

OCEAN DUNES

HOMEOWNERS ASSOCIATION

NOVEMBER

2022 NEWSLETTER

Condo Ownership & Its Responsibilities

When you purchase a condo at Ocean Dunes, you are purchasing a share in Ocean Dunes Homeowners Association, Incorporated. We're a not-for-profit limited liability company (LLC). *Articles of Incorporation* were filed in December 1982.

What you bought: you bought your "unit" – defined as being bounded by the walls, ceiling, and floors and including the windows and sliding glass doors (sometimes referred to as "the box"). You do not "own" your deck or your carport (if you have one). They are defined as limited common areas that are assigned for your use. The unit owners within a single building do not "own" that building. (Buildings are owned by all 196-unit owners in common.)

But: you also own a percentage, or a share, of every part of Ocean Dunes – of every building residential and otherwise, every pool, every tree, every sidewalk. This is your Unit Owner Percentage (UOP). You are also responsible for maintaining all parts of OD. You pay annual property tax to the town of Kure Beach for the developed property (your condo) that you own as well as on the share of OD that you own.

Exhibit F of the *Declaration of Condominium* (one of our governing documents) is a table listing the UOP for each unit. The developers set up these shares based on what they determined was the "fair market value" of each of the 196 units when they were originally constructed, based on layout, square footage, and location (whether the unit is oceanside or Gardenside). This is not the same as selling



Open BOD Meeting
November 12th
at 10 a.m.

*In person at OD Rec
Center & Zoom*

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. - 8:00 p.m.

Outdoor Pools:
CLOSED

price (market value) and is not changed by any upgrades owners have made to units, such as bath or kitchen upgrades, since they were built. To change any shares in this table would require 100% of the owners to vote yes to the change. The percentages of the 196 units total up to 100%.

Your UOP, or share, is used two ways. (1). To calculate your weighted vote. Each unit gets one vote, but it is multiplied by the % of ownership (for example, if you own a 0.72 share, your “yes” counts as a 0.72 “yes” and then all the “yes” votes and “no” votes are totaled up. (Units that don’t vote are not counted.) The number of units that vote is not a factor in a vote. For example, 99 units is more than half of our physical units, but the owners of those units may not hold more than half of the OD shares, and the latter is what counts. So, if 99 units vote “NO” it is not necessarily a majority NO vote.

(2). To calculate your share of the annual budget. The board determines an annual budget for the entire complex. To calculate each unit’s assessment, they multiply the UOP times the budget (say $.0072 \times \$2.9 \text{ mil.}$) and then divide that by 12 to come up with that unit’s monthly assessment (dues or maintenance fees). Remember, you own a part of everything at OD, so the entire budget is just split up by the percentage of ownership. (Except cable, which is a flat fee for every unit.)

Why do you pay for "other" buildings? You “own” them and are responsible for their upkeep as much as the one where your condo is located. Same for elevators, even if they are not in your building, pools even if you don’t use them (if you are a “beach” person). As part of the corporation, you should expect the whole place to be in good shape.

Do you need insurance on your unit? The homeowners’ association maintains insurance as part of the annual budget, of which you pay a share. But you need to maintain an HO6 policy on the “box” containing your unit and your personal possessions, as those are not covered under the OD policies. Owners ask why they can’t just insure and pay for their own buildings. Again, owners do not “own” their buildings and insurance agents would not negotiate individual building policies. Also, the association insures much more than the residential buildings – the Rec. Ctr., the gazebos, the walkways, even the landscaping. It all needs to be paid for by someone. All owners pay for their share of insuring the common property at OD (excluding the interior of individual units) through their budget assessments.

Amenities: Along with the residential buildings containing the condos, OD also has amenities such as the Rec. Ctr. (with an indoor pool and spa, saunas, exercise room), three outdoor pools, gazebos, tennis courts, a basketball court and a shuffleboard court. (We had a fourth outdoor pool on the beach behind Bldg. 2100, but it was lost in a hurricane in the 1990s.) They are available to all owners and their guests, regardless of location. You cannot negotiate lower dues because you do not use the amenities. You purchased a condo in a resort. They are part of the common elements that you “own” and any upkeep is part of the budget.

People ask if we can “get rid of” certain amenities to save money or even replace them (replace tennis with pickle ball, for example). The amenities are part of the association described in the governing documents. To change them would require 90% of the owners to vote YES for such a change. A more drastic change, such as selling off the Rec. Ctr. and its land, would have more legal ramifications.

Long Range Planning Committee

The LRPC has completed most of our work for 2022. The Reserve Study, completed by G&F Engineers has been approved by the BODs and is posted on the owner's portal. You should have also received a copy of the study with the 2023 Budget Proposal that was sent to all owners. As of this writing, the budget vote is ongoing. We will wait to meet again until after the voting is completed.

Looking forward, regardless of the outcome of the budget vote, we will have a lot of work to do in 2023. We will begin meeting in Jan 2023, and as always encourage you to join the committee. We have a lot of new owners, and this is an excellent way to get involved in YOUR community's long-term financial planning. We appreciate your feedback and look forward to a successful future together. Feel free to email me at msposato@twcny.rr.com with any questions or comments.

Thanks

Mark Sposato

Communication Committee

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

This month there will be an interview with a 20+ member of the community and with new members of the community.

