

OCEAN DUNES HOMEOWNERS ASSOCIATION

January Newsletter

Meet Your Board

Debbie Stock

BY: BLOSSOM GARDNER



Debbie Stock did not buy Ocean Dunes 1703 until September, 2019, but she did not lose time getting involved and making a difference once she was here. The Stocks looked up and down our area's coast, keeping in mind two requisites for choosing a place: right on the ocean (husband's) and allowed to have a dog (hers). Being close to the ocean was the biggie for amenities and the Stocks have found that the indoor pool and the workout room have added much to their healthy lifestyle. Because of a health issue, a place where "we have to go up flights of a lot of steps" was another reason why our community was the right choice from a health standpoint.

The work history for Debbie shows her ability as a coordinator on grand scale and has come in handy with her work on the board, thus benefiting us all. Debbie's husband is a Regional VP in a small chain of home improvement stores in Tennessee, Florida, Georgia, South Carolina, and North Carolina, the closest being housed in a building in front of the Wilmington Costco. She works for a company out of Ohio and, per Debbie, "I worked from home before it was popular." As many of we "mature readers" know, back then, there had to be an unwavering sense of trust in an individual to allow her or him to work off-site, coupled with a bottom line need for the person's expertise. Stock was granted a 90-day test and "now, seven and a half years later..." she is still fulfilling her work from afar. She is the coordinator for maintaining and repairing the data center infrastructure and equipment, including, but not limited to everything from generators, AC systems, fire systems, UPS, and practically anything else coming down the pike for her employer. "We have guys in fields from Pennsylvania to Arizona to Idaho, Colorado, Iowa, Ohio, Kansas." A big territory with big needs. And she works with the vendors and clients directly, too.

Debbie and her husband spend lots of time at Ocean Dunes from November to May. They rent, so this schedule works well. He grew up in Severna Park, MD and spent summers going to nearby Ocean City, MD, so, he was used to being near a large body of water and “he needed an ocean fix.” Debbie grew up in Ohio and the draw of being oceanside grew in her. The ability to “wear shorts in the winter” was quite novel! The Stocks now make the trips to the beach from their other residence in Charlotte with their pal, Loki Mae, a German shepherd mix they adopted from a rescue organization. Loki Mae is a big part of the Stocks’ life and enjoyment at OD. Some of their favorite things are meeting the nice people at Ocean Dunes, Christmas time, and sitting on the beach.

What were the deciding factors for Debbie’s decision to run for the Ocean Dunes Board of Directors? Mainly, her wanting to help our community with the finances and the work we need to get done. In the interview, it became clear that Stock’s personality is one of getting involved, making things better, and repairing what needs to be repaired, literally as well as figuratively. (Note: This interview was conducted prior to the vote on the budget.) Debbie’s “take” on what is going on at Ocean Dunes speaks for many of us. The following is a paraphrased version of what was discussed during the interview: “We need money. We have ended up passing the buck on needing the money to the point that now there is a need for a huge jump. Hate it, but it’s needed. We have lots of repairs that must be done. The elevators must be fixed. Equipment takes forever to get and it’s increasingly hard to ‘get things’ period.”

Debbie Stock is making a difference. Even with her “real job” being a priority, she finds the time to work on our community’s behalf. So much time and effort go into being an effective board member. Debbie has committed to being the best board member she can be and we are the direct beneficiaries.

Every interview for the Ocean Dunes newsletter reveals a surprise. Debbie’s unique tale is of her mother living on ALCATRAZ as a child. Yes! ALCATRAZ. Her mother referred to be her time there as when she was a “prison brat.” Now, that’s a story that needs its own piece.

"My Loki Mae"



What’s Happening On-site

Evan Wittels reports December as a month of preparation for all the projects which can now be initiated with the new budget’s approval. “We’re gearing up for desperately needed repairs on the buildings, decks, painting, elevators, and more.”

