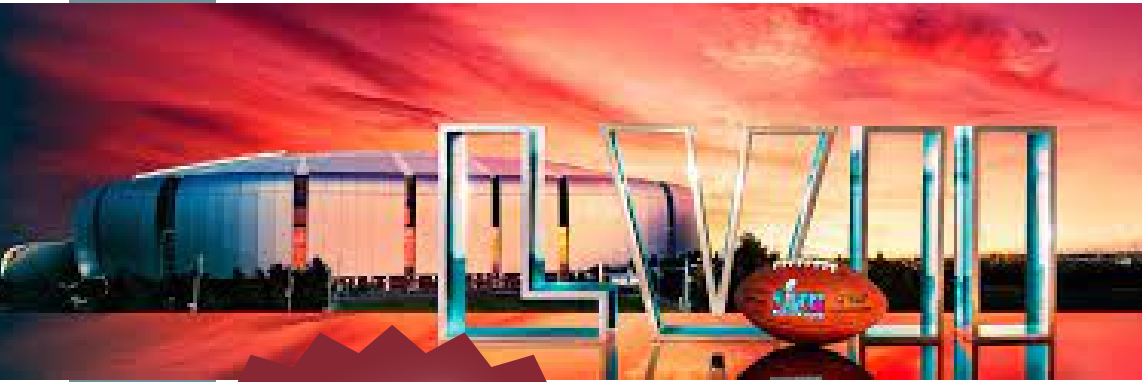


FEBRUARY 2023

OCEANDUNES

homeowners association



**SUPER
BOWL
PARTY!**

Ocean Dunes Rec Center

"Owners Lounge"

Sunday February 12th

Starting at 5pm

- Bring a food item to share
- BYOD - Bring your own drink.

**IF YOU PLAN TO ATTEND THERE IS A SIGN UP SHEET AT
THE REC CENTER FOR WHAT YOU PLAN ON BRINGING OR
YOU CAN EMAIL MSPOSATO@TWCNY.RR.COM**

MEET OUR NEIGHBOR

Christopher & Amy Reason

BY: BLOSSOM GARDNER

Amy and Chris Reason bought their place at Ocean Dunes in the spring of 2020, right at the beginning of the pandemic. The silver lining to this was they were already carrying on much of their lives remotely anyway, and getting to know their new place with more time to be there was a distinct advantage. At the time, their primary home was in Charlotte, then, within five months of owning at OD, Chris's job took them to Phoenix, not a short commute to the North Carolina shore. They still come often and have another "use" for their place: a retreat for pastors and missionaries and their respective families.

Chris and Amy on "Our Beach"

This "higher" use of their place was a logical decision as, 1) ministerial associates abound in their family thus the Reasons know firsthand how hard the clergy work and how little time they can get away for personal "respite from the ministry"; and, 2) besides the many faith-associated experiences throughout their lives, Amy and Chris were drawn via their relationship with a former pastor in Indiana to whom they'd offered support when he was confronted with two personal life-changing challenges: his wife going through the ravages of brain cancer and his son having a fatal car accident. As Amy aptly describes it, "Pastors and missionaries don't always have the people around to support them in return for the work they do. Chris and I talked a lot about how we could give them support by letting there be a place where they and their families could go and just open the door, rest, and be with their families. Give them a break."



Amy enjoying time with two high school buddies who came down from Indiana.

This photo was taken by our pastor who had lost his wife to brain cancer and lost his son in a car accident. He was our inspiration for offering a retreat to pastors!



To offset the expenses, Amy and Chris do rent through AirBNB, They enjoy spending time in the off-season, preferably fall and spring at their place.

Why did the Reasons choose Ocean Dunes? Amenities mainly with the remoteness offered by Kure Beach while at the same time being close enough to “town” to carry on shopping, business, and for the families of their guests to have activities and sights to see, go, and do. They look forward to getting to know folks in the OD community, though from just what they have seen so far, “the people are so kind and friendly and proud of their community.”



Even though Chris sometimes works remote during his visits, he always takes time to just enjoy his surroundings.



Our oldest son and his now wife, when he proposed to her on the coquina rocks, photographed from our balcony.



This family came during the pandemic, and put on their masks for this photo to be funny!



These guests loved the Aquarium!

Originally from Indiana, Chris and Amy had lived in Charlotte for years and really like North Carolina, hoping to return at some point. Amy especially feels an innate love for the area as her grandfather was from here. Early on, they were Biblical and marriage counselors, along with holding jobs in real estate (Amy) and corporate food distribution (Chris). Chris is still in this line of work albeit in Arizona.

When asked for pictures of those who have benefitted by the Reasons' goodwill, Amy said she'd try to find some. She chuckled that she thought the guests were having so much fun and packing in so much during their days at Ocean Dunes Resort and Pleasure Island, that they didn't have time to stop and take photos. That's a great thing!



COMMITTEE REPORTS

Finance Committee

The Finance Committee met on Monday, January 23, 2023 at 7:00 pm to review the End-Of-Year Balance Sheet as well as the forecasted 2022 budget to the actual expenditures. At the time of budget preparation and approval by owners, insurance premium increases were unknown. The Insurance Committee solicited input from our broker to make a best guess as to the cost for the next year. The increase for 2022 was 20% for the second consecutive year, well beyond the forecast. Insurance premiums for 2022 were 48% of the total budget.

