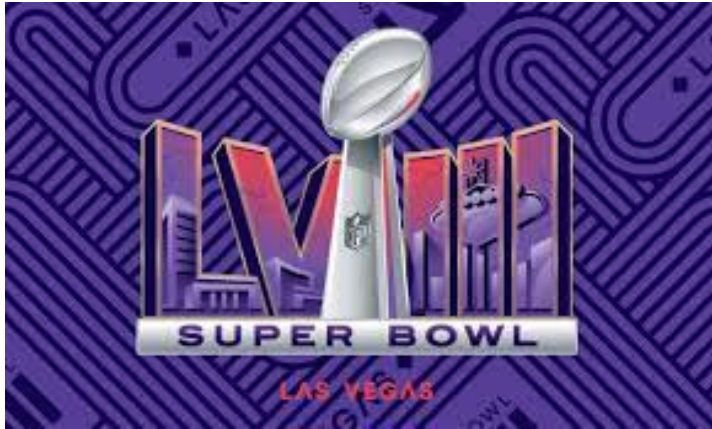


FEBRUARY 2024

Ocean Dunes February Newsletter



Super Bowl Party - Sun. Feb 11 at 5:30

Ocean Dunes Rec Center - sign up at the front desk or email

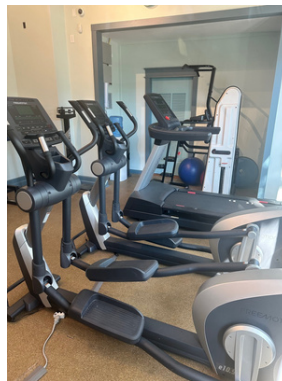
Mark Sposato at msposato@twcnyc.nyrr.com

What's New at Ocean Dunes?

- *New Fence at Surf Rider Pool!*



- *New treadmill and 2 new ellipticals!*



- *Two new pool heaters for indoor pool!*

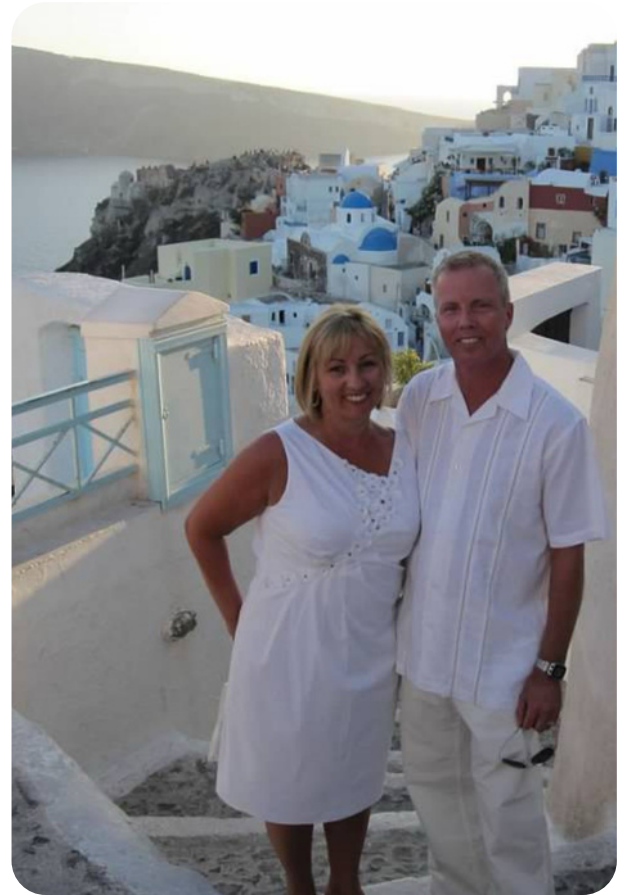
What's inside this issue:

- Meet your Neighbor - Mike Brown - Onsite Manager
- Discover Battery Buchanan!
- Committee Reports
- Board Election Reminder from January newsletter
- Local Events
- Contact Information



