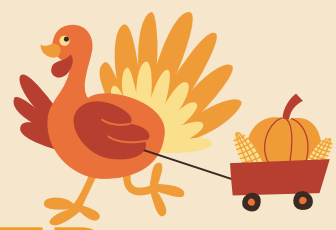




OCEAN DUNES



NOVEMBER NEWSLETTER

In this month's edition:

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- *Explore Fort Fisher State Park - Kite Festival!*
- *North Carolina Aquarium Feature Article*
- *Ocean Dunes Committee Reports*
- *Toys for Tots Campaign*
- *Contact Information for HOA office, Winter Hours, etc.*



Happy
Thanksgiving





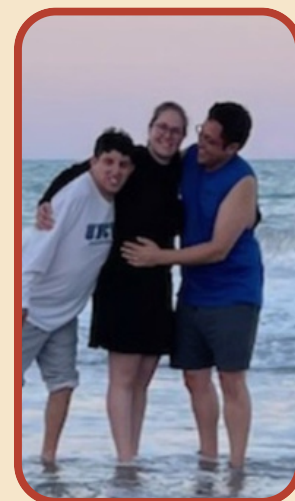
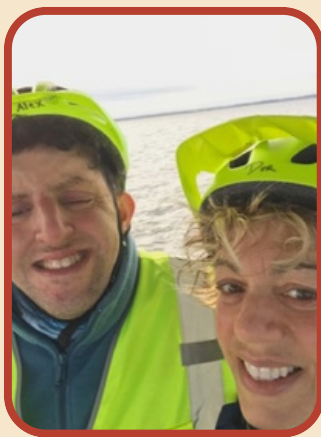
Pictured above: Howard and Doreen Ross (L) and son Alex (R)

Our Ocean Dunes neighbors in the 2100 building, Doreen, Howard, and Alex Ross, couldn't be happier to be here. Their experiences are inspiring, truly lessons in positive thinking.

Originally from Connecticut, Doreen and Howard were high school sweethearts, and they've been together for 49 years. Along with their two sons, Jonathan and Alex, the Rosses moved to Chapel Hill in 1992, where Howard established his law practice. The family would come to the Carolina Beach area when the kids were little where, one day, they all thought, "It sure would be nice if we had a place at the beach." This got the family thinking. For many years they have spent time in Mexico, going for a couple of weeks every year, so their first thoughts were of places there; then the pragmatic issues involved in having a home so far away and in a foreign country were examined. Hmm... They really liked the Pleasure Island area, and it was a mere 2.5 hours from home. Why not look at places close to home? They formed a relationship with a local real estate agent and for two years they would come down often to look at four or five places each visit. All told, they estimate they looked at 25-30 places, not finding exactly what they envisioned. Then came the day when the forces were with them. Howard found a place that just hit the market the night before. He wanted to go the very next day because knowing the market by now, he had a "gut feeling" about this one! Doreen's response after all this hunting: One??? They arrived at Ocean Dunes during one of those pouring rains we know well. The agent was late, so the Rosses peered through the windows to the ocean on the other side. The rain was slamming, but all they felt was the draw from their view of the roiling ocean, which they describe as "so beautiful; so, so frothy!" Perfect. And, yes, it was. Alex was 'oohing and ahing' and the family looked at each other and, without a word among them, KNEW this was their place.

The Rosses' unit was what they wanted, albeit the interior needed a lot of work to be what they envisioned in their home. They gutted it and replaced most everything. Now, it is all they could dream of. It especially was a dream with what has transpired in the years since they bought. Howard is self-employed, so he can take his business with him wherever he goes, should he want to, and "want to" he did during the pandemic days. Doreen, Howard, and Alex basically lived for a year at Ocean Dunes where work could continue for Howard while the entire family could find peace and tranquility. They find joy in putting on music and looking at the ocean and just "vegging." Howard speaks of Ocean Dunes as being "the great escape, a place to go to for contemplation." They love watching people on the beach and sharing in these strangers' joy.

