

# Ocean Dunes

## HOMEOWNERS ASSOCIATION



BOARD ELECTION

**ENDS THURSDAY  
MAY 4TH / 5PM**

ANNUAL MEETING

**SATURDAY  
MAY 6TH / 10AM**

**Each unit received an invitation from Election Buddy to vote. Your invitation was sent to your mobile phone (text message) and your primary email address with ODHOA.**

You received two Election Buddy invites.

-One for the 2023 Board of Director election vote for 4 of the open positions

-One for the 2023 Annual Meeting Proxy which allows us to meet the quorum needed for the meeting.

**There will be a link in the invitation that you will click on to see the ballot and proxy.**

# MEET OUR NEIGHBOR

## DAVE & JAN BIANCHI

Jan and Dave Bianchi had been bringing their kids, now 34 and 31, to the Atlantic coast for years, especially favoring the Isle of Palms in South Carolina. When they decided to look for a place of their own in earnest, a friend in Winston-Salem told them of a trusted friend whose son was a contractor.


Knowing the ins and outs of the Carolina coast, he strongly suggested they look in the Wilmington area. They soon realized the area made sense and appealed when it came to ownership. They contacted a realtor, who initially showed them places on Oak Island and Sunset Beach. We found another agent and after hearing their mutual desire for “no crowds,” he then wisely steered them to Kure. The Bianchi’s were able to view a unit on YouTube before making the trek from Chicago. “As soon as I saw it, as we walked through the unit to the deck, I thought, ‘This is the one!’ ” The realtor let them know there were three offers on the unit. This was 2011, the country was coming out of a major housing recession and there was a major “grab” going on. They put in their offer pronto and the rest is history.

Jan and Dave were fortunate to have bought their unit attractively furnished with new furniture and cabinets. They chose to redo the bathrooms and the place really became theirs. At the time, they were still working and the quietude of Ocean Dunes was just what they needed.

Adventurous? Somewhat, as long as they didn’t have to leave the island! Kure Beach and Ocean Dunes became our chill place. Once we got here we didn’t want to leave and head back north.







Jan and Dave were born in the Chicago area: Jan in the suburbs, Dave in the city. Dave was smitten from the first time he met Jan when they were both young kids. He kept “calling and calling” and, after two years, she finally acquiesced. 49 years later and here they are, enjoying life together at both pieces of paradise, Ocean Dunes and their home outside of Chicago.

All her life, Jan knew she wanted children and having them was important to her. They adopted their daughter, Alissa, and, after 17 years of marriage, had a son, Paul. The Bianchi’s consider themselves fortunate to have their kids, along with their kids’ spouses, Tino and Analisa, close to them in Illinois. Jan, who “always wanted to be a mom,” now has two grandchildren to love, too.

Jan and Dave are proud of their kids and the families they have created. Their daughter Alissa is a police officer in a suburb of Chicago and son Paul works in business development for a tech company.

Jan worked in the corporate world and in school administration during her career, so when she left that hustle and bustle, after three years of retirement, she became an event coordinator, putting her love and expertise into wedding and party décor. Then Covid hit and she decided to wind down on her third career and anticipate the soon-to-come grandchildren. And enjoy she has!

Special times are spent at the beach with her sister where they have fun and laughter just being together. She and Dave are able to be at their Ocean Dunes place for long enough periods at a time to really be attuned to our tranquil locale.

Dave grew up in the city and describes himself as a “real city kid,” Chicago style! Small world that it is, when he started dating Jan, he realized her grandparents lived two blocks from him.

He’s worked all his life, 50 years in logistics and operations in a variety of industries, his last work being at Robert Bosch Power Tools as the Senior Director of North American logistics. This position, just like the others, involved a lot of time on the road traveling all over the place. In 2016, he retired, “retired” being subjective, as he continued as a consultant helping a division of his old company become integrated into a company that bought the business. Dave is now attempting retirement again after consulting for almost 7 years. .

He now spends countless hours as a board member, showing the same dedication and thoroughness that made him a success in the corporate world. As his term comes to an end (he has worked his two successive terms, thus being ineligible to run this time), Dave has been “happy to serve” and feels Ocean Dunes is “now at a point where we can keep up the good work” moving forward on projects and improving what we are fortunate to have.

Thank you, Dave and Jan.



Happy  
Mothers  
Day!