Meet your Neighbor - Onsite Manager Mike Brown

"We'll be in Vienna for Christmas!" With the weather as it has been for much of January, it makes sense that Mike Brown would be animated in his news regarding the whereabouts of his family this coming year. Our Ocean Dunes On-Site Manager is thrilled at the prospect, although it won't be his first trip abroad by any means. He and wife Janet find true joy in traveling and have been to many, many places—the Caribbean (seven cruises), Greece, Italy, the Middle East, South America, and more. So many that one of Mike's interests outside of work is time spent as a travel reviewer. What started out with simple online posts has mushroomed into over 300 travel posts and a readership of 250,000. An example, which he divulged during the interview was a small coastal town in Italy; Tropea, which sounds perfect for R&R. Check it out! Mike was born and raised in Alexandria, Virginia. He studied Business Administration at George Mason University while working at the U.S. Patent and Trademark Office in Crystal City, just outside DC. He met his wife, Janet, in Rhode Island where both were doing a two-year diploma program. Their first child, Meredith, was born in Alexandria, VA, and the young family lived there until the lure of living in her homeland got to Canadian Janet enough that the Browns picked up and moved back to Janet's hometown of Pembroke, Ontario. It wasn't long until daughter



Mike & Janet - Santorini, Greece



Mike & Janet - Riomaggiore, Cinque Terre, Italy

Raina was born. Mike found his calling in the seniors housing industry, specifically the management and oversight of retirement residences. At one point, he oversaw 22 properties at one time; was the Director of Operations, and was a VP of Chartwell Retirement Residences, the largest seniors' housing company in Canada. He worked a total of 37 years in the industry with 17 housing moves along the way until it was just "too COLD" to continue. Compounded by the experiences during Covid at senior facilities, the time was right. About 17 years ago, Mike's daughter Raina, who attended nursing school in Canada, becoming a pediatric registered nurse and obtaining her masters, was ready for a change, too, and the family went looking for a warm place to hang their hats. While cruising in the Wilmington area, they came upon the huge medical enclave in the 17th Avenue area. Raina was offered a full-time stint as a pediatric nurse. She met her soon-to-be husband, and they married and settled down in Wilmington. For many years, Mike and Janet "commuted" between Ottawa and Wilmington, where they eventually bought a vacation home near their daughter, while still working full-time jobs and running a business back in Canada

Meet your Neighbor - Onsite Manager Mike Brown, cont.



Daughter Meredith and family (L) Mike, Janet and 5 grandkids (C) Daughter Raina and family (R)

Finally, the time came for the clean break to live in NC. That's when the opportunity with CAMS came to Mike's attention. CAMS was impressed with his credentials and experience, and he was offered the opportunity to be the Ocean Dunes Resorts on-site manager. Janet is now a practicing permanent makeup artist in the area. Within the last year, the Browns went looking for the perfect permanent home. They found it in the Del Webb Community in Riverlights in the form of one of the models. Mike recently ran for and was elected to the new Board of Directors for Del Webb at Riverlights, which really lucked out in the experience department with him! He serves as the Treasurer as well as overseeing contracts and insurance for the 546-home community of nearly 800 residents.

Mike and Janet have two daughters and five grandkids, of which they are equally proud. Daughter Meredith, who was born in the US, is currently the only Brown family member living in Canada. She is a career diplomat with Global Affairs Canada who, along with her family, including husband and two sons, will soon be departing for Vienna where she will be working with the United Nations. Thus, the opportunity for her mother and father to visit for Christmas '24!

How fortunate is Ocean Dunes to have Mike? Of his credentials, there is a real standout: He is a Certified Manager of Community Associations (C.M.C.A.), (granted by CAI) which is the "only international certification program designed solely for homeowner and condominium associations and cooperatives managers. Only those individuals who have exhibited the core knowledge required to manage community associations are recognized or receive this certification." CAI has over 45,000 members with 63 chapters worldwide. This prestigious organization is home to continuing education resources including seminars, workshops, programs, and is the source for the largest collection of resource materials available on community association management and governance. Mike is currently on his way to obtaining his Association Management Specialist title, only the fourth manager to have reached this distinction in the region under CAMS.

Mike's "take" on being at Ocean Dunes is that he just happened to stumble into the job. "It's a natural fit for my education, background, and experience." Our Ocean Dunes community is the fortunate recipient. What a difference he has made