Doreen spent her public life teaching art in the Chapel Hill school system for years, then transitioning to working in restaurants in the area which evolved into her becoming a private chef for professors and deans at both UNC and Duke. Howard brags on her ability to merge her art with her cooking in how she displays her culinary masterpieces. Her favorite activity is a "combo" of being with Alex and biking. Alex, who is autistic, and Doreen can be seen biking all over the place, wearing matching outfits, with Doreen riding behind Alex, providing verbal prompts as they cycle. She is in love with her "boys"—older son Jonathan, Jonathan's son and another on the way (with a birth date slated for Halloween), Alex, and Howard. Nothing is more important. And that is the feeling one gets talking with the Rosses. Family is most important. It sets the tone for everything in their lives including their lives at Ocean Dunes.



Pictured above: Doreen Ross and son Alex, (L), Alex (Center) and son Jonathan and his wife Jodi (R)



Grandson David (L) and brand new grandson Simon (R), born just a few days ago!



EXPLORE FT. FISHER STATE PARK!



Come join the fun as serious kite flyers share their sky art at the Fort Fisher State Recreation Area for the **Cape Fear Kite Festival** presented in partnership with the Pleasure Island Chamber of Commerce. This is the final kite event of the professional kite flying season with more than just your average kites filling the sky on the seashore. See incredible shapes, sizes, styles and of course colors float, soar and ride the air. Friday festivities begin with a sneak peek of kite flying fun at the Kure Beach Pier from 11:00 a.m. until 2:00 p.m. and later at the Courtyard by Marriott Carolina Beach beach front on Friday after dark for a special "Night with Kites," and then continue during both Saturday and Sunday in Kure Beach. Please check their [social media](#) for updates. Live bands, food trucks and other vendors will attend the festival.

Well behaved, leashed dogs are welcome on the weekend at Kure Beach

Price:

Free for Spectators | Food and drink available for Purchase

Event Times: **November 3, 2023 – November 5, 2023**

Weekend Daytime: 10:00AM to 4:00PM | Kure Beach Pier Fri.: 11:00 AM to 2:00 PM | Carolina Beach Fri night: 7:00PM to 9:00PM



NORTH CAROLINA
AQUARIUM
Fort Fisher



CAROLINA GOPHER FROG CONSERVATION REARING, RELEASING, STABILIZING GOPHER FROG POPULATIONS

The Carolina gopher frog (*Rana capito*) is a little animal with a big problem. Previously the species, lived in 30 populations across North Carolina; now only six remain. Pressured by destruction of habitat, drought and diseases, the remaining populations face a higher risk of local extinction. The animal is now listed as endangered by the the North Carolina Wildlife Resources Commission (NCWRC).

HeadStarting

To offset the rapid decline of these animals, the North Carolina Aquariums are collaborating with NCWRC on a long-term initiative to help natural breeding, stabilize existing populations and responsibly maintain the genetic diversity of the species. Each spring, our team collects Carolina gopher frog eggs in the wild and raises them into froglets. The animals are weighed, measured and tagged with a Visual Implant Elastomer (VIE). The frogs are then released back into local habitats. The tags allow Aquarium and NCWRC scientists to identify frogs by year of release, if collected in future survey efforts.

In 2018, the Aquarium team raised and released nearly 800 healthy frogs. Since the partnership began in 2015, more than 1,300 Carolina gopher frogs have been raised and released in southeastern North Carolina.

FINANCE COMMITTEE

The Finance Committee met on October 24, 2023 to review the current income statement and the balance sheet dated September 30, 2023. Because the BOD is waiting for the final scopes of work for the 100 and 1000 buildings, the bids most likely will not be awarded before the end of the year. With that in mind, the Finance Committee has been investigating ways to invest our funds on hand in short term investments, like 30 day Certificates of Deposit. One such program is known as CDARS and the other is American Deposit Management (ADM).

CDARS is an acronym for the Certificate of Deposit Account Registry Service. In short, CDARS allows a business (HOA) to invest in Certificates of Deposit [CDs] held by many different FDIC insured banking institutions, so it can achieve full FDIC coverage for the total sum.

The committee discussed investing small portions of our funds in 30-day CDs so the HOA would have a CD maturing each month and would be on hand to pay invoices for our larger projects like that of the 100 and 1000 building. Many thanks to Dan Dixon for taking the lead on the approach to investment of the HOA funds. Mark Sposato, Treasurer will follow up with CAMS and their CDARS involvement.

I want to thank all members of the Finance Committee for their involvement in the monthly review of HOA finances and especially, the development of the 2024 budget. Hopefully, by the time you read this newsletter we have a budget in place that has no increase in the Operating Fund and only a 3% increase in the Reserve Fund as projected in the Reserve Study that was completed last year.

