

OCEAN DUNES

HOMEOWNERS ASSOCIATION



Meet Our Board

**Steve Channell, Chair, Ocean Dunes
Board of Directors**

“Find something you are passionate about, do that, and do it well.”

This philosophy guides Steve Channell’s life in every facet of his existence, including his role as Ocean Dunes Homeowners Association Board President. This driving force has served him well throughout his career as a nationally recognized football coach in the hottest arena for the sport, the Great State of Ohio, the birthplace of football.

Steve’s accomplishments are many, but it took his resume to get a real picture; he’d rather talk about the human element involved: the shaping of young lives into productive adults. Success to Channell is having sent over 50 players to colleges across the United States and knowing that they would be



AUGUST

2022 NEWSLETTER

Next Owner Meeting

**Saturday, September
17th 10 a.m.**

*Zoom information will be
sent out prior to the
meeting*

Facility Hours of Operation

HOA Office:
Monday – Friday
9:00 a.m. - 5:00 p.m.

Rec Center:
(Indoor pool, hot tub & fitness center)
7 days a week
9:00 a.m. - 9:00 p.m.

Outdoor Pools:
7 days a week

successful, not only in football, but in campus life in general. His program is known to breed maturity. He is every football player's parents' dream. One such individual is Josh Myers, former Ohio State Buckeye, who is quarterback Aaron Rodgers' starting center with the Green Bay Packers.



Now just some of his professional accomplishments:

President, Ohio High School Football Coaches Association (the largest Football Coaches Association in the United States)

National Football Coaches Association

Ohio High School Football Hall of Fame Inductee

Head Coach; Miamisburg High School (Career Record 204-92)

State AP Division 1 Coach of the Year, 2013

And the list goes on...

The "positive impact," as Steve describes his influence on young men's lives, is reflected in his leadership role on the Ocean Dunes Homeowners Board. His "always give back" attitude has enabled our board of directors to find solutions to problems; change things that

needed changing; make sensible, well-thought-out decisions; and, arguably most importantly, build a trust between the Ocean Dunes community and its board. Steve thought long and hard before deciding to run for the board. He has been an owner in the 2100 building since 2008 and felt a desire to contribute to our community's success. He decided to try to "put into play what I instilled in my players: When given the opportunity, give back to others. This is my way of giving back to Ocean Dunes." He goes on in his typically open and direct way, "Ocean Dunes is about people. That's the essence. If you can't connect and communicate with people, it makes things very difficult." His style of governance is based on trust and accomplished through reaching out and communicating candidly with the community he serves. His positivity has enabled his relationship with the other board members to be built on trust (there you go again!) and team effort for the good of all.



Ocean Dunes Resort is fortunate to have a person the caliber of Steve Channell offering his time, experience, and sense. Thank you, Coach.

IMPORTANT INFORMATION/REMINDERS

1. **STAY OFF THE DUNES!** Please make sure this important message has been posted in your unit so that your guests and renters are aware.
2. Only owners are permitted to have pets. Renters and guests are not permitted to have pets at OD.
3. Please pick up after your dog when you walk them.
4. **NO GRILLS** allowed on decks. They must be 20 feet from the building. No grilling in the carports as well. The use of a grill within 20 feet of the building is against fire code and will result in a fine.
5. No extension cords can be used when charging golfcarts. This is against the fire code and will result in a fine if an extension cord is found being used.
6. Please make sure all your contact information (including mailing address) is up to date in the owner portal.
7. The insurance packets from McGriff are ready. If you had emailed them or your mortgage holder did, they are sending out those documents. If you have not requested them and you need them, please email NCCondo@McGriff.com.
8. All owners need to have an Ocean Dunes Parking sticker in their vehicle front window. You can pick these up at the Rec Center if you need one. This is not new, and the stickers have not changed. This is just a friendly reminder.
9. Please make sure when you have someone renting your unit that you provide them with the proper parking and rec center passes. You can pick these up at the rec center as well.
10. **Please** remember that CAMS needs to have a **key or a key code** to access your unit in an emergency. If you change the key or the code, please advise the CAMS on site management team and provide this information.

Johnny Thayer's

Memorial Service

August 10 at 7:00 p.m.

St. Paul's United Methodist Church

300 Harper Ave, Carolina Beach, NC
28428



Communication Committee

We continue to meet on ways to update and improve the monthly newsletter. This month's issue will feature an interview with our Board President, Steve Channell. Future months newsletter will interview other board members.

We are still looking for input into features the community wants to see and it would be great if we had more 20+ year owners come forward to be interviewed.

The new Welcome Packet has been delayed while we finalize some content for the packet.

Thanks

Finance Committee

The Finance Committee did not meet in July. The July 31 balance sheet was shared with committee members for them to review. The meeting was cancelled because the BOD was waiting for the revised Reserve Study to be completed and to allow time to review it before sharing with the Finance and Long-Range Planning Committees.

As soon as the joint meeting of the two committees is held, the Finance Committee will begin working on the forecast for the 2023 Operating Fund. For the first time since 2016, the Finance Committee will develop a budget for the Reserve Fund side of the OD HOA dues.

Respectfully submitted,

Gene Costa, Chairperson
ecostaedd@comcast.net

Beach Protection Committee, BPC

The BPC is meeting Wednesday July 27th to review the comments from the coastal engineering company, Joseph Little Environmental, that visited Ocean Dunes a few weeks. We are still waiting for another site assessment from a second company and once that is complete, we will finalize our findings and recommendations from the last months of study.

