



INSURANCE COMMITTEE

First of all, I would like to give my appreciation and gratitude to those homeowners who served on this year's Insurance Committee. We met on numerous occasions and spent a great deal of time on our new coverage and without the committee's perseverance what we achieved would not be possible. The committee was made up of Board members and 4 homeowners, who are involved or employed in the insurance industry.

Without going into great detail we basically ended up with a policy that between May 2023 and December 2023 will result in approximately \$375,000 of net savings. The adjustment in our coverage is that we will not be covered in wind driven rain damage, we will use the savings to create a fund for this cost if needed. I would recommend to all homeowners to review your HO6 policy with your agent and see if this could be added to your personal policy.

My plan is to have an open meeting (zoom) made available to all homeowners with an insurance broker to go over this item and address questions anyone may have. Feel free to contact me if you have any questions and I will do my best to assist you in any way possible.

Steve Channell,
Insurance Committee

FINANCE COMMITTEE

Several members of the Finance Committee and the BOD met with the HOA CPA to discuss accounting practices related to the way that items are displayed on the CAMS financial statements.

The Finance Committee met on Monday, June 26, 2023 to review the current balance sheet and income statement. Also, the committee reviewed the status of the Operating Fund as we develop the budget for 2024.

If you are interested in joining the committee as we begin the process, please contact me to be added to the Zoom invitation. Most meetings are on Monday evenings beginning at 7:00 pm EST. The committee will meet six time before we present the proposed budget to the Board on September 13, 2023. Meetings usually last approximately one hour.

ecostaedd@gmail.com or 908-295-1324.

Respectfully submitted,
Gene Costa, Finance Chairperson

COMMUNICATION COMMITTEE

"The communication committee welcomes Evan Wittel as the new Board Liaison to the committee....This month's news letter will feature an article on the new board members and new owners. We are always looking for input into topics of interest for inclusion in the newsletter".

A decorative border surrounds the text, featuring a blue wavy line with red and blue stars of various sizes. The stars are scattered along the top, bottom, and sides of the page.

LANDSCAPE COMMITTEE

The landscaping services for OD have been taken over by Hobbs Lawn Service which is a local company. The contract with Yardnique expired June 1st and was not renewed. Hobbs has been on site starting June 1st and the staff has been pleased with their promptness and professionalism. A notice recently went out asking for volunteers to serve on the landscaping committee and several homeowners have asked to join and the committee will be meeting soon. If you notice something that needs to be brought to our attention please feel free to contact the office or board member Debbie Stock who chairs this committee.

A blue, stylized handwritten signature is positioned above the heading for the Building Committee.

BUILDING COMMITTEE

The construction and renovation mostly stops in the summer because of rentals and owners being on-site more. There are occasional issues and individual concerns that are taken care of and our maintenance team stays extremely busy. Evan is prepping for fall and winter, gathering information and looking at various options. The 100 and 1000 buildings are in for big redos. Both require study to determine what is uniquely "wrong" with each. For these buildings and all the other buildings, there are "moving pieces" to what makes up the whole, e.g., windows/doors companies, painting companies, which must be vetted and bids taken. Comprehensive investigations are being conducted through the contracted engineering firm, which has proven to be a significant asset. How prior work was accomplished without having expert advice is why there have been mistakes and shoddy work. Ocean Dunes is in a much better place because of the engineering firm's oversight.

Carolina Beach State Park

Carolina Beach State Park 1010 State Park Road,

Carolina Beach, NC 28428

(910) 458-8206



Is a destination gem for Ocean Duners. There will be more information in future newsletters, right now, we will concentrate on two of its recurring programs for community members and their guests:

Monthly Bird Walk

**When: 7/19/2023, 8/16/2023,
9/20/2023, 10/18/2023, 11/15/2023,
12/20/2023**



Explore Carolina Beach State Park on a guided bird walk lead by park staff along Snows Cut Trail. No previous experience is necessary. Beginning at the Marina, the easy hike will be approximately two miles long over flat terrain lasting approximately two hours. Both novice and avid birders will enjoy the adventure of finding resident and visiting birds. Be sure to bring your own sunscreen, binoculars, drinking water, and insect repellent.

Price: Free to attend | Plan to bring your own binoculars, drinking water, and insect repellent

Astronomy Program

Event Times:

8:00 AM until 10:00 AM

**When: 7/22/2023, 8/26/2023,
9/23/2023, 10/21/2023**

Come discover the beauty of the night sky! Join the fun at the Carolina Beach State Park Visitor Center for an exciting, free, family astronomy event. The Cape Fear Astronomy Society will have telescopes set up for viewing the night sky, planets, stars and lots of other things not usually visible with urban area light pollution. Program will begin around sunset and conclude 15 minutes before the park closes. Please check the weather before coming; program will be canceled if there are poor viewing conditions.

Price: Free Event

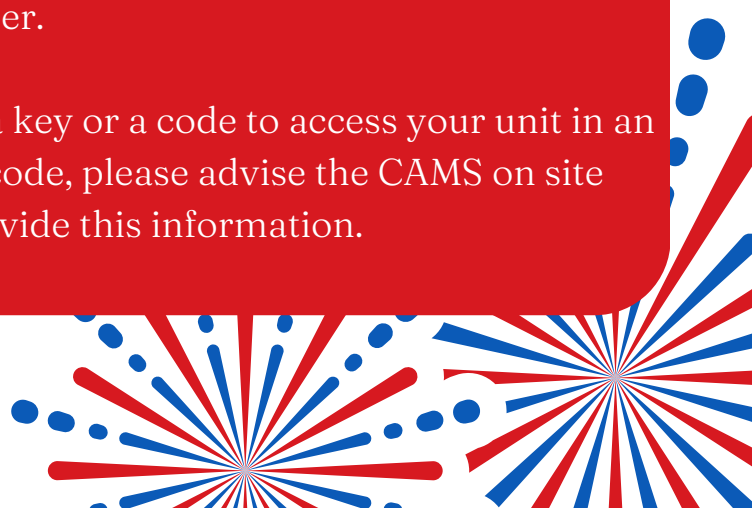
Event Times:

Begins Sunset and Ends 15 minutes before
Park closes





REMINDEES!

- **STAY OFF THE DUNES.** This is a town ordinance and could result in a fine from KBPD. 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 pet. There are pet waste stations throughout the community for your convenience.
 - Grilling is not permitted on the decks or inside the carports. The use of a grill within 15 feet of the building is against fire code and will result in a fine. There are several grilling stations located at the picnic and gazebo areas.
 - 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.
 - **OWNER PASSES:** All owners need to have an Ocean Dunes Parking sticker on their vehicle front window on the driver side. For your guests/family we have pink hanging tags. Both of these can be picked up at the Rec Center.
 - **RENTER PASSES:** All Renters must be provided with the 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.
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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




· 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

• 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
Barry Ehret - 2nd Vice President
Mark Sposato - Treasurer
Debbie Stock - Assistant Treasurer
Gene Costa - Secretary
Kristin LoMonaco - Assistant Secretary

Management Staff

Community Manager - Mike Brown
Assistant Community Manager - Morgan Kobelia
Maintenance Lead - Siobhan Wilson
Maintenance Tech - Bryan Barton
Maintenance Tech - Chris Jackson
Rec Center Attendant - Olivia Granquist
Rec Center Attendant - Zach Pearce
Rec Center Attendant - Tracer Malray