

OCEAN DUNES

HOMEOWNERS ASSOCIATION

Meet Your Board

Mark Sposato



In 2012, Mark and Delores (Dede) Sposato bought 1107 in Ocean Dunes and have enjoyed their home here and the general area ever since. They started coming to OD when Mark's work friend suggested they rent his place, 1102, and for a few years the Sposato's would come down once or twice a year, loving Kure Beach more and more with each visit. When they saw 1107 come on the market, they decided "now was the time" to make the big commitment. Home is Syracuse in the temperate months, then the rest of the year, January – May and October into parts of November, are spent oceanfront with their adorable Boston terriers and their equally adorable daughters when the girls are able to come visit.

Mark worked in the auto industry for 35 years, transitioning from Chrysler to GM to a Canadian-owned company. He graduated from the University of Buffalo and went straight to work in his chosen industry. A source of pride is that this young grad worked his way up from the plant floor to the head of production control and logistics for the entire facility, a huge operation with a billion dollars in sales in 2000 alone, being the #1 maker of automobile transfer cases, an integral part of transmissions. He got a lot of practice for the walks at Ocean Dunes from being in this 1.7M square foot facility.

September

2022 NEWSLETTER

Next Owner Meeting

**Saturday, September
17th at 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

The auto industry being what it is, Mark's company moved to Mexico. He was offered positions there, as well as in other parts of the world, but decided to take retirement and "move into the next phase of life." He took with him some neat memories, including giving tours of his workplace to the likes of Lee Iacocca, Hillary Clinton, and Rick Wagner (former CEO of General Motors).

The Big Question posed to all board member interviewees: Why did you decide to run for the Ocean Dunes Resort board of directors?



Mark related how, when they first became OD owners, the annual meetings were attended in person by many more than now, with a luncheon and a bit of actual socializing. He and Dede mused over the lack of other social times among the complex and decided to remedy that. They initiated socials in our rec center commons room with outstanding results, having 30-40 folks attending the various gatherings. Mark had the opportunity to hear all sorts of opinions and "sides" at these events and it whetted his curiosity about the work of being a board member. So far, he has served two full terms, then a year off, so six of the last seven years, which can only be described as (quote!) "Crazy." This being spoken in the interview with a wry tone. Once on the board and there being a real need for the members to take on big responsibilities, Mark showed his smarts and work ethic to the point that he was appointed treasurer EVEN

THOUGH he is the first to admit he "didn't have a clue" about what all this position would entail. First order of business was a pragmatic approach: Sposato made it his business to call all the past OD HOA treasurers, asking them, "What's my job and what am I looking at?" He was able to get feedback from Tom Christianson, Dan Dixon, Bill Hensley, and Frank Schwing. He learned a lot by listening and assimilating what he heard to his style of operating. His big takeaway is, "I don't change the numbers; I just transcribe them." At meetings, the numbers are shown, and homeowners interpret. Mark is passionate in his wish that Ocean Dunes Homeowners Association have more community involvement: on the board, on the committees, and at socials. Make friends with your neighbors and share opinions. If change is to take place, it will take more involvement by more community members. "There's talent and experience in our community..." that could be put to good use right here.

About the work he does as the ODHOBOD treasurer, Mark is a realist. He contends that the dues are not sufficient, "That's just a fact. Everybody wants their building painted. Everybody wants their deck redone." The unvarnished truth is the dues are not sufficient to accomplish what all needs to be done in a timely manner. The latest professionally conducted reserve study reinforced Sposato's conclusion. "The values have gone up tremendously, along with the rental and occupancy rate. So have the costs of running this place and the cost of materials and labor for the work going on."



What's being accomplished and what's already been accomplished that brings pride to Mark for all the work he's contributed? First mentioned? Transparency, followed by the creation of the committees with input from homeowners working with the board. Next, the realization by the community based on the numbers he has compiled that the costs of doing things are more expensive and more labor intensive than anyone without this knowledge can imagine. What does he want to see going forward? Hold Q&As to explain what's going on and to learn from homeowners "what we as the board may have missed." On-going learning experiences for everyone regarding where the money is spent and how much it TAKES just to run this place.

Mark Sposato and wife Dede give so much to Ocean Dunes. They are positive examples of how to make a difference in where you live.

Check this out:

13 Breathtaking North Carolina Beaches You Need to Visit



Kure Beach Pier is a Family Affair



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 the 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.