Utilities, amenities maintenance, and insurance claims/deductibles were the main areas that exceeded the forecast. Although there was no increase in the water rate, there was an increase in the sewer bill. Pool chemicals exceeded the forecasted amount due to the skyrocketing cost of chlorine and the need to refill the Surfrider and Recreation Center pools several times. The deductible for the insurance claims this past year increased from \$2,500 to \$25,000 per claim. The change was nothing that the HOA could change, it was set by the companies that offered us coverage. Again, this increase was unknown at the time the budget was prepared.

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 as annotations on the sheet.

Anyone who would like to join the Finance Committee or who would like more information about the work of the committee can reach out to me at ***ecostaedd@gmail.com*** or ***908-295-1324***.

Respectfully submitted,
Gene Costa, Assistant Treasurer

Communication Committee

There are no updates to report. We continue to look for additional volunteers for this committee. If you are interested please contact Dave Bianchi at ***davidbianchi@sbcglobal.net***

Beach Protection Committee

The BPC had a meeting with a company who would prepare the grant funding document to begin our long range plans to protect the beach. The plan will look at ways to work with the Army Corp of Engineers, FEMA Flood Mitigation Assistance and NOAA National Coastal Resistance Fund and local elected officials to gain approval for our efforts and funding of these plans.

Long Range Planning Committee

The LRPC will begin meeting again in February 2023. The BODs are in the process of prioritizing the reserve projects list, which will be reviewed with input from the LRPC. We are working on obtaining scopes for building projects, along w estimates on other projects as listed:

- Concrete
- Building paint/repair/lights
- Decks/structural repairs
- Structural inspections
- Elevator Rebuild
- Pool heaters
- Pool pump filtration
- Rec center hot water heater
- Replace light safety fixtures.
- Replace pool dehumidification system.
- Repair saunas
- Mechanical/electrical/plumbing repairs
- Resurface outdoor pool decks.

The list of projects are the recommendations from the Reserve Study, completed by G&F Engineers for 2023. The LRPC will also focus on projects for 2024 and beyond. The reserve study will be updated yearly to reflect completed projects and actual costs.

As always, we encourage owner involvement on the LRPC. 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 [**mposato@twcny.rr.com**](mailto:mposato@twcny.rr.com) if you want to join the committee or have any questions or comments.

Thanks

Mark Sposato

Insurance Committee

The latest insurance claim has been filed for Hurricane Ian. An adjuster has been on-site and we are now waiting for the adjuster to process the claim.

The Insurance Committee is looking for additional volunteers. This committee is very important as the cost of insurance represents approximately 48% of our annual budget. The objective is to investigate and research ways to address our cost and coverage for OD. We are in need of owners who have a background in this area. The committee will meet initially in mid February and wrap up by mid April as our current policy expires May 1st. Many homeowners are involved with several OD committees and their input and time are greatly appreciated! If you are interested please message Steve Channell at [**stevechannell24@gmail.com**](mailto:stevechannell24@gmail.com)

Thank You

What's Happening On-site, Evan Wittles, Board VP

Evan Wittels, our board overseer for much of the work projects going on at Ocean Dunes, is busy at work on the property. He has weeks of organization ahead. He commented on finally having money to even do much needed work on our community, albeit about half of the latest assessment was needed to pay UCC for work done a year ago. We had it to pay. Now, projects, including maintenance, with many “teetering on the edge of death,” lie ahead. Wittels is busy setting up meetings with vendors for major repair bids to be put out.

He’s open to owners’ ideas and would like to see more people participate in every aspect of the community. He and HOA Treasurer Mark Sposato will be looking at what we can afford, enumerating the projects needing handling, and in what order to tackle them. He and Mark will be working on the Long Range Plan also. A couple of items soon to be handled: experts to come in and go over the condensation lines and maintenance of the dryer ducts. There will be changes in vendors based on the work they do with new ones coming on board. He will be meeting with an engineer in the next few days who was brought on board because, as Evan says, “We need professional help as no board member is an expert and we must have an expert’s opinion to make the right decisions.” Thank you, Evan.

Owners,

This is to advise that there is an Ocean Dunes Homeowners Association general election for ODHOA Board Directors that is now open for applications.

The board encourages all owners in good standing to consider applying for the four (4) positions open for election.

- Vacant seat now open
- Bianchi seat, termed out with 2 consecutive terms on the board
- Sposato seat, 2 year term ended
- Stock seat, 2 year term ended

In our Declarations Article IV.B.IV : Any member that wishes to be a candidate for election to the Board of Directors shall submit his or her name in writing to the Secretary of the Association by March 1 of each year. The member may submit a brief biographical sketch. Identification of candidates for election to the Board of Directors and a biographical sketch, if submitted, shall be sent to all members with the notice of the annual meeting. No nominations to the Board of Directors shall be made from the floor at the annual meeting. A member must be in good standing as reported by the Treasurer (no assessment in arrears more than sixty [60] days) to run for a seat on the Board of Directors or serve on a committee.

