

march
newsletter
2023

Ocean Dunes

homeowners association



The next Ocean
Dunes Community
Meeting will be
March 11th at 10 am
The meeting will be
both a zoom meeting
and in person at the
Recreation Center

MARCH MADNESS
FINAL

4

WATCH PARTY

Saturday, April 1st
"Owners Lounge"

DETAILS TO FOLLOW

meet our neighbor

Gene & Jane Costa

By: Blossom Gardner

After spending their whole lives in New Jersey, Gene and Jane Costa took a huge leap of faith and moved part and parcel to 2205B Ocean Dunes. The two bought back in 2018 and were traveling back and forth, then, after covid, Gene was able to talk Jane into retiring from her work as a teacher, Learning Disabilities Consultant and an elementary principal until retirement on September 1, 2020. Family obligations kept them commuting from NJ to OD until October 2022 when they bid farewell to NJ, leaving behind three of their five children. Since then, one had decided to move to FL and another relocated from FL to Wilmington, NC in September.

The Costas were wanting a place for their four adult kids to come and the area had the stamp of approval, their youngest having initially instigated the migration in 2012 by attending UNC-W to study Marine Biology and Marine Chemistry in a summer course for high school students, attending W for two years before transferring to Chapel Hill. While staying at the Marriott on one of their visits, they wandered down to Kure. Their response was classic: "No honkytonks here!" They initially looked at the Riggings and came away with a resounding "no way!" Then, the Ocean Dunes Resort caught their eye. The all-encompassing resort appealed, especially the garden side, reasoning that they would "not take a big hit at a unit 'in the middle of all these trees.'" The garden side pool was quite appealing, as was the rec center's close proximity. Gene speaks of how the unit they chose was one in which you "put the key in the lock and it's yours."



Harper was a recent addition to the Costa family in April 2022. Her favorite spot for a nap is on Gene's shoulder.



Miss Harper loves walks on the beach and digging holes in the sand.

It wasn't long, 2020, when the HOA was soliciting for board members. Gene ran and other "capable people were elected—not me." As luck would have it, a place on the board opened and Gene was appointed. He was assigned the position of assistant treasurer, i.e., handler of delinquencies. What he found upon taking over was that they were running about \$70,000/month! Rolling over month after month with late fees accruing, this expense was bleeding Ocean Dunes of much needed revenue. There were, as he explained, innocent reasons for delinquencies; these include, but are not limited to, checks being sent to the wrong address, bank draft typos, etc. Then there were instances of "working the system." Whatever the reasons, Costa set himself to staunching the bleed. Foreclosures became imminent as well as necessary. This task is not for the faint of heart. He accepted the task he was assigned.

Gene is a born teacher. He explained during the interview the process that everyone needs to know. This information is spelled out in the Ocean Dunes regulations, which all homeowners are privy to, but here it is with just an informal rundown:

HOA dues are payable on the first day of each month. The HOA regulations allow 30 days in which to pay the dues without a penalty. After 30 days, the delinquent owner has a "courtesy period" during which the late fee can be waived, one time. If the delinquency continues, the owner receives a "courtesy notice" and 15-days later a "demand letter," via both email and USPS. This is the "pre-lien" notification. If the delinquency is not remedied, the lien and subsequent foreclosure process is instigated. There are instances where individuals have not been aware of their non-payment because they have not set up their owner's portal with CAMS or they use bank checks that do not automatically adjust for changes in dues each year. Gene advises, "use ACH for automatic payment."

When Gene began his tenure on the board, there were no functioning committees with regard to the finances, insurance, long-range planning, no owner oversight of the management company nor the board, per se. A group of concerned owners pressed for the finance and other committees to be staffed at board meetings and on social media, thus the committee system that is now in place at Ocean Dunes was created. As past board members have stressed in newsletter interviews, the need for owner participation is welcomed and appreciated. The difference already, what has been accomplished, is remarkable. Our community is moving forward because owners are getting involved, contributing their expertise and caring to the governance and oversight of our homes/investments.

