

OCEAN DUNES HOMEOWNERS
ASSOCIATION


In this month's edition:

- Meet our Neighbors- Jackie & Al Woodall
- Explore Fort Fisher State Park!
- October events on Pleasure Island
- Ocean Dunes Committee Reports
- Important owner information
- Fall/Winter hours for the Rec Center

Onsite Staffing Update:

Our Assistant Community Manager, Morgan Kobelia, recently accepted a new position with CAMS and is no longer with Ocean Dunes. We extend our sincere thanks and best wishes to Morgan in her new role!

We have a new Assistant Community Manager that just joined us. Welcome Laura Lee Kendziora! Laura Lee lives in Carolina Beach, and actually worked at Ocean Dunes over 25 years ago! She says 'lots has changed' but she's excited to join the team!





Meet our Neighbors Jackie & Al Woodall

Jackie and Al Woodall, our Ocean Dunes neighbors in 1501, are longtime residents, having bought their place in 2007. It's one of the townhouse models, giving it a feel of a free-standing house, which is what they originally were looking for 17 years ago. Al told Jackie he wanted to “get back South” and they started looking up and down the southeast coast, waiting for inspiration. Al was familiar with the Outer Banks, having relatives there, but it turned out to be a little too spread out for them. They looked at Wrightsville Beach but decided it was just too crowded. Al knew Kure Beach from his college days as he and his friends came to the Azalea Festival several times, and one of these trips included a personal visit with the Fort Fisher Hermit. He told his friends “There’s a hermit who lives down there. Let’s go see if we can find him.” Sure enough, the Fort Fisher hermit, Robert Harrill, was home and accepting “company.” As with most guests, Robert welcomed the fellows and regaled them with his philosophy. With that still in mind he and Jackie started looking at Kure Beach, and on a whim, they decided to look at Ocean Dunes. What made the Woodalls know Ocean Dunes was the place for them was the draw most of us have—the ocean being “right THERE.” Al says, “You can’t find this anywhere else on the east coast.”

Meet our Neighbors, cont...

...Meet our Neighbors, cont.

Jackie is a born-and-raised New Yorker, having grown up on Long Island in the lovely town of Westbury, and Al is from Erwin, NC, a small town near Campbell University. Back when textiles were big in North Carolina, Erwin Mills was The Denim Capital of the World-making more denim than any single facility in the world.



You cannot talk about Al Woodall without mentioning football, even though his humility makes it necessary to “pull” it out of him. He went to Duke University on a football scholarship, being recruited by the legendary coach Bill Murray.

After Duke he was drafted by the New York Jets to be the backup to Joe Namath! Yes, him... Al played for the Jets from 1969-75 and from there he went into the insurance business in New York City. His traveling spirit then took him to Denver, CO for 6 years, then back to the east coast finally settling in New Canaan, Connecticut. The Woodalls have 4 kids living in Los Angeles, Washington, DC, Philadelphia and Connecticut, and 3 grandkids. All the kids have been to Ocean Dunes and everyone loves it.

Coming up....Explore Fort Fisher State Park!



Explore Fort Fisher State Park!



Now that autumn is upon us, it is time to think about an amenity outside of the Ocean Dunes boundary, but close enough to make it mighty convenient. Fort Fisher State Recreation Area is the only park in the entire North Carolina Division of Parks and Recreation system that allows four-wheel-drive beach access, making it popular for surf fishing and beach combing without difficulty bringing supplies. A day can be spent on this pristine shoreline with one's car and supplies right at hand. When the Ocean Dunes Newsletter contacted the rec area staff, the replies were speedy and thorough. Katharine Womble, the rep with whom we spoke, let us know that “(the) 4x4 beach is open for 24-hour access now and you can come and go as you please.” What a marvelous opportunity to have so close.



Visit <https://www.ncparks.gov/about-us/fees/annual-passes> for more information



Explore Fort Fisher State Park, cont.

Left: Loggerhead Turtle

Warm weather months bring loggerhead sea turtles to nest along the park's sandy shores. A trail traverses the salt marsh and ends at an observation deck with views of Zeke's Island and the Cape Fear River. The marsh, brimming with wildlife, provides plenty of watching opportunities for birders and photographers year-round. Winter brings the opportunity to be on a beach removed from development, with the rec area complex being the only edifices, and few beach combers.

The area boasts six miles of protected shoreline spanning the ocean to river and 288 acres with a park office/exhibit hall, picnic area with grills and related facilities. Loggerhead sea turtles, piping plovers and other rare and protected species nest along the sandy shore. Trails meander through the marsh past an actual WWII bunker, once home of the fabled Ft. Fisher Hermit, ending in an observation deck. The park office/exhibit hall has regularly scheduled programs. Popular for surf fishing, with a boating ramp and paddling launch nearby, four-wheel-drive vehicles are allowed with required permits. Dogs are allowed on leash year-round.



Left: Piping Plover Rt: Ft. Fisher shoreline

October Events on Pleasure Island!



The Holiday Band in Concert

October 1, 2023 5:00 to 7:00 p.m.

Kure Beach Ocean Front Park & Pavilion

The Boogie in the Park Concert Series continues with the upbeat, easy dancing beachy and reggae stylings of The Holiday Band, inducted to the Carolina Beach Music Awards Hall of Fame and fan favorite since 1991. Dancing of all types encouraged. Pack a picnic, bring your beach chair or blanket, get ready for a family friendly fun time and leave uplifted!