Thanks to Blossom Gardner, Morgan Kobelia, Lawrence Braxton and Jessica Fink for their participation and support.

Dave

Finance Committee

The Finance Committee did not meet in October due to the Q&As that explained our financial position to the OD community. Following the budget vote, we will meet to review the balance sheet and our financial obligations through January 31, 2023.

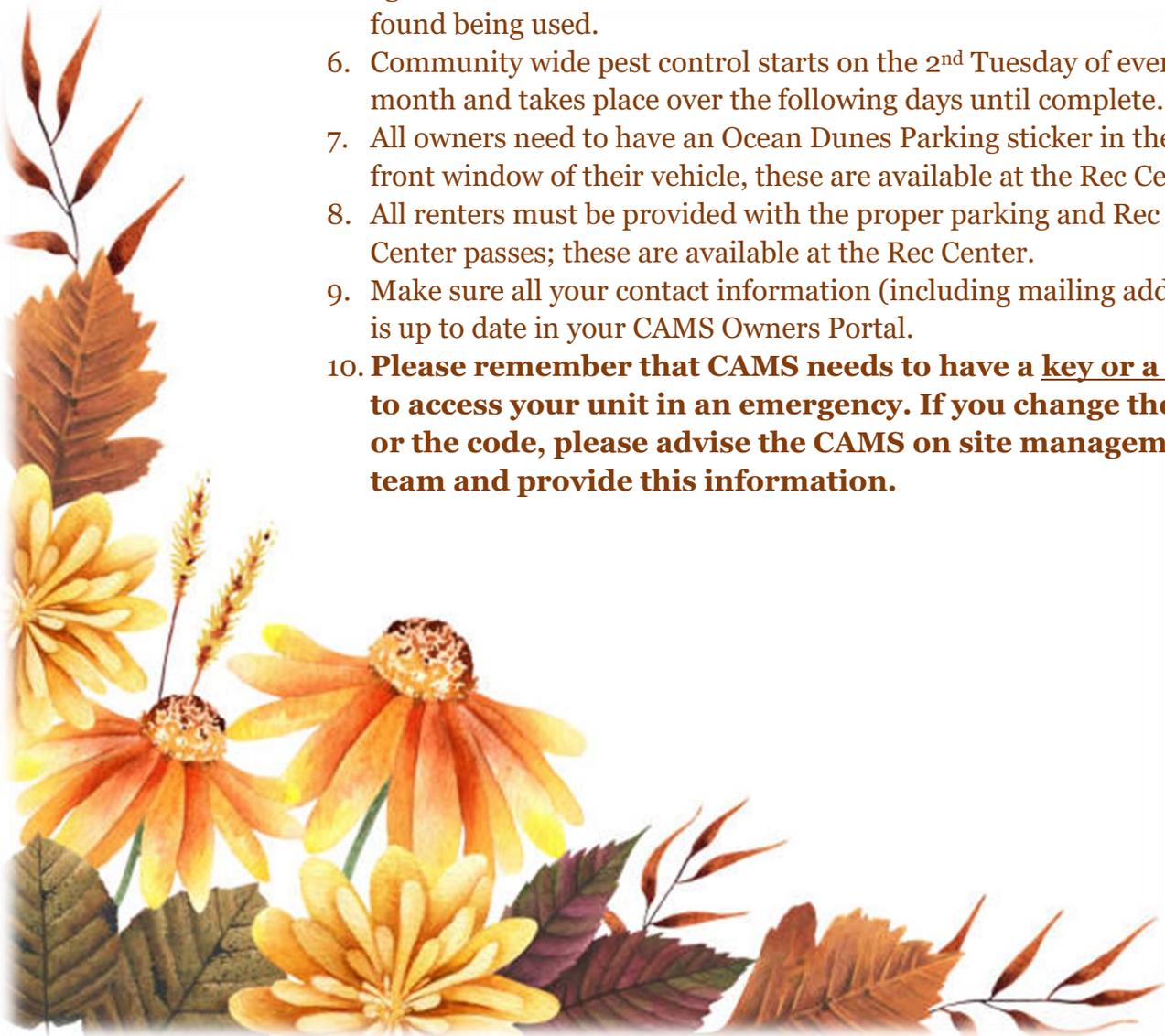
Respectfully submitted,

Gene Costa, Chairperson
ecostaedd@comcast.net



IMPORTANT INFORMATION/REMINDERS

1. PLEASE STAY OFF THE DUNES! Make sure your guests and renters are aware of this town ordinance.
2. Only owners are permitted to have pets. Renters and guests are not permitted to have pets at Ocean Dunes.
3. Please pick up after your dog.
4. NO GRILLS are allowed on decks or inside carports. They must be 20 feet from the building. 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. Community wide pest control starts on the 2nd Tuesday of every month and takes place over the following days until complete.
7. All owners need to have an Ocean Dunes Parking sticker in the front window of their vehicle, these are available at the Rec Center.
8. All renters must be provided with the proper parking and Rec Center passes; these are available at the Rec Center.
9. Make sure all your contact information (including mailing address) is up to date in your CAMS Owners Portal.
10. **Please remember that CAMS needs to have a key or a 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: | NCCCondo@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 |
| ○ 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