Beach Protection Committee

The Beach Protection Committee has been busy with behind-the-scenes work. It is becoming very apparent that there are solutions to our erosion problems, but it will take time- time to plan, to get approval and to implement the plan.

We have had additional discussions with Little Environments PLLC (one of the coastal engineering companies we have met with) and feel that they have a good vision for how we might move forward. We'll have more definitive information in the coming weeks.

Fran Way of Applied Technologies and Management walked the beach with Bill Hensley and Dan Dixon so he could get a first-hand view of our issues. We look forward to follow up discussions with Mr. Way.

One of our biggest obstacles will be funding- how do we pay for the expertise and implementation necessary to resolve beach erosion. We have been very encouraged in our discussions with people that specialize in securing grants and funding options, and they are very optimistic that funds are available.

Communication Committee

The communication committee though the help of Jessica and Morgan has done some backups and updates to the ODHOA website, oceandunesresortnc.com. This work was needed to keep the site updated and secure.

Morgan is training herself with Jessica's help on the software that runs the website.

Blossom continues her interviews of Board members and owners in the 20+ Club.

The new Welcome Pack was released and is on the CAMS website for anyone to review. It's a document that will undergo changes and updates as the community changes.

Thanks

Building Committee

The building committee has been actively managing a few projects on the property.

The repair work continues on building 2300 and we continue to work with the insurance adjustor on the claims scope of work and continue to do the work we can do.

We have pro-actively ordered replacement electrical boxes of different sizes so that if one goes down, we have a replacement. Recently a box was replaced at 1800 and soon we will have the replacement for the 1500 building.

It is important to have these on hand as needed as the lead time to get them is very long.

Improvement to signage on the property continues as more building number signs are being received to be placed on the ocean side of the buildings. In addition, there are new signs by the pools advising the hours of operation.

Long Range Planning Committee

The LRPC has been working in conjunction with the Finance Committee reviewing the new Reserve Study completed by G&F Engineering. We have reviewed the study and are in agreement that it provides an accurate description of our assets and provides a professional repair and replacement plan. They also identified some additional assets that were not in our current plan. They have applied projected costs based upon their experience and knowledge. The committees have identified a few areas of concern that are being addressed. The next step is to review and then approve for BOD consideration the required funding to support the plan. The committees have reviewed 5 funding alternatives and have requested additional funding considerations for review. We will be meeting in early September to review and hopefully finalize the plan. Once that is completed, we will provide a copy of the plan for owner review. An open forum Q&A will also be scheduled.

I posted this in last months newsletter, I think it is worth reposting:

- *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@twcny.rr.com with any questions or comments.

Thanks

Mark Sposato

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.

The Finance Committee will begin working on the forecast for the 2023 Operating Fund on September 12, 2022. For the first time since 2016, the Board, with the assistance of the Finance Committee and the Long-Range Planning Committee will develop a plan that adequately funds both the Operating Fund and the Reserve Fund portions of the OD HOA dues.

Respectfully submitted,

Gene Costa, Chairperson
ecostaedd@comcast.net

Understanding Delinquency, Late Fees, and Interest

HOA dues are payable on the first day of the month. Our governing documents are unique for a NC condominium in that we allow payments to be made after the due date without payment of a late fee and interest on the balance due.

In school, we all learned “Thirty days hath September, April, June, and November....” In the case of late fees and interest, they are applied to any account that has a balance due on the 30th day of the month. In February it will be the last day of the month. This policy is important to know because auto draft that is set to pay your HOA dues on the 30th will result in a late fee and interest on your account. The late fee is 10% of the HOA dues and the interest rate is 1.5% per month.

Although auto-draft is convenient, if you do not check your owner’s portal monthly, you may be carrying over a late fee and interest from a previous month that continues to cause additional late fees and interest.

The two main causes of late fees and interest during the past year were 1) auto-draft payments that were not adjusted for the new HOA dues that began January 1, 2022, and 2) assessment payments that were not added to the auto-draft payments.

CAMS will turn over any account that is 60+ days delinquent to their attorney who handles collections. Prior to the hand-off, you can still go into the Owner’s Portal and pay the outstanding balance, late fees, and interest to avoid additional collection fees imposed by the attorney. Also, if you contact CAMS or the BOD prior to the hand-off, the BOD will allow a payment plan one time. Once the account is turned over to the attorney, neither CAMS nor the Board of Directors can assist you to resolve the problem per NC Statute.