Free for Spectators



Free for all to attend-- wear your fancy hats, finest dress and bring lacy parasols to join the parade |

New Orleans Food and Drink available for purchase |

Event Times:

Jazz Band Procession: 7:00 PM
followed by Concert until 9:00 PM

CAROLINA BEACH PICKLEBALL FALL TOURNAMENT
HOSTED AT MIKE CHAPPELL PARK
OCTOBER 12TH - 15TH
IN PARTNERSHIP WITH FRIENDS OF CAROLINA BEACH PARKS & GREENWAYS

EVENTS
\$40 PLAYER ENTRY FEE FOR FIRST BRACKET | \$30 FOR SECOND

THURSDAY 3.0 MIXED DOUBLES 3.5 MIXED DOUBLES	FRIDAY 3.0 WOMENS DOUBLES 4.0+ MIXED DOUBLES
SATURDAY 3.0 MENS DOUBLES 3.5 WOMENS DOUBLES 3.5 MENS DOUBLES ★ MONEYBALL ★ 4.5+ MIXED DOUBLES	SUNDAY 4.0 MENS DOUBLES 4.0 WOMENS DOUBLES 14 & UNDER JUNIOR DOUBLES 18 & UNDER JUNIOR DOUBLES ★ MONEYBALL ★ 4.5+ WOMENS DOUBLES 4.5+ MENS DOUBLES

REGISTER ONLINE:
www.carolinatennisandpickleball.com

CAROLINA BEACH
MONEYBALL TOURNAMENT
OCT 14 & 15TH
MIKE CHAPPELL PARK

MENS, WOMENS, & MIXED DOUBLES

IN PARTNERSHIP WITH FRIENDS OF CAROLINA BEACH PARKS & GREENWAYS

\$60 EVENT REGISTRATION + \$30 ENTRY FEE PER PERSON
FIRST PLACE WINS 60% OF COLLECTED FEES
SECOND PLACE WINS 25% AND THIRD PLACE WINS 15%

MORE INFORMATION
www.carolinatennisandpickleball.com

PLAYERS MUST BE RATED 4.0+ TO ENTER

For a full listing of events, visit <https://carolina-beach.wilmingtonandbeaches.com/events/>

Committee Reports

FINANCE COMMITTEE

The Finance Committee (FC) met on September 11 and 25 this month. There were some last-minute adjustments to the proposed budget that was resubmitted to the full Board.

During the Board of Directors meeting on September 27, the budget was approved by unanimous vote.

Information will be distributed on October 4 and two sessions will be held for a presentation to the owners and to allow Q&As. The dates for the presentations will be October 10 and 12 and voting will begin on the 13th. So, you will have sufficient time to review the information before the presentation and voting. Voting will end on October 27. I wish to thank the members of the Finance Committee for their work and participation in the budget process this year. It truly has become easier on the nerves now that we have our house in order financially. An extra thank you goes to Mark Sposato, Treasurer, who did most of the hard work.

Also, a spirited thank you goes to Mike Brown, our Community Manager who crunched the numbers to arrive at budget figure for our water/sewer bill. We pay different rates for water and sewer and those rates change by the month depending on the reading for each building. Kure Beach has a tiered system of billing so we pay way more during the rental season.

If anyone is interested in joining the Finance Committee and learning more about the finances of the HOA, please contact me at ecostaedd@comcast.net From now until next summer, the Finance Committee will meet approximately once a month for an hour.

Gene Costa

COMMUNICATION COMMITTEE

The communications committee has lost a valuable member of the team. Morgan Kobelia has moved on from Ocean Dunes to a corporate CAMS position. She was a big help in finalizing the new owner Welcome Packet and for making great changes to our monthly newsletter.

Mike Brown will help with the newsletter and other communication support that Morgan previously did until her replacement is on board and ready to assume the support in these areas.

BEACH PROTECTION COMMITTEE

The BPC, working with MSC has finalized the Ask Document that will be shared as a formal introductory letter to various NC and US political leaders, Federal, and State Agencies. We also continue to network with NC legislators to advance our needs to protect the property. This process has taken some time as the NC legislature has been working on the fiscal 2024 budget and this work was finalized during the week of September 25th. We meet the second Wednesday of every month for updates with MSC. Most of the Federal and State Agencies will soon have their 2024 budgets and this will help us with our advocacy efforts.

LONG RANGE PLANNING COMMITTEE

Long Range Planning Committee Update, 09/28/23

The LRPC continues to work with the Finance Committee on developing our Reserve Fund budget for 2024. 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 few days. 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 few days. 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 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.

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



BUILDING COMMITTEE

There are the on-going maintenance and repairs proceeding with the support from our Ocean Dunes team and Bledsoe.

The large projects slated for winter are in the planning stages with contracts being vetted. There are delays on many fronts, as there are in projects everywhere that rely on the supply chain and labor market.

Bledsoe is monitoring the beach, so we are covered well there.

Pool dehumidification work should be accomplished, or close to it.

Engineering information regarding the big winter projects is forthcoming, not complete, but getting there.

Information gathering including cost for new fencing and lights at Surfrider pool is near completion and will be reviewed by the HOA as soon as completed.

The committee continues to supply information to the engineering, construction, and other contractors in a timely manner.

Evan Wittels

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

INSURANCE COMMITTEE





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 or EV's!. 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.*

Nov 1 - March 31 - Close time is 8:00

p.m.

Outdoor Pools:

9 a.m.- Dusk

**NOTE; Outdoor pools close
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>