# *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.
- 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 your CAMS Owners Portal.
- All owners need to have an Ocean Dunes Parking sticker in their vehicle front window on the driver side. For your guests we have pink hanging tags. Both of these can be picked up at the Rec Center.
- **All Renters MUST be provided with proper parking and Rec Center passes.** We have specific passes for renters. These can be picked up at the Rec Center.
- **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.**



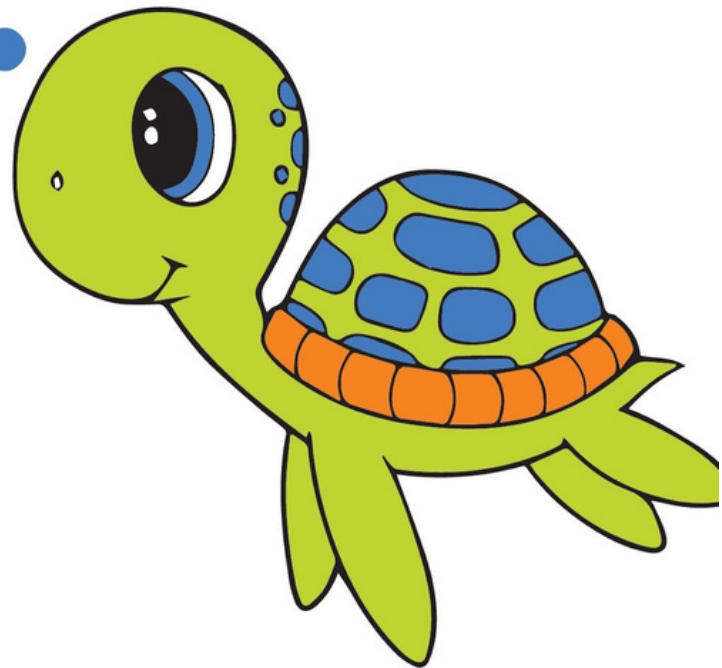
# MEET OUR NEIGHBOR

## KIM & SCOTT SHORT



Kim and Scott Short, new owners of 2306-C, have been working on their unit since buying in January, with the usual repairs and then some. Kim's upbeat approach to having been here practically every weekend is that they are close to having it in order and will be able to reap the benefits of owning while having it in great shape for this rental season. They decided to buy after vacationing for many years in Carolina Beach. Because of their knowing the area, the Shorts knew that Kure was a better "fit" for their needs than the other nearby beaches. After a stay in the 1800 building, the decision was clinched that Ocean Dunes was where they wanted to be. "We loved it!"

Kim and Scott are both actively employed and will be for a few more years. Their thoughts on going ahead and buying are that they did not want to wait "too late" and realizing how much they could enjoy their place, scooting down from their primary home in Wake County for weekends and holidays. As a software engineer at Truist Bank, Scott is able to work off-site, while Kim's profession as an elementary school principal makes off-site work, by definition, nigh on impossible. Her 12-month contract as well as her dedication to her job is quite demanding. She taught special education in the Wake County school system for 20 years, then transitioned to administration, where she has been for the last 17 years. Because of her skills and experience, she was appointed to be the first principal of a brand new elementary school. Her pride in what she, along with the staff, student body, and parents have accomplished is evident in her voice. She sought a partnership with the NC Aquarium here in Fort Fisher, achieving her goal for her school; now, the student body takes field trips to the museum and the museum "comes us," says Kim proudly. Their mascot is a sea turtle, an indication of their love for the special place the Aquarium has for these kids. The road to where the school, South Lakes Elementary, is now had its share of obstacles and has been a full-time job and then some, a contributing factor being its first year coinciding with the first year of the pandemic. Kim has doggedly worked through everything that was put before, proving she was the right choice for the task. "I run a village," says Kim.





WELCOME *to our* HAPPY PLACE



The Shorts met while attending East Carolina University. The couple are “rare birds,” in that they are both North Carolina natives, Kim from Camp Lejeune and Onslow County and Scott from Raleigh, right down to him AND their two children all being born at Rex Hospital, Raleigh. They laugh that they “decided to carry on the tradition.” At one point while he was growing up, Scott’s family lived in Baltimore in an apartment complex which just so happened to house several of the Baltimore Colts. He “knew them as neighbors,” big neighbors, occasionally tossing a ball with them.

Their two adult children are marrying in a few weeks: daughter Ashleigh on May 19 and son Christopher on June 2, as though their parents did not have enough going on. Actually, mom and dad are thrilled with the addition of the soon-to-be spouses. Daughter Ashleigh is currently in school majoring in psychology, hoping to continue her undergraduate and graduate work at North Carolina State University. Fiancé Max is a graphic designer for golf magazines, so our state is a mecca for courses, players, tournaments from which to choose subjects. Their son is a singer with quite the impressive resume, having done a “little bit of everything” in the singing profession. He sings with the Duke Chapel Evensong Singers, an elite group and honor with which to be a part. He is the Director of Development for the Raleigh Youth choir and is currently sings with Voces 8 US Scholars, a prestigious choral ensemble of only twelve young adults who perform concerts, record albums, and lead music education efforts in the US for the United Kingdom-based Voces 8 Foundation. Along with a friend, Christopher started up choral group, Servire Chorus, a professional vocal ensemble that is also a service organization. The Servire Chorus partners with local philanthropic organizations which benefit from the concerts, receiving one-half the proceeds. Their motto is “Sing & Serve.” Fiancée Marielle is a cardio/thoracic nurse in Duke Medical Center’s Intensive Care Unit. They met at East Carolina University, too.

