/1/22. The amount of increase and the structure of dues and assessment was approved by a unanimous vote of your Board of Directors.

By the time you read this newsletter article you will have received the budget proposal and additional financial information. Included in the cover letter are links to detailed financial information contained in the owner's portal. Please take some time to review those documents before casting your vote.

Respectfully submitted,

Gene Costa, Chairperson
ecostaedd@comcast.net

Landscaping Committee Report November Update

Yardnique is now making bi-weekly visits for the months of October and November. The Landscaping Committee met with our Yardnique representative in mid-October to walk the property together to evaluate our needs and prioritize projects.

We also met and walked the property with Chris Natale from Chris' Clean Cut Tree Service to identify needed trimming of some of our larger trees and shrubs. This project should be completed sometime in November.

As always, we encourage your input and feedback. Please feel free to contact me at jeffreyhawkins28@gmail.com if you have any concerns or would like to join the LC.

Thank you
Your Landscaping Committee

Communication Committee November Update

The Communication Committee has launched the NEW Ocean Dunes website. Please visit it at, <http://www.oceandunesresortnc.com>.

The committee is made up of Blossom Gardner and Jessica Fink. We can always use additional members if you are interested.

During our next meetings we will work on the newsletter content and how to develop additional means for communicating to the owners.

We are always welcome to suggestions.

Owner Portal Information

Items that can be found on your owner portal:

- Owner account info
- Community Directory
- Governing Documents
- Meeting Minutes
- Budget information
- ARC information
- Monthly Newsletter
- Community Calendar
- Other Helpful Information

Request that you can make in your owner portal:

- Service/Maintenance Order Request.
- General Messages to the Manager
- Accounting Request regarding your personal HOA account
- ARC Request
- Payments
- ACH Set Up

Important Utility Company Contact Information

***Duke Energy:**

Phone: 1-800-452-2777

Website: www.duke-energy.com.

***Kure Beach Public Utilities:**

Phone: 910-458-4816

Website: www.townofkurebeach.org/public-works.com

***Spectrum Cable/Internet: (Ocean Dunes has a specific bulk package with Spectrum. It's important that when you call them you use the following phone number:**

Phone: 1-855-855-8679

Website: www.spectrum.net

Owner Information

It is very important that your contact information is always up to date. Log into your owner portal to make any updates. Also, make sure you have selected **ONE** phone & **ONE** email address as your **PRIMARY** contact.

NOVEMBER 2021



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7	8	9	10	11	12 2022 Budget Vote ends at 3:00pm	13 Open Board Meeting at 10:00AM via Zoom
14	15 Allied Pest Control (optional spray)	16	17	18	19	20 Kure Beach Holiday Market Nov 20 th -Nov 27 th
21	22	23	24	25 Happy Thanksgiving!!! Rec Center is Closed	26 Festive Lights at Carolina Beach State Park Nov 26 th -Dec 31 st	27 Festival of Trees Fort Fisher Aquarium Nov 27 th -Jan 3 rd
28	29	30				