Remember: official notices from the HOA and CAMS only go to the e-mail address that you enter in the owner’s portal.

On a good note, we have about 15 owners whose HOA dues are paid well in advance each month. This practice helps the HOA pay invoices for services promptly.

Gene Costa ecostaedd@comcast.net

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.**

- 1 Beth Carter
216 Spencer Farlow Drive, CB
Stained Glass
- 2 Kassie Santilli
218 Spencer Farlow Drive, CB
Jewelry
- 3 Jordan Johnson
823 Kenneth Ave, Unit 2, CB
Cork Art, Wreaths, Clocks
- 4 Brett West
110 Island Palms Drive, CB
Woodworking/Woodturning
- 5 Rhonda Jones
110 Island Palms Drive, CB
Stationery, Decals & Stickers
- 6 Erika Tully
806 St. Joseph Street, CB
Necktie Art
- 7 Kelli Bagwell
400 Harper Avenue, CB
Paint and Bling
- 8 Jan Feury
105 North Third Street, CB
Painted Canvas
- 9 Ronda Sparks
513 Fayetteville Ave, CB
Creative Explosion
- 10 Ellen and Rich Pieciul
702 5th St South, CB
Photography & Wood Décor
- 11 Felice Kite
318 Sumter Ave, CB
Painting Prints Pets Beach
- 12 Penny Fisher
605 Spartanburg Ave, CB
Painting
- 13 Vyvyan Broadfoot
605 Spartanburg Ave, CB
Mixed Media
- 14 Zoë Madison
605 Spartanburg Ave, CB
Mixed Media
- 15 Carey Abrams
605 Spartanburg Ave, CB
Dreamcatchers
- 16 Debbie Van Niman
309 Carolina Sands Dr, CB
Painted Coastal Art & Décor
- 17 Rhonda Lee
905 North Carolina Ave, CB
Painting
- 18 Celeste Kenney
1413 Croaker Lane, CB
Oyster Shell Art
- 19 Elizabeth Brown
1510 Searay Ln, CB
Jewelry
- 20 Lisa Lyate
1610 Searay Lane, Unit 2, CB
Painting and Crafts
- 21 Susan Nuttall
1618 Bonito Lane, CB
Painting and Encaustic Art

PLEASURE ISLAND

CAROLINA BEACH

Kure Beach



**ISLAND
ARTS
COUNCIL**

The National Map
OnDemand Topo

- 22 Nancy Goodman
403 Alabama Ave, KB
Metal Pinwheels
- 23 Doreen Turgeon
1701 Pinfish Lane, KB
Painted Pots
- 24 Mary Hilgenburg
132 Hanby Avenue, KB
Photography
- 25 Pat Brannin
107 Ocean View, KB
Painted Crafts
- 26 Zandra Lowman
1009 Trout Lane, Unit A, KB
Painting
- 27 Christine Logsdon
809 Cutter Court, KB
Wood Engraved Decor/Gifts
- 28 Carla Cardwell
818 Fort Fisher Blvd North, KB
Paintings-canvas and glass
- 29 Kelly Muehleemann
114 Heather Lane, KB
Resin Art
- 30 Sheila Amato
229 Seawatch Way, KB
Mixed Media
- 31 Cassi Bellezza
444 Sandman Dr, KB
Pressed Flower Art
- 32 Madeline Walker
444 Sandman Dr, KB
Watercolor and Crochet
- 33 Susan Moga
500 Sandman Dr, KB
Painting
- 34 Sandy Lay
422 Anchor Way, KB
Watercolor
- 35 Makayla Rhoads
117 4th Ave N, KB
Hand Painted Accessories
- 36 Candy McClerman
513 B 3rd Ave S, KB
Batik
- 37 Lisa Pascarell
601 S 3rd Ave, KB
Original Art Accessories
- 38 Nancy Chisholm
210 Assembly Ave, KB
Watercolor
- 39 Trent Taylor
1302 Fort Fisher Blvd S, KB
Painting and Drawing

ART IN THE YARD



**SEPT
24 10AM - 4PM**



Click on the QR
code to view
event map and
links to artists



groups/Art in the Yard



@artintheyardpi/

<https://islandartscouncil.net/art-in-yard-artists>

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

September 17, 2022

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/Thing-s-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

- | | |
|----------------------------------|-----------------------------------|
| ○ 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: | <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 |
| ○ 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