Kim and Scott appreciate the quiet, low-key atmosphere Ocean Dunes offers. They love their top floor/corner unit, call it their “little treehouse.” But that’s not the only name their piece of earthly heaven has—they appropriately named it “A Second Wind,” and for this hardworking, diverse family, it is perfect.



*Second Wind*



## COMMUNICATION COMMITTEE

The communication committee continues to work on the newsletter content and the [oceandunesresortnc.com](http://oceandunesresortnc.com) website. We are always looking for volunteers.

Thanks



## FINANCE COMMITTEE

The Finance Committee met on Thursday, May 13, 2023 at 5:00 pm with the COO, CFO, Regional CAMS Supervisor and accountant to discuss accounting practices as it relates to the financial statements that are generated by the CAMS accounting software.

Several questions were submitted in advance of the meeting but some discussion during the meeting clarified the questions. A follow-up meeting will be scheduled as soon as the CAMS accounting staff has time to prepare a full response to our questions.

Additionally, there was a discussion about the prompt processing of a lien and foreclosures on units whose owners who are delinquent in their HOA dues by 60 days. The Board of Directors has approved a change in the law firm that will handle the collections process in an effort to keep to a timeline that will avoid having to foreclose on properties.

The hard work of the finance committee will begin in earnest in June as we begin to develop the operating budget for 2024. 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](mailto:ecostaedd@gmail.com) or 908-295-1324.

Respectfully submitted,  
Gene Costa, Assistant Treasurer

## **BEACH PROTECTION COMMITTEE**

The ODHOA Board has signed a contract with MS Consultants to help us with the advocacy work needed to try and obtain a grant towards protecting our beaches and property from erosion and damage. Thanks to the committee for all their work and efforts. This committee was created in January 2022 and has done great work to get us this far.

## **BUILDING COMMITTEE**

Board member Evan Wittles is spending many days overseeing the work and preparation for work at Ocean Dunes. Because of his experience and expertise, he is the right individual for the job. He is in contact with contractors and fellow board members on a daily basis.

The repairs, replacements, and landscaping of the area between the Rec Center and the 2200/2300 buildings are complete. No more an “ankle breaker” walk, says Evan. And so attractive.

Adrian and his crew are “at it,” replacing the joist hangers. Many have been done and they are keeping at it at a fine clip.

The 2200 elevator is on schedule, to be completed mid-May. “Let’s keep our fingers crossed.”

An extraordinary amount of upgrades as well as maintenance are being handled by the Ocean Dunes in-house crew including street signs, number signs.

Evan notes that during the dryer duct cleaning it was discovered where there had been an unreported fire in a unit, resulting in singed walls and the duct work burnt completely through. He says this didn’t happen in a short period of time and surmises it was over more than a couple of past cleanings and inspections. He attributes this to having had cursory cleanings by the past company.

He commends the board for insisting on a change in contractors to a company with a strong reputation for thoroughness. He hopes this kind of change continues with the board changeover.



## LONG RANGE PLANNING COMMITTEE

The LRPC last met on 2/13/23. 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 with updated notes for 2023 is as follows:

- Concrete – walkway repaired at 2200, more work planned for the Fall 2023
- Building paint/repair/lights – SKA scopes in progress for blds 500 and 1500. We should have the scopes soon. After reviewing the scopes, they will go out for bid.
- Building paint/Decks/structural repairs – SKA scopes in progress for blds 100 and 1000, Will include full paint/repair/deck rebuild/lights. Same as above, once scopes are received and reviewed, they will go out for bid.
- Structural inspections – UCC to provide est, will split work between Spring and Fall. SKA engineers discovered many structural issues during their review, including broken hangers and decks on the 1000 building that needed to be addressed. This has been addressed w a temporary fix until the deck rebuild. UCC has been deployed to replace broken hangers on all buildings needing them.
- Elevator Rebuild-work is ongoing and timing is according to schedule.
- Pool heaters – pool heaters received, will begin work soon.
- Pool pump filtration – the filters are in good shape, we will hold on this until either fall 23 or spring 24.
- Rec ctr hot water heater – we have the estimate and will begin work soon.
- Replace light safety fixtures. – BFPE reviewed and work ongoing.
- Replace pool dehumidification system. – SKA reviewed, proposal submitted for review and estimate.
- Repair saunas – complete.
- Mechanical/electrical/plumbing repairs – purchasing new meter boxes for replacement.
- Resurface outdoor pool decks. – TBD

We will meet in May once we get the building scopes and estimates. Our focus will soon turn to capital planning for the 2024 project list. We will continue to 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](mailto:msposato@twcny.rr.com). We also encourage any owners who are interested and want to get involved in our long range planning to join the team.

Thanks  
Mark Sposato



## *Facility Hours of Operation*

HOA Office:  
Monday - Friday  
9:00 a.m. - 5:00 p.m.

Rec Center  
(indoor pool, hot tub,  
sauna & fitness center)  
7 days a week  
9:00 a.m. - 9:00 p.m.

Outdoor Pools:  
NOW OPEN  
9 a.m. - Dusk

## *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

## *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

## *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

### • **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>