



VERY IMPORTANT REMINDERS

1. Annual Meeting is THIS SATURDAY at 10:00am via Zoom. You will receive the zoom link tomorrow.
2. Board of Directors Election link has been sent to you via election buddy to your email and text. Its very important that you submit your vote. If you have not received the link please email Heather at hdoolittle@camsmt.com.
3. Annual Meeting Proxy link has been sent to you via election buddy to your email and text. It's very important that you submit your proxy. If you have not received the link please email Heather at hdoolittle@camsmt.com.

Facility Hours of Operation

HOA Office:

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

Rec Center

(indoor pool, hot tub & fitness center):

7 days a week

9:00am-8:00pm

Outdoor Pools

7 days a week

9:00am-8:00pm

Important Contact Information:

- Rec Center/ HOA Office 910-239-1370 (option 1)
- CAMS Customer Support 910-239-1370 (option 2)
- After Hours Emergency Line 910-239-1370 (option 2)
- Insurance Certificate Request: NCCondo@mcgriffinsurance.com
- 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
- Duke Energy 800-419-6356
- Spectrum (Cable/Internet) 910-458-4816
- Kure Beach Water/Sewer 910-458-4816

Welcome New Owners

Dale & Kristine Stubbs -Unit 1205

A Shore Thing NC, LLC – Unit 1503

Board of Directors

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

Management Staff

Community Manager – Heather Doolittle

Maintenance Lead – Siobhan Wilson

Maintenance Tech – Pete Derrick

Maintenance Tech – Bryan Barton

Rec Center Attendant – Olivia Granquist

Rec Center Attendant – Zach Pearce

Rec Center Attendant – Tracer Malray

STAY OFF THE DUNES SIGNS

We ordered 20 “stay off the dunes” signs. They have come in and will be installed later this week.

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

***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.

COMMUNICATION COMMITTEE REPORT

Welcome to the Ocean Dunes Community.

The Communications Committee is beginning a new feature in the newsletter that will interview new owners. Please see below for the message new owners will get.

My name is Dave Bianchi and my wife, and I own a unit in the 400 building. We do not live in Ocean Dunes full time; our primary residence is in the Chicago area. We are both semi-retired and spend many weeks at Ocean Dunes.

I also serve on the Ocean Dune HOA Board of Directors as Secretary. If I can answer any questions for you, please do not hesitate to reach out.

I chair a Communications Committee that publishes a monthly newsletter. One of the new features we are introducing is a short article about new owners.

One of our committee members, Blossom Gardner, would reach out to you if you are agreeable to this short interview. She would have some scripted questions such as will you be a full-time owner, part time owner, why did you purchase in Ocean Dunes, what do you do for a living or if retired, what did you do in the past, any information you want to share about your family, certain interests, or skills you have... I think you get it. Just a way to know a little more about our new owners.

In addition, I would also encourage you to visit the CAMS website to see the various committees we have. If you are interested in serving, all owners are welcome.

We also have a community website at www.oceandunesresortnc.com and there is a Facebook Page for owners only by the name of Ocean Dunes Owner Group.

Again, welcome to Ocean Dunes.

FINANCE COMMITTEE MARCH REPORT

The Finance Committee (FC) did not meet this month. Our meeting was scheduled for the day after Easter and key members were not available for the meeting. That said, I want to discuss something that impacts our finances, delinquencies.

Please know that this Board is not heartless when it comes to delinquencies. We offer payment plans for those who become delinquent. Our Property Manager or an individual member of the Board will attempt to contact the owner to inquire about the delinquency. However, we can only do so within the first 60 days of delinquency, after which the case goes to the collection attorneys.

On another note, the FC awaits the results of the Reserve Study so we can meet with the Long-Range Planning Committee. Jointly, we will discuss the results and how the FC will structure the Reserve Fund side of our annual budget for 2023. The last time the Reserve Fund was changed was in the 2016 budget. The Reserve Fund provides capital for repair and maintenance of our mechanical systems, painting and siding, building wash, roofs, decks, concrete elevators, pools and spa, and on and on.

Respectfully submitted,

Gene Costa, Chairperson
ecostaedd@comcast.net

Beach Protection Committee Report

We are continuing to reach out to potential coastal engineering firms to find one or more willing to assist us in finding ways to protect our beach from damage due to storms and/or natural erosion, as well as other consultants to help with regulatory approvals and grant applications. While many jurisdictions on the Carolina Coast are working with a state wide coastal resilience program funded by the NC Legislature and the National Fish and Wildlife Federation, that program is not available for private entities like our HOA, and neither New Hanover County nor Kure Beach is engaged right now. On the other hand, we believe there are other sources of funding, including FEMA, if/when we can develop a credible approach that can earn endorsement from all the environmental and government entities. Realistically, this effort is likely to take several years and several hurricane seasons, at least, before we have options beyond sandbags and renourishment. Thus, it will be important for the HOA to plan adequate funding for additional storm recovery like we have experienced over the past 5 years.

Our next meeting is scheduled for 4 PM, Wednesday, May 11. Current committee members are Al Woodall (chair), Darrow Bertolini, Dave Bianchi (Board Liaison), Dan Dixon, Joanne Durham, Terry Fleming, Charlene Friedman, Bill Hensley, Evan Wittels and Mike Bledsoe (non-voting consultant). Feel free to contact Al (alwood18@gmail.com) if you'd like to join us.

LONG RANGE PLANNING COMMITTEE MARCH REPORT

Our Reserve Study review by Giles and Flythe Engineers has begun. Two engineers spent the day at OD on 4/21, and one will return for follow up on 4/29. They reviewed all our buildings and amenities, taking both photos and video evidence. We had already provided them with our current reserve study, along with our governing documents and financial statements. We expect the Reserve Study to be completed in approximately 3-4 weeks. The LRPC, Finance Committee and BODs will then review the findings and meet with the engineers for any questions that result. Once that process is completed, we will present their findings at an open meeting with owners.

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

Thanks
Mark Sposato

Governing Docs Committee Report

The Governing Docs Committee made an oral presentation of the changes they put together last fall for the long Rules & Regulations document to the Board of Directors at the end of March. It is now before the board for discussion and a vote. The committee is still awaiting answers to legal questions asked starting last July before they can submit changes to the Bylaws.

Marsha Cox

2022-2023 HOA Insurance Policies

The new policies are complete. If you need a copy for your mortgage company please contact Barb Jury at McGriff. Barbs email is bjury@mcgriff.com.

LANDSCAPE COMMITTEE REPORT

MAY 2022

We continue to be very pleased with our “new” Yardnique crew. They are enthusiastic and eager to please. They will be here every Thursday weather permitting.

FYI we have been in a “severe” drought mode here in SE/NC for the past month or so, this coupled with our irrigation lines being down on the oceanfront sections has taken a toll on the turf areas. Help is on the way. Now that some of the large oceanfront projects are near completion our Irrigation Tech’s can begin repairing the lines. Water will be turned on to see where the leaks are. The 1800 and 2100 outdoor showers still need line repair. I will keep all posted as to their progress. This is scheduled to begin Monday May 2, 2022.

Monday May 2, 2022 will be a busy day for Yardnique for our Pine Straw application is also scheduled to begin that day. It takes approximately 1,500 bales of Pine Straw to complete. This will most likely take a few days.

Moving forward we are procuring quotes to address ways to improve the berm that runs along 421 and the Dolphin and Pelican pool areas, etc.

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