An example offered by Costa with how we have progressed is the engineer retained by Ocean Dunes. It was obvious that before the current firm was hired there was substandard attention paid to situations needing immediate tending, e.g., the deck hangers. Gene feels sure our current engineering firm, SKA Engineering, would have been more thorough in the inspection thus avoiding the dangerous situation we encountered.

Gene operated 80 meters on the overnight shift from 8 pm until 5 am making 70 long distance contacts.



Photo during the going away party. Gene was a member of the St. Luke RC church choir for the past 16 years.

The Costas are fully retired, happily so. Gene was a teacher and the orchestra director at multiple schools in Woodbridge Twp, NJ before becoming the middle school band and orchestra director for 18 years in Flemington, NJ before moving into school administration. Flemington was the perfect location because the high school, with its separate music building, signaled strong support for the arts. He was in administration, including a couple of assistant principal positions, middle school principal, then moving onto the superintendent position. His love for musical instruments was cause for him to get into stringed instrument repair while in college, especially for basses and cellos. This knowledge led to what has to be a dream for an instrument lover: He crafted violins...eighteen to be exact!

Gene went on to obtain his masters in music and additional administration credits. Gene taught master's level administrative courses and courses in curriculum and instructional strategies for Kean University prior to retiring from K-12 education.

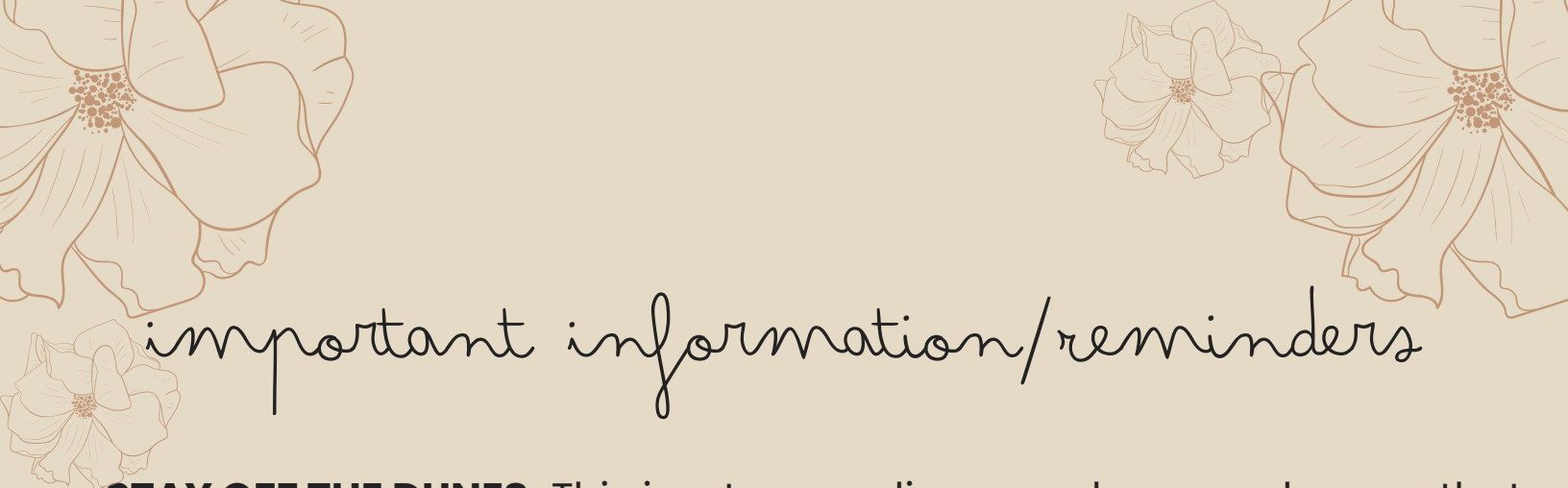
Following his first retirement, Gene became the Regional Director for field-based doctoral programs for a major university. He supervised 12 locations from VA, to OH, to ME. Simultaneously, he became a nationally certified sport fencing armorer, only one of 50 in the US and a licensed amateur radio operator, holding an Amateur Extra license. Gene participates in disaster preparedness activities with NC AuxCOMM (emergency communications specialists) and both New Hanover and Brunswick County Amateur Radio Emergency Services.

