



WELCOME NEW OWNERS

Alan & Elizabeth Turner (2205A)
Matthew & Lewis Taulbee Jr (1202)

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

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
Kure Beach Public Utilities: :	910-458-4816
Website: www.townofkurebeach.org/public-works.com	
Spectrum Cable/Internet: (OD has a bulk package so you must use 855-855-8679 to gain access to your account.	

Community/HOA Contact Information:

- Rec Center/HOA Office Phone **910-239-1370** (option 1)
- CAMS after hours emergency line: 910-239-1370
- Insurance certificate requests: NCCondo@mcgriffinsurance.com
- Information for Realtors: <https://www.camsmgt.com/real-estate>

HOA Office Hours:

Mon - Fri 9:00am-6:00pm
7 days a week

INDOOR POOL IS NOW OPEN



Thank you to Peal Pools for the wonderful job you did on the Indoor pool.

And Thank to our Wonderful Maintenance Staff for all of their hard work getting the pool room painted and cleaned up for the opening.

A MESSAGE FROM YOUR BOARD OF DIRECTORS

In recent months we have had a number of situations where owners could not shut off the water inside of their unit.

This was usually due to the main shutoff valve in the unit not working or broken.

Please inspect your shutoff valve to make sure it is operational. If it is not, please have it repaired.

As an owner you are responsible for this valve.

If you need help finding it in your unit please let CAMS know and they will help you.

Thanks
ODHOA Board



COMMUNICATION COMMITTEE REPORT

The Communications committee is finishing up the material to be included in the new Welcome Pack for owners. It will be given to all new owners and placed on the Ocean Dunes website and CAMS website for anyone who wants to read it.

There will be quite a bit of updated material in it including an updated piece on the rules and regulations.

We also encourage you to view our website, www.oceandunesresortnc.com and let us know of how we can continue to improve it and make it more useable for visitors and owners.

The committee is made up of Blossom Gardner, Jessica Finks and Lisa Mancinelli.

BEACH PROTECTION COMMITTEE MARCH REPORT

The Beach Protection Committee has been contacting as many Coastal Engineers as we can find. Our goal is to learn what we don't know that we don't know. Some are very involved with existing projects that go well beyond sandbags in places like North Topsail, Holden Beach, Bald Head, Myrtle Beach, Outer Banks & others.

Ultimately, we need a plan that will work better than past efforts. We have spent over \$1.5 million over the past 10 years. That plan starts with the expertise of Coastal and Environment engineers. To date, we have met some very impressive folks with more left to meet.

Some of the options we've heard about are:

- GeoTubes Dunes (really long and big sandbag made of Geosynthetic material weighing up to 250 tons as the dune core). Sand and vegetation can be put on top of it forming a dune. Obviously, we would need the approval of various agencies before we could proceed.
- Another idea is "Engineering with Nature" - meaning off shore reefs that are submerged to mitigate the ocean's energy before it reaches the beach area. This too would take approval from the powers that be.

We have been given several names of attorneys that have been successful in getting approval and/or variances to allow some progress in mitigating erosion. However, we need a plan from an engineer before we go to the regulatory approval phase.

We still have a few more engineers to interview but we are getting closer.



FINANCE COMMITTEE MARCH REPORT

The Finance Committee met on Monday, March 21, 2022 at 7:00 pm. Treasurer Mark Sposato reviewed the balance sheet as of that date. The committee reviewed the status of on-going projects from the Long-Range Plan and the impact on the Reserve Fund.

The impacts of the King Tide event were reviewed including actual invoices to date, anticipated future costs, as well as actual and anticipated revenue from insurance. Some of the repairs caused by the King Tide event and the deck issues on the 2200 building will necessitate adjustment of the LRP by pushing into the future some of the repairs that were anticipated in the next year or two.

The committee reviewed the expiration dates of the contracts that are due for renewal during the 2023 budget year. Those contracts are CAMS and US Fitness Equipment, the supplier of some of the exercise equipment in the gym at the recreation center. We continue to review all service contracts as they come due for renewal and look for cost savings wherever possible.

As soon as the Reserve Study is completed the Finance Committee will begin joint meetings with the Long-Range Planning Committee to structure the recommendation for the Reserve Fund side of the 2023 budget.

Respectfully submitted, Gene Costa, Chairperson
ecostaedd@comcast.net



LONG RANGE PLANNING COMMITTEE MARCH REPORT

In recent updates, we informed you that we were interviewing two firms to do a professional review of our reserve plan. The committee completed our interviews and unanimously agreed on Giles&Flythe Engineers. Their references were excellent, and they have done several HOA reserve plans in the Wilmington and Myrtle Beach areas, along with several coastal communities. They will tentatively begin the week of 4/11/22.

Their reserve proposal is posted on the owners portal and gives a good overview of what is included in their work. The team will work with them providing valuable data and insight into our assets and current situation. We will keep the community informed of our progress.