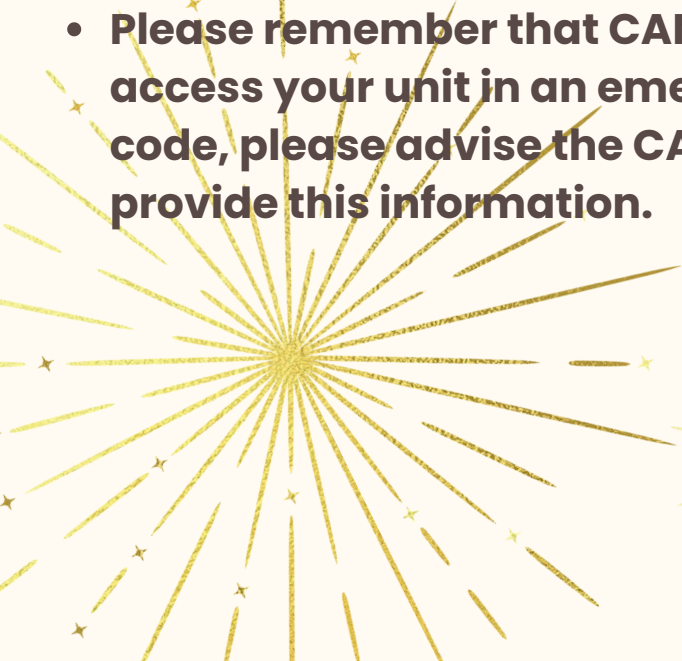
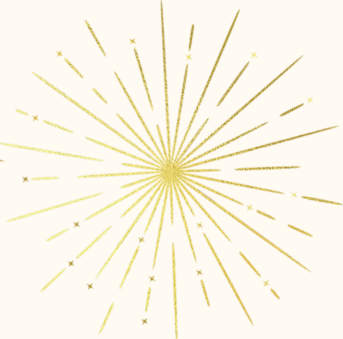
In the past few weeks, projects consisted of issues for which immediate attention was imperative: 2100 elevator; repairs to specific units with leakage problems, staff constantly repairing handrails, meter boxes.

Ocean Dunes is set to embark on many projects. The Board of Directors and CAMS have work to do prior to the projects being implemented, in other words, the groundwork. This involves conversations, proposals, decisions with regards to vendors, work plans, calendar.

Look for more information in next month’s newsletter.

Important Information/Reminders



- **STAY OFF THE DUNES.** This is a town ordinance, please make sure that your guests and renters are aware.
 - Only owners are permitted to have pets. Renters and guests are not permitted to have pets at OD.
 - Please pick up after your dog when you walk them.
 - Grilling is NOT ALLOWED on the decks or inside the carports. The use of a grill within 20 feet of the building is against fire code and will result in a fine.
 - Extension cords cannot be used when charging golf carts. This is against the fire code and will result in a fine if an extension cord is found being used.
 - Please make sure all your contact information (including mailing address) is up to date in the owner portal.
 - 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.
 - 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.
 - **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.**
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Committee Reports

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.

You will also see some changes to the December newsletter layout and format. Thanks to Morgan for this.

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

Dave

FINANCE COMMITTEE

The Finance Committee met on Monday, December 12, 2022 at 7:00 pm to review the November balance sheet. At that time the Operating Fund balance was \$35,840.09 and the Reserve Fund balance was \$142,088.25. From the Reserve Fund \$100,000 was owed in December to UCC for King Tide repairs. The remaining balance owed of \$300,000 owed to UCC will be paid at the end of this month.

The committee had anticipated an End-Of-Year balance of \$400,000, which was reflected in the draft of the Reserve Study. However, unanticipated expenses since September have reduced that to a beginning balance of \$50,000 for 2023. The final version of the Reserve Study is being updated and will be posted in the Owner's Portal this month. It is important to note that we will begin the 2023 budget year with a projected EOY balance \$350,000 lower than what was originally anticipated. There will be no "nest egg" or "rainy day fund" as some owners had suggested on FB.

The monthly Balance Sheet and the Income and Expense Statement will be posted in the Owner's Portal. Look the Documents folder, scroll down to Financials-Owner. Updates for the previous month are not posted before the 20th of the month. A brief statement of the major expenses impacting the budget each month will be provided to owners via the portal (Finance Committee minutes folder) and in the monthly newsletter.

During the January 2023 meeting we will look at the year-end statements and compare it to what the committee had forecasted for 2022. This review will build the basis for the development of the 2024 budget next summer.

I am thankful for the volunteers who serve on the Finance Committee for their time and dedication to ensure that the finances of OD are properly managed. Anyone who would like more information about the work of the Finance Committee can reach out to me (ecostaedd@gmail.com or 908-295-1324).

Respectfully submitted,
Gene Costa, Assistant Treasurer

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
- 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

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

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

ODHOA Meeting Schedule

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>