When the Costas moved fulltime to Ocean Dunes, Gene had to shed his instruments and huge inventory repair parts, tools, and woods. He contacted the New Hanover County Public Schools' music director and made arrangements to donate his collection of violins, violas, and cellos, including a full-size carved cello of note. Ensuring the instruments would be maintained, he donated the contents of his repair shop; all specialized tools, repair manuals, repair wood, many sets of ebony pegs and tailpieces as well as thousands of strings and bridges for all instruments of the violin family. His benevolence is making a significant difference in our local music education program.


Gene has given to his community—both Ocean Dunes and the local school system. His and Jane's presence here has made a difference. Sincere appreciation to him for taking on a job that has to be done and doing it right.

Since retiring, Jane has begun watercolor painting and making beach art.





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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crosswalk update

Jeff Hawkins

Well....It's been a long two year quest, but I believe we are finally there. Funding has been approved for (6) push button / flashing light crosswalks in Kure Beach. Originally we were NOT to receive one here at Ocean Dunes, then we were slated to receive a painted only crosswalk.

NOW we will be getting a flashing crosswalk at Surfrider Ct. to Surfrider Cir., this area is the most densely populated area of OD. Also there is a long curve on 421 where traffic heading north comes up on pedestrians very fast. So.... the funding is in place, now the engineers do their thing. They will NOT begin work during the "in-season" due to disruption. So if all goes well, work will begin in the Fall and continue through the Winter.



FINANCE COMMITTEE

The Finance Committee met on Monday, February 20, 2023 at 7:00 pm to review the updated End-Of-Year Balance Sheet as well as the January Balance Sheet and the Income and Expense Statement.

The updated EOY Balance Sheet did not reveal any areas of concern that were additional to those reviewed at the January meeting of the committee. The first assessment payment allowed us to pay an outstanding balance of approximately \$400,000 to one of our vendors and make the second payment toward the new elevator for the 2100 building.

Because the monthly Balance Sheet and the Income and Expense Statement will be posted in the Owner's Portal, the Finance Committee will not meet on a monthly basis for the next few months. Those documents will be sent to committee members for their review each month.

Additionally, the areas that have been previously identified for potential cost savings have been investigated thoroughly. Some line items where we sought additional quotes and or changed vendors have resulted in some minor cost savings; a few thousand dollars per year. The main drivers of the budget, insurance, utilities, and electricity remain areas of concern as we look to develop the 2024 budget that will begin in late June.

If you are not set up in the Owner's Portal, please do so soon. If you need assistance, contact the on-site CAMS office in the recreation center. The portal allows you to monitor your financial obligations to the HOA and possibly avoid unnecessary late fee and interest charges. Using ACH to pay your monthly HOA dues is the best way to avoid such charges. Bank checks do not automatically adjust for increases or the next assessment payment.

Finally, 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.

BUILDING COMMITTEE

For the last several weeks board member Evan Wittels has been out and about on the Ocean Dunes property getting projects investigated, instigated, and completed, depending on where they stand in the process.

The campus-wide inspection of the individual units' HVAC condensate lines and the sanitizing of the garbage cans are complete.

Many projects are in process. Evan notes that the costs incurred for the work have been budgeted thanks to the passing of the budget and the infusion of funds. He stressed that the money used for the work is accounted for. In no certain order, the projects include:

A much more extensive cleaning of the dryer vents this year. It will be performed by professionals and completed by May.