As always we appreciate your feedback. Feel free to email me at msposato@twcny.rr.com with any questions or comments.

Thanks, Mark Sposato

LANDSCAPING COMMITTEE MARCH REPORT

We now have a new crew from Yardnique. From what I and others have seen they are doing a really great job. I'm very pleased with their performance. They have completed quite a bit of trimming and pruning of the areas that have been neglected in the past.

Even though the month of March was scheduled for only one visit from Yardnique, we got a 2nd visit at no extra charge this past week and they got a lot accomplished.

We have had a pre-emergent herbicide and fertilizer of grassy areas earlier this month. This week they sprayed the berm and bed areas for weeds. They also hand pulled weeds.

In April Yardnique will transition to weekly visits to cut grass, edge, trim and prune.

Earlier this month Chris's Clean Cut Tree Service trimmed many of our tall trees near the Rec Center and the Surfrider area.

Our irrigation system is up and running on the Garden side of Ocean Dunes but continues to be down elsewhere. Several of our ocean front showers are now working, but not all yet. Our Pine Straw application is scheduled for late April or early May.

As always we encourage your input and feedback. Please feel free to contact me with your suggestions or concerns.

Thank you, Jeff Hawkins
Jeffreyhawkins28@gmail.com


Fun and Helpful Web Links for Ocean Dunes Homeowners

- **The Ocean Dunes website** <https://oceandunesresortnc.com/>
- **The PRIVATE Ocean Dunes Owners Group Facebook page:**
<https://www.facebook.com/groups/324887891854120>
- **Town of Kure Beach:** <https://www.townofkurebeach.org/>

***NOTE: To register for alerts, look to the upper right corner for the tab "Register for Alerts" and click to receive email and/or texts from the town regarding storms, etc.

- **Kure Beach Facebook Page:** <https://www.facebook.com/groups/42704092681>



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3 PIDGC Monthly Tag Match	4 Kure Bike/Ped Committee Meeting	5 Kure SLABP Committee Meeting	6 Historic Preservation Commission Meeting Kure Planning & Zoning Committee Meeting	7	8 Budget Meeting #2	9
10	11	12 <u>OD Pest Control Service for All Units</u> CB Town Council Meeting	13	14	15	16
17 	18 Kure Town Council Meeting CB Bike/Ped Committee Meeting	19	20	21	22 Cape Fear Craft Beek Week (through April3rd)	23
24	25 Kure Stormwater Oversight Committee Meeting	26	27	28	29	30

****See next page for details**

TOWN OF KURE BEACH EVENTS

PIDGC Monthly Tag Match

Sunday, April 3, 2022 from 10:00am to 2:00pm

The Pleasure Island Disc Golf Club (PIDGC) monthly tag match is held the first Sunday of every month starting at 10:00am at the Joe Eakes Park disc golf course. This tag match consists of 2 rounds of 18 holes, with the baskets moved between rounds. For more information or to get involved with PIDGC, visit their Facebook page.

Bike/Ped Committee Meeting

Monday April 4, 2022 at 3:00pm

Zoom Meeting: <https://us02web.zoom.us/j/5215495865>

Meeting ID: 521 549 5865

Dial: 312-626-6799 (Chicago) or 646-558-8656 (New York)

SLABP Committee

Tuesday, April 5, 2022 at 5:00pm

Zoom Meeting: <https://us02web.zoom.us/j/5215495865>

Meeting ID: 521 549 5865

Dial 646 558 8656

Historic Preservation Commission Meeting

Wednesday, April 6, 2022 at 6:00pm

Microsoft Teams meeting

Meeting ID: 525 436 583#

Dial (audio only): 919-371-6229

Planning & Zoning Meeting

Wednesday, April 6, 2022 at 6:30pm

Microsoft Teams meeting

Meeting ID: 525 436 583# or call in (audio only): 919-371-6229

Budget Meeting #2

Friday, April 8, 2022 at 5:44am

Community Center Committee

Tuesday, April 12, 2022 from 9:30am to 10:30am

Held at the Kure Beach Community Center. Meeting is open to the public.

Zoom Meeting: <https://us02web.zoom.us/j/5215495865>

Meeting ID: 521 549 5865

Dial: 646-558-8656

Land Use Committee

Tuesday, April 12, 2022 at 5:30pm

Zoom Meeting: <https://us02web.zoom.us/j/5215495865>

Meeting ID: 521 549 5865

Dial: 646-558-8656

Town Council Meeting

Monday, April 18, 2022 at 6:00pm

TOWN OF CAROLINA BEACH EVENTS

Town Council Meeting

Tuesday April 12, 2022 from 6:00pm to 9:00pm

Held in the Council Chambers at the Town Hall

Bike/Ped Committee Meeting

Monday April 04, 2022 from 6:30pm to 8:00pm

Held in the Multi-Purpose Room at the Town Hall

Beachin' Car Show

Saturday April 23, 2022 (all day)

At Carolina Beach Lake