

OCEAN DUNES

HOMEOWNERS ASSOCIATION



October

2022 NEWSLETTER

20+ Owners Club

Marsha Cox



Marsha Cox is surely one of the most known residents of Ocean Dunes and for good reason: She has been an integral part of the community since buying here in January of 1997. A self-described “Jersey Girl,” Marsha speaks of being “born and bred” in South Jersey with many fond memories, leaving this bucolic area of the Garden State for north Jersey to attend Montclair State, staying in Montclair after graduation to commute to New York City for work and then moving to “the Shore” when she bought her first property. She moved from a beach town, Avon-by-the-Sea, NJ, to Kure Beach. As she got closer

to retirement age, she listened to the description from a New Jersey friend who was born in North Carolina and spoke fondly of the state, including that there are “seasons,” something that was on Marsha’s list of “must haves” in a retirement location. The friend gave her an agent’s card and the two communicated. It so happened this source lived in the Riggings and offered to give Cox a tour of the area. The tour included Pleasure Island and Wrightsville Beach with the Kure area standing out as the place of most interest. The Ocean Dunes garden

Q&A Owner Meeting

Reviewing 2023 Budget Proposals & Assessments

October 11th & 13th

via Zoom – Time TBD

-Zoom links will be sent out prior to the meetings-

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
9:00 a.m. - Dusk

side especially appealed to her because of its quiet ambiance and the outdoor pool within easy reach and the rec center pool for off season.

Initially renting out her new place, 2205C, as she continued working in New Jersey, Marsha moved in totally in August, 2005, and then, “Boom! The Fire,” in 2006, a date which brings chills to all longtime residents. A tragic event for all Ocean Duners, it was made worse for “Cat Lady,” a pet name Marsha embraces with good reason, as two of her three beloved cats were lost in the blaze. The survivor did so only through a series of events in which the cat happened to be on the condo deck when a neighbor’s grill exploded from the flames, throwing Marsha’s deck against a nearby tree with the cat wedged between the deck rails.

When Cox moved down fulltime, she was still working, retired from AT&T, then working remotely in a contract position. Later, she decided it was time to “embrace retirement” and enjoy the pool, this Jersey Girl having a penchant for being near and in the water, having grown up across the street from a small woods and a creek in NJ. Along with the



pool, Marsha’s favorite things about where she lives is that it’s at the end of the island, quiet, little traffic, and the resort grounds. In her words, “...what I liked about OD when I was looking at condos was the layout of the units -- they looked like livable apartments, not somewhere to shove a gazillion renters for a week, Lots of closet and cabinet space, which I needed when I moved down here full time, 'cause I had lots of stuff. The fire took care of that, though.”

What doesn’t she like? **COCKROACHES!** "Also the snakes. Spooky had a bad encounter when he got outside in 2010, as did a neighbor's dog. I only ever saw a garter snake in NJ!"

Having a personality and training that helped to interpret the Ocean Dunes rules and regulations documents, Marsha, previously a writer and editor on consumer, trade, and technical documents, found a natural fit when in 2011 she volunteered for a committee whose purpose was to review the governing documents, concentrating on the bylaws. The committee quickly dwindled, leaving her with one other member, a board director. She went to work converting the 1982 document (picture a sheaf of scanned papers with the image of the binder clip still on it). She cleaned up the PDF and converted it to WORD. Her research, editing, and compiling has enabled our association to have the clean, written document we use today. Beyond the rules document, she “was very active on the website up until 2019. I didn't originate it (the first one was a page of text with links to the governing docs) but I elaborated on that before I was on the board and created the first public website and maintained both the public and owners' websites.”

Because of her work on the legal documents supporting our HOA, Marsha was encouraged and consented to serve on the board, which she did starting with her election in 2013. She worked on the newsletter from the early days as the communications manager for the board, taking what was a mere slip of paper called the

newsletter and standardized, formatted, created a template, edited, and proofed it, turning it into a readable periodical.

Presently Cox is working on redoing the bylaws and amending the documents as is fit and legal with much time and persistence spent on making the new documents what they should be to best serve our community and follow the parameters of the law. There could be no more knowledgeable individual in our community to tackle this work. She is recognized by many as the expert on the bylaws. "I don't have them memorized. But I get asked the same questions again and again so I know immediately if it's in there or not and can look up the exact reference on the Word version. Also, I know the right keywords to search under by now."

Marsha is easily recognizable in Zoom meetings. She's the one with "Zoom Cat" Spooky on her shoulder.

The Ocean Dunes community owes a debt of gratitude for the work and dedication Marsha Cox has given and continues to give. She's a mighty presence in the 20+ Club.