Anyone who is interested in learning more about the finances of the HOA can email me or call me to discuss the time commitment to serve on the Finance Committee.

Gene Costa

COMMUNICATION COMMITTEE

The communication committee met on October 19th and welcomed our newest member, Laura Lee Kendziora, who is the newest member of the CAMS team at Ocean Dunes. We discussed the owners we will be interviewing over the next months and the upcoming newsletter editions.

We wish all owners a Happy Thanksgiving.

Bossom Gardner
Lawrence Braxton
Laura Lee Kendziora
Mike Brown
Dave Bianchi

LONG RANGE PLANNING COMMITTEE

Long Range Planning Committee Update, 10/27/23

The next meeting of the LRPC will be in late November. We will update the Reserve project list for 2023 and review the list for 2024. The end of year financials for all projects will be updated with actual costs, to compare against what the projected cost for each project was. 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 are in the pre-approval stage. They will then be reviewed by the BODs. If approved, bids will go out. We are now looking at early 2024 for these projects to begin.
- Building paint/Decks/structural repairs – SKA scopes for blds 100 and 1000 are also in the pre-approval stage and near ready for board review. 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 early 2024 at the time when indoor pool is least used.
- 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. Scope to follow.
- Repair saunas – complete.
- Mechanical/electrical/plumbing repairs – 4-meter boxes ordered, 3 month lead time.
- Resurface outdoor pool decks. – TBD
- Paint/Repair Surfrider Pool Fence – We have an estimate to replace the fence, need estimate for lighting and e/l. 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.

As always, we welcome your questions and comments. You can email me at msposato@twcnny.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

BEACH PROTECTION COMMITTEE

The BPC continues to make progress with our advocacy efforts with state and federal agencies on behalf of Ocean Dunes and Kure Beach. During October there were meetings with our Federal and State representatives and the Town of Kure Beach to introduce Ocean Dunes and to discuss our needs to reduce beach erosion and the flooding that occurs from storms. These meetings were well received and we continue to make progress towards gaining grant monies to help Ocean Dunes.

In addition, the Town of Kure Beach, at their council meeting on Monday, October 23rd agreed to enter into an agreement with Ocean Dunes to be a sponsor for grants that require the town to be the applicant. This is just one type of grant and there are others where the applicant is Ocean Dunes and the funds go directly to Ocean Dunes. By having this partnership it broadens our opportunities for all types of grants.

The town's lawyer and the lawyer for ODHOA will work on a memorandum of understanding (MOU) to formalize the partnership and each partners responsibilities.

The minutes from our monthly meetings are posted on the CAMS owner website.

INSURANCE COMMITTEE

BUILDING COMMITTEE

Individual issues continue to be a major part on the premises. During and after the high season this is to be expected.

The engineering firm report regarding the dehumidification system at the rec center was received. After careful examination, there are differences between the preliminary report and what was just received, with issues needing to be resolved. There will be offers to bid sent to four interested companies. The bids then received shall be vetted by the board with input from our engineering consulting firm. The dehumidification project should be rectified by winter's end.

The Surfrider pool fence will be replaced by the end of the year. This is imperative to pass North Carolina Health Department safety standards before the pool can be reopened next April. There is a push to get this done before work starts on the total re-dos on Buildings 100 and 1000.

November looks to be a busy month on the technical side, getting ready for the work slated for the winter. Things will be cranking up soon.

GOVERNING DOCUMENTS COMMITTEE

"The Governing Docs Committee sent a revised version of the long Rules & Regs to the board for approval. The board has not yet put it on their schedule to review.

We are still awaiting our lawyer's answers to a written list of questions regarding the Bylaws update. Our understanding is the questions have not been submitted to him yet."

LANDSCAPING COMMITTEE



Ocean Dunes is joining 3 other CAMS-managed properties and will be accepting donations of children's toys.

A drop box will be in the Recreation Center from November 6 to December 15. Thank you for considering a donation to this worthy cause!

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. - 8:00 p.m.*

***As of November 1, 2023**

****Rec Center is closed Nov 2**

**NOTE; Outdoor pools closed
October 31st for the season**

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 - Laura Lee Kendziora

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>

*Happy
Thanksgiving*