Rec Center items include "lingering stuff" like the upcoming replacement of the "desperately old" (~25 years!) water heater for the showers; pool heaters, ordered, knowing delivery is probably eight weeks out; complete reworking of the saunas, replacing original parts with an up-to-date system; a working dehumidification system in the pool area, thus relieving the toll the extreme moisture is taking on the building.

The 2100 elevator demolition, rebuild, and replacement will begin now, the first week of March. Wittels, as well as other board members, are working with the elevator company plus three individual vendors who are performing the work including the arduous tasks of demolition and rebuild, brand new wiring by professional electricians, HVAC installation, and the updating to code of the mechanical room including the replacement of the required fire-rated metal door.

There are preventive measures being taken to assure that Ocean Dunes is as prepared as possible when issues pop up, for instance, the meter boxes. A supply is now being kept on hand so that, as Evan explained, if a box goes out on a building making for no power in half the building, there will be a replacement box available. Anticipated breakdowns led to the complete installation of new boxes at buildings 1500 and 1800. The replacements were professionally inspected, as will all those installed going forward. In general, as work is done, any parts that are salvageable are stored on the property for use in emergency situations. We are better prepared for anticipated situations across the board. "We are keeping everything."

Ocean Dunes' primary contractor is inspecting all of the deck hangers. A large number of hangers are to be ordered with many to be used immediately and the rest available on the property. The program for this is in process: assembling a list, purchasing the needed parts, and establishing a schedule for replacement.

The building wash is to take place in April. It will be comprehensive of all 25 buildings.

Remnants of Hurricane Ian's destruction continue to be dealt with, the roofs completed and the siding and interior work being done.

Getting scopes put together for indepth work on four buildings. Evan stresses that the work is done completely by professionals using local businesses as much as possible.

The storm drain at 1700/1800 has been cleaned out and the one at 2200/2300 is to happen soon.

Lamp posts at the high vehicle entrance and the back of 2200 have been replaced so now there is better lighting from standpoints of maneuverability and security.

The Ocean Dunes staff continues to help maintain the campus including as-needed landscaping chores.

It is important to note, says Evan, that most of the work being done now and the big projects in the future have been planned in a professional way with the help of a knowledgeable engineer. Decisions are now based on concrete information from experts as well as performed by experts. The investigative process will make for better use of funds going forward.

Wittels stresses that, just like with our personal experiences these days, the delivery of parts and the performance of the labor can be delayed with no alternative but to wait it out. It's a frustrating situation we all are dealing with these days. It can literally take "months and months to get stuff."



LONG RANGE PLANNING COMMITTEE


The LRPC held its first meeting of 2023 on Monday, Feb 13th. We reviewed the 2023 project list and updated all projects with the latest estimates and timing that we have obtained to date. The project list w notes for 2023 is as follows:

- Concrete – planning for the Fall 2023
- Building paint/repair/lights – SKA scopes in progress for blds 500 and 1500
- Building paint/Decks/structural repairs – SKA scopes in progress for blds 100 and 1000, Will include full paint/repair/deck rebuild/lights.
- Structural inspections – UCC to provide est, will split work between Spring and Fall
- Elevator Rebuild-will begin March if parts are available.
- Pool heaters – pool heaters ordered, will begin work soon.
- Pool pump filtration – TBD, we are in the process of gathering information.
- Rec ctr hot water heater – we have the estimate and will begin work soon.
- Replace light safety fixtures. - TBD
- Replace pool dehumidification system. – in review with potential vendor
- Repair saunas – have identified equipment needed and order in process.
- Mechanical/electrical/plumbing repairs – purchasing new meter boxes for replacement.
- Resurface outdoor pool decks. – TBD

We will also begin planning for the 2024 project list once we get more of the 2023 projects going. We will follow the plan for 2023 and 2024 that was put forth by G&F Engineering when completing our reserve study.

As always, we welcome your questions and comments. You can email me at msposato@twcny.rr.com. We also encourage any owners who is interested and wants to get involved in our long range planning to join the team.

Thanks
Mark Sposato



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

MEETING SCHEDULE

March 11

May 6,

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>