Extreme Weather Readiness

The Association is responsible for maintaining the common areas and amenities.

Owners are required to take appropriate measures prior to storms to protect their property.

Check with your insurance company for policy coverage and procedures for both evacuations and no evacuations. Keep all important paperwork in water safe containers. Plan with your family / neighbors in case of evacuation. Visit www.camsmgt.com/weather for helpful information and resources.

Ensure all emergency contact information is up to date in the CAMS Connect Owner portal. Important announcements from the Homeowner Association will be sent via the CAMS Connect Owner Portal.

During a watch/warning:

- Remove items from your deck, porch and yard that may become projectiles or be blown away in high winds.
- Please plan to have your property management company or a vendor in place to install/remove your hurricane shutters, maintenance **cannot** assist in this storm prep for owners.

If there is an evacuation: Plan ahead and LEAVE EARLY. Turn off water. Disconnect all electronics.

If you plan to ride out the storm in your home: Visit <http://www.readync.org> to adequately prepare for your safety in the event of a storm.

Be sure to notify family, friends, and neighbors so they are aware if you are staying or leaving. Follow Local News sites for information regarding watches/ warnings/ evacuations.

Building Committee

Evan Wittels, board vice president and overseer of the property/construction projects, reports that currently repairs are being made in a few places, but the budgetary constraints do not allow for any true projects. Work orders are being seen to which are absolutely necessary because funds are not available to do anything more than that. Says Wittels, "The bottom line: If you don't have money, you can't fix stuff." He compared it to one's home—with the added dimensions of ocean, wind, tide, and water—where repairs and renovations are done when the money is there. Ocean Dunes does not have the money. The leaks in 2300 are an emergency fix that is being tended to.

Evan spoke of the pending insurance claims and how the money could be used for many jobs we all want, but FEMA is notoriously slow. FEMA holds the policy concerned with Ocean Dunes being in a flood zone, e.g., king tides. "We have no control over what FEMA does and when they do it." Treasurer Mark Sposato is spending much time with FEMA and the OD insurance policy that covers damage from wind and driven rain.

"The board is putting out everything, showing what we need and why. We have got to go with a budget that will let us bring up and keep up our assets here at Ocean Dunes. The board meeting this month was not well-attended, but hopefully most people will watch the video before stamping a 'NO' on the proposed budget. Without maintenance, our homes are going to feel the pinch."

Communication Committee

The communications committee continues to work on developing content for the newsletter. All suggestions are appreciated.

This month there will be an interview with a 20+ member of the community and with our ODHOA board member, Evan Wittels.

Beach Protection Committee

The Beach Protection Committee made a presentation to the Board on September 21. The presentation showed the progress the BPC has made in identifying a path that could lead to greater protection of our property and beaches. We also discussed the next steps which include finding funding (at no cost to ODHOA) to create a plan to protect the property. This plan, once created, would then be used to meet with the various local, state, and federal agencies to gain approvals. This will be a long process, but the BPC is taking a step-by-step approach and engaging coastal engineering experts to maximize our chances of success in gaining approval and funding.

The minutes from this meeting and the presentation will be posted on the CAMS website under committees.

Thanks

Long Range Planning Committee

The LRPC continues to work with the Finance Committee and the BOD's on the Reserve Study findings that were independently done by Giles & Flythe Engineers. We agree that the study was very well done, identified all of our capital assets and developed a plan to replace and repair those assets over the next 20 years. Life expectancies, safety priorities, projected costs and inflation are all factored into the plan. The BOD's will present a budget soon for all owner's consideration. The reserve study is posted on the owner's portal. The reserve funding increase will be a major portion of a proposed dues increase, it is important that all owners review the plan and get their questions answered. Please feel free to email me with any questions you may have. We will also hold Q&A's, tentatively scheduled for the week of 10/10.

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

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.**



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

ODHOA Owner Meeting

Schedule for 2022-2023

November 12, 2022

January 14, 2023

March 11, 2023

May 6, 2023, Annual Meeting

- **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>

Important Contact Information

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| ○ Rec Center/HOA Office | 910-239-1370 (<i>option 1</i>) |
| ○ CAMS Customer Support | 910-239-1370 (<i>option 2</i>) |
| ○ After Hours Emergency Line | 910-239-1370 (<i>option 2</i>) |
| ○ Insurance Certificate Request: | <u>NCCondo@mcgriff.com</u> |
| ○ 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 |
| ○ Kure Beach Water/Sewer | 910-458-5816 |
| ○ Spectrum (Cable/Internet) | 855-855-8679 |

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