Thanks

Long Range Planning Committee

In last months update, I reported that the Reserve Study had been completed by Giles & Flythe Engineering and was to be reviewed by the BOD's. Now that those steps are complete, we will roll out the study (rev1) to the Long Range Planning and Finance Committees on 8/8/22. We are in the initial stages of our budget process, and this step is only the beginning of our work. We currently collect 448k in dues per year that are dedicated to reserves. Keep in mind that we have not increased our monthly contributions to reserves since 2016.

A key step in the budget process is to also review it with homeowners. We have Q&A's planned for September for that purpose. Look for notices on meeting dates.

The following is an excerpt from the reserve study and explains the purpose of a reserve study:

- The purpose of the reserve study is to assist the association in planning for future capital repair expenses. A reserve study is an important tool for an association to adequately fund capital reserve accounts through regular annual reserve contributions. Adequately funded capital reserve accounts reduce the need to defer capital repairs, collect special assessments or borrow funds for capital repair projects.

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

Thanks

There's No Better Place Than This Underrated Beach In North Carolina

One of my favorite parts about this state is that it seems like almost daily, I'm discovering new places and things to do. While we know North Carolina is filled with some of the most beautiful beaches in the U.S., some that earn spots on coveted 'Top 10' lists, some of our more under the radar beaches are the true slice of paradise. When I learned about the whimsical and uniquely scenic Coquina Beach and the coquina rocks at Kure Beach, I couldn't believe this had been hiding in my state and I had yet to discover it. Coquina Beach is located on the Cape Hatteras National Seashore and not far from the historic Wright Brothers monument.



This undeveloped slice of paradise is a refreshing sight to other beaches dotted with residential and retail spaces. You get nothing but nature here and that's part of the draw. You'll find Coquina Beach 8 miles south of Nags Head off Hwy 12.



Coquina Beach is named for the unique and colorful coquina clams that are spotted along the OBX. Coquina Beach also has a claim to fame - the final resting place of a four-masted schooner shipwreck. While many pieces of the 'Laura Barnes' were stripped, salvaged, or sold, pieces can still be found at Coquina Beach and a mile south at Bodie Island Lighthouse.

People retreat to Coquina for the scenery and solitude. The moss-covered rocks that add a unique beach aesthetic are embedded with the small coquina and other clams. Just make sure to visit at low tide so you can witness the rocks! This section of the OBX is also famous for surf fishing as 4WD accessible makes it easy for anglers to haul materials (note, you will have to obtain a 4WD permit prior to this).

While nearby Nags Head is 'the' surfing destination of the OBX, an approaching, offshore hurricane or nor'easter producing swells make Coquina perfect for a little private surf practice. Even if you're not here to get active, the relatively low crowds make it perfect to relax and roam the beach in search of seashells or even just new views.

Even if you're just visiting to enjoy the view, you're treated to crystal clear water and no commercial development, the only other signs of human life you'll see are your fellow beachgoers.



Writer's note -- it was brought to my attention there are actually TWO 'Coquina Beaches' in North Carolina. While one is the namesake, other colorful Coquina Rocks dot the shoreline of Kure Beach at Fort Fisher. I find it incredibly cool we get to experience these amazing rocks and their unique aesthetic at not just one, but two places in North Carolina.

Also, no, these aren't photos from Key West! This is actually in North Carolina, that crystal clear water and a true slice of paradise, you can't beat that. You can witness the Coquina Rocks between the

seawall of Kure Beach and Fort Fisher during low tide. The mounds of clumped shells harden throughout the years and form a small platform.

If you're planning to witness the rocks, make sure to check the tide tables. You'll also find Coquina Rocks at Carolina Beach and Masonboro Island. The mossy rocks are only exposed fully at low tide, so plan your trip accordingly!

Coquina Beach AND Kure Beach are truly unique destinations that deserve to be on everyone's summer bucket list. As always, with any natural place, please respect the grounds and pick up trash/litter and leave it as beautiful as when you first found it. I can't wait to explore this hidden gem this summer!



Board of Directors

Steve Channell - President

Evan Wittels - Vice President

Debbie Stock - 2nd Vice President

Dave Bianchi - Secretary

Mark Sposato - Treasurer

Gene Costa - Assistant Treasurer

- **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>
- **Kure Beach Pier:**
<https://www.facebook.com/search/top?q=kure%20beach%20pier>
- **Carolina Beach Facebook Page:**
<https://www.facebook.com/places/Things-to-do-in-Carolina-Beach-North-Carolina/109744462385819/>
- **Town of Carolina Beach:**
<https://www.carolinabeach.org/>
- **Carolina & Kure Beach Locals:**
<https://www.facebook.com/groups/1122812144558265>

ODHOA Owner Meeting

Schedule for 2022-2023

September 17, 2022

November 12, 2022

January 14, 2023

March 11, 2023

May 6, 2023, Annual Meeting

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@mcgriff.com
○ Kure Beach PD "non-emergency"	910-452-6120
○ 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

Management Staff

Community Manager - Mike Brown
Assistant Community Manager - Morgan Kobelia
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

August 2022

M	T	W	T	F	S	S
1	2	3	4	5	6	7
				King Mackerel Classic Tournament	King Mackerel Classic Tournament Whomporama Intergalactic Body Surfing Event	King Mackerel Classic Tournament Boogie In the Park: Into the Fog
8	9	10	11	12	13	14
		Memorial Service for Johnny Thayer <i>(St. Paul's United Methodist Church at 7pm)</i>	Summer Boardwalk Blast Music Series			Movies at the Carolina Beach Lake
15	16	17	18	19	20	21
			Summer Boardwalk Blast Music Series			Movies at the Carolina Beach Lake Boogie in the Park: Lynne and the Wave
22	23	24	25	26	27	28
			Summer Boardwalk Blast Music Series			Movies at the Carolina Beach Lake
29	30	31				