

# COMMITTEE REPORTS



## COMMUNICATION COMMITTEE

The communication committee continues to meet monthly to discuss content for the newsletter. We continue with interviews of new and existing owners and we find these stories interesting. As always we welcome new members and suggestions for content. The committee is made up of Blossom Gardner, Morgan Kobelia, Lawrence Braxton and Evan Wittels. We appreciate all the time and hard work they do for Ocean Dunes.



## BEACH PROTECTION COMMITTEE

The BPC continues to meet monthly with MSC Consultants as we work on the advocacy efforts to secure a grant to protect our property. Our monthly minutes are posted on the CAMS website for anyone interested in reading them. In recent weeks the waves have battered the southern end of our property and especially the beaches at 1700-1800. Thanks to the Board, CAMS and local support from Mike Bledsoe and Adrian Palacios in providing the resources and time to protect this area. Long term, the efforts of ODHOA and the BPC hope to provide the funding needed to find more permanent and resilient solutions to our property.





## FINANCE COMMITTEE



The Finance Committee (FC) met on August 14 and 28 this month. During each session the committee members reviewed the line items of the budget and adjustments were made to the proposed 2024 budget. If the utility bills arrive before the next meeting on 9/11, an adjustment may be made to the projected total for water/sewer for 2024. At this point in the year the utility bills seem high due to the rental season. As we get into fall, they typically level off due to decreased rentals.

As per the Reserve Study that was developed by professional engineers last year, the Reserve Fund is scheduled for a three percent (3%) increase in 2024. The increase will permit us to keep to the established schedule of painting and deck replacement/repairs in 2024.

The final budget development meeting will be held on 9/11/23 at which time the committee will finalize the draft budget that will be presented to the Board of Directors. If the budget is approved by the Board of Directors on September 13, 2023, a preview will be presented during the Open Meeting on Saturday, September 16, 2023. After the Open Meeting, the details of the budget will be sent to all owners in advance of two Zoom sessions for Q & A on September 25 and 26, 2023. Mark these three sessions on your calendar and plan to attend at least one of the Zoom sessions.



Respectfully submitted,  
Gene Costa, Finance Chairperson



## LONG RANGE PLANNING COMMITTEE

The LRPC and Finance Committee held a joint meeting on 6/24/23. We reviewed the Reserve Study plan (as outlined in the study done by G&F Engineering) which calls for a \$28.5K increase in reserve funding for 2024. We also 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 for blds 500 and 1500 should be completed in the next couple of weeks. After reviewing the scopes, they will go out for bid.
- Building paint/Decks/structural repairs – SKA scopes for blds 100 and 1000 should also be completed in the next couple of weeks. They 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.
- 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 Center 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. Scope to follow.
- Repair saunas – complete.
- Mechanical/electrical/plumbing repairs – purchasing new meter boxes for replacement.
- Resurface outdoor pool decks. – TBD
- Paint/Repair Surf rider Pool Fence – We are getting estimates for a new fence. Paint and repair deemed inadequate as the fence does not meet code and is in bad shape. Planning will be to complete in the off season, prior to next years opening.

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](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



## **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.

# 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:**  
**9 a.m.- Dusk**

## Contact Information

- Rec Center/HOA Office 910-239-1370(opt. 1)
- CAMS Customer Support 910-239-1370(opt. 2)
- After Hours Emergency Line 910-239-1370(opt. 2)
- 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 CM - 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>