All applications are due at the end of day March 1, 2022.

Voting will begin in April and election results will be announced at our annual meeting, May 6th .

The application form can be found on the CAMS website and it is attached to this message. Applications to be a candidate for the general election should be emailed to ODHOAboard@gmail.com.

Candidates should be able and willing to put in the hours needed to support the board position they are elected to. The board typically meets weekly for 1-2 hours and depending on your board role you could spend many more hours weekly on supporting the community. It is a wonderful way to contribute and support the community and your fellow neighbors and owners.

Thanks,

ODHOA Board of Directors

Steve Channell, Dave Bianchi, Gene Costa, Mark Sposato, Debbie Stock, Evan Wittels

Robert E. Harrill Burial Site

Newton Graveyard and Homesite

Carolina Beach, North Carolina

This centuries-old graveyard is the final resting place of the Fort Fisher Hermit.

CAROLINA BEACH HAS ALWAYS ATTRACTED wanderlust souls through a man known simply as the Fort Fisher Hermit. In 1955, Robert E. Harrill settled down into an old World War II bunker in the historic Fort Fisher Recreation Area. Casting aside the trappings of society, he spent his days fishing in the salt marshes and scavenging for supplies. Eventually, he became known as the Fort Fisher Hermit and one of the state's most iconic figures. Tourists would travel from all over to visit the Battleship USS North Carolina in Wilmington and continue on to meet Harrill. Visitors would leave money in an old frying pan and a lucky few got a life lesson in return.

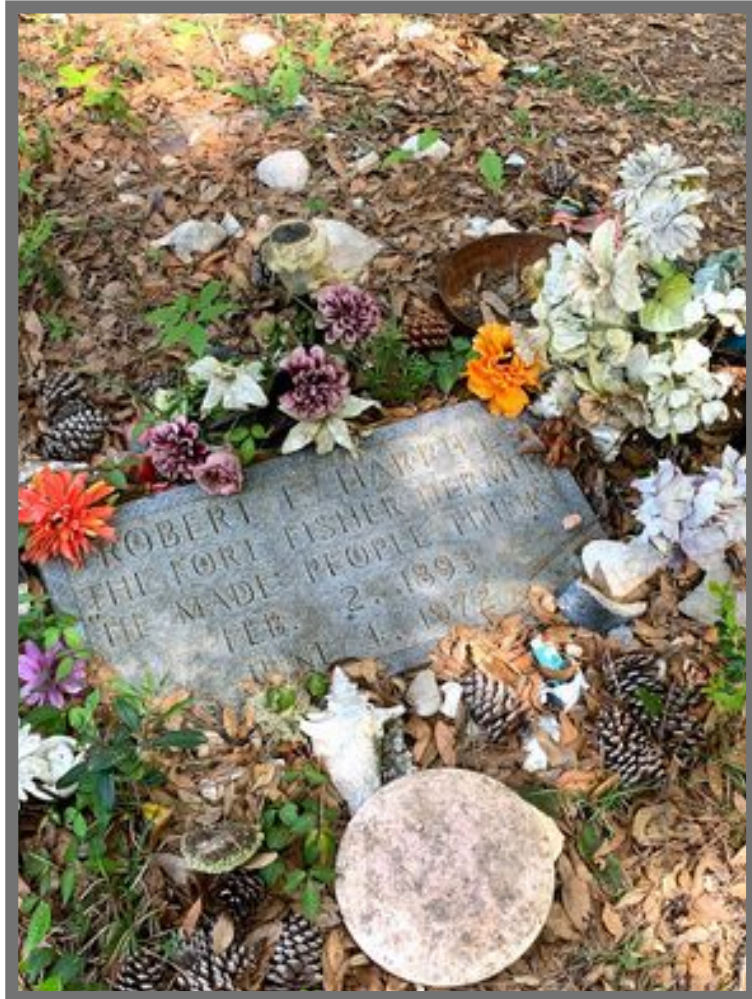
Harrill died in 1972 and his remains were interred at the historic Newton Graveyard next to the Federal Point Methodist Cemetery. Typically, a small frying pan can be found on his gravesite or a few coins.

Know Before You Go

You can locate the site by turning onto Dow Road and continuing south past Mike Chappell Park and Ocean Boulevard. If you hit the sharp curve where K Avenue begins you missed it. The sign for the Federal Point Methodist Church Cemetery is on the west side of the road and marks the entrance. It is normally gated, but you can park near the sign and walk around or under the gate. The cemetery is a short walk down the unpaved road.

Most of this area is in the Military Sunny Point Ocean Terminal blast buffer zone and is completely undeveloped. Signs will discourage further exploring and parking in other areas may warrant unwelcome visits from police or military personnel.

Be sure to apply plenty of bug spray as deer flies and mosquitos may swarm you at the right time of year. Quiet observers may see foxes, deer, raccoons, snakes, and other wildlife. A big stick is useful for breaking down large spider webs and scaring off snakes.





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.

Happy
valentine's
day

We Hope your day is
filled with family,
friends and happy
moments that become
favorite memories.



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

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>