

OCEAN DUNES

HOMEOWNERS ASSOCIATION



PASSES

- ALL OWNERS AND GUESTS MUST HAVE PROPER PARKING AND REC CENTER PASSES. THESE ARE AVAILABLE AT THE REC CENTER AND CAN BE PICKED UP BETWEEN 9AM-5PM, MONDAY-FRIDAY.
- THE REC CENTER DOORS LOCK EVERYDAY AT 5PM. FOR ACCESS YOU MUST RING THE BUZZER AND HAVE YOUR PASS AVAILABLE.

ODHOA MEETING SCHEDULE

July 15, 2023

September 16, 2023

November 11, 2023

January 13, 2024

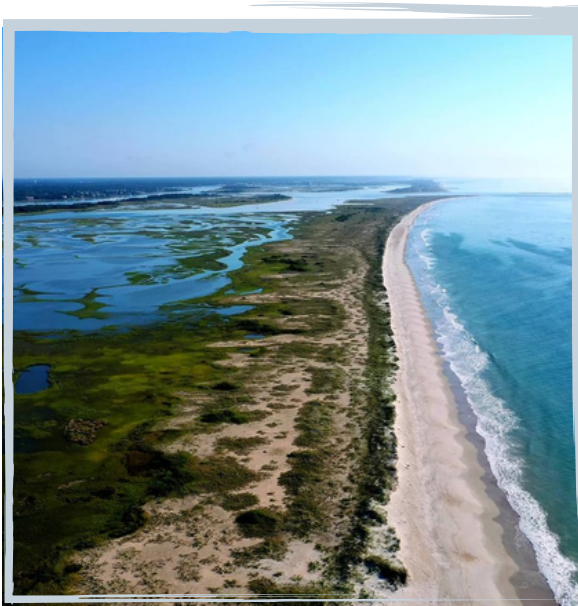
March 9, 2024

May 4, 2024-Annual Meeting

All meetings are from 10 a.m.-12 p.m.
Zoom links will be sent out prior to meetings.

MASONBORO ISLAND RESERVE

Within 14 miles of Ocean Dunes is a beachfront attraction just waiting for exploration: Masonboro Island Reserve. Mostly covered with marsh and tidal flats, the reserve is an estuary of 5,653 acres. It is surrounded by the Atlantic Ocean, the Intracoastal Waterway, Masonboro Inlet, and Carolina Beach Inlet. It is only available by boat. Boats may be reserved at ramps near Carolina Beach and at the New Hanover County Trails End Park. There are also private fee ferry services.



Masonboro Island Reserve is the largest undisturbed barrier island along the southern part of the NC coast. It is a Dedicated Nature Reserve with loggerhead and green sea turtles nesting on its beaches. The nutrient-rich waters of Masonboro Sound are an important nursery for spot, mullet, flounder, pompano, menhaden, and bluefish.



Come out and enjoy one of the longest running beach music festivals in the US. The Carolina Beach Music Festival has been going strong for 37 years! The festival is hosted by the Pleasure Island Chamber of Commerce.

To kick off the weekend The Tams and the 14K Gold Band will be live Friday at the SeaWitch Cafe & Tiki Bar.

Saturday, come out to the beach and listen to Band of Oz, Cat 5 Band and Jim Quick & Coastline.

On Sunday there will be a Shag Dance Contest at the Lazy Pirate.

[click here to visit the website](#)

Price:

Tickets: \$35 available until May 31st | Any remaining tickets will be available at the Gate:\$40

Event Times:

Saturday Music:11:00 AM to 5:00 PM |Gates open 9:00 AM





The beach areas, tidal flats, and areas between the dunes are open to the public. Primitive camping is allowed. To learn more about the Reserve, Google "Masonboro Island Reserve." The North Carolina site may be reached at deq.nc.gov.

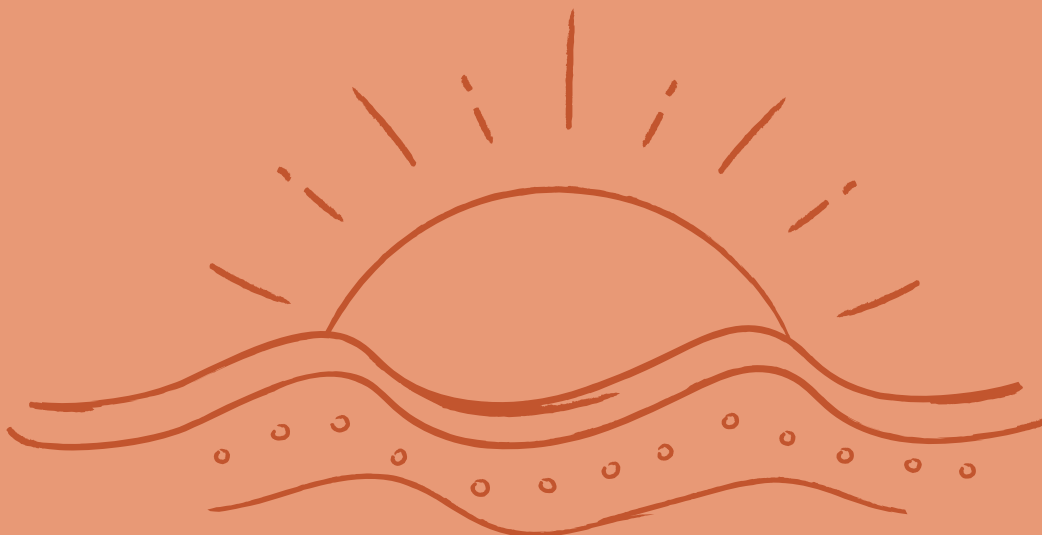
A rewarding day trip from Ocean Dunes, Masonboro Island Reserve would be a fun and educational experience for guests and family.



VIEW THE
ARTICLE
HERE!

IMPORTANT INFORMATION

- **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.**





happy
Father's
Day





FINANCE COMMITTEE

The Finance Committee met on Monday, May 22, 2023 and reviewed the current balance sheet and income statement. The good news is that the recent building wash and pine straw application were both paid for by funds from a previous insurance storm claim. Overall, our expenses to date are within the budgeted amounts.

If there is anyone in the community who is a CPA, the Finance Committee could really use that expertise on the committee to help us understand the intricacies of the CAMS accounting system. The offer of help would not have to be a long-term commitment, just a meeting or two via Zoom to help us understand some of the reports from the CAMS accounting system.

The committee will begin the process of developing the 2024 budget in June. 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 schedule of meetings to prepare the 2024 budget is to meet six times between the end of June and the end of October. Meetings usually last approximately one hour.

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

Respectfully submitted,
Gene Costa, Assistant Treasurer

BUILDING COMMITTEE

Because we are going into high season, Wittels reports that what is going on at Ocean Dunes is mostly individual repairs and “fix-it” stuff.

Follow-ups continue on the jobs at the rec center and the 2100 elevator. Ocean Dunes is not immune to glitches involved in any replacement work. We have experienced some. These have been handled forthwith.

The focus is on preparation for the fall when large community projects are scheduled.

Evan Wittels, Vice President



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 w updated notes for 2023 is as follows:

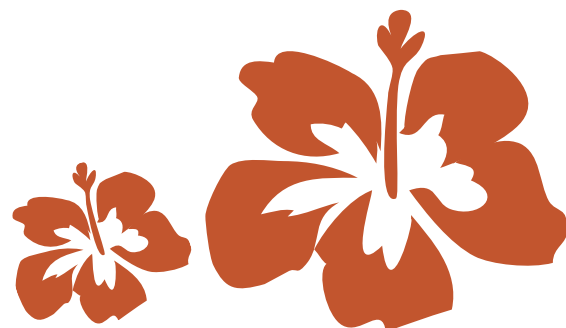
- Concrete – walkway repaired at 2200, more work planned for the Fall 2023
- Building paint/repair/lights – SKA scopes in progress for blds 500 and 1500. We should have the scopes soon. After reviewing the scopes, they will go out for bid.
- Building paint/Decks/structural repairs – SKA scopes in progress 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 complete**, awaiting inspection.
- 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 – **complete**
- 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 again 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. 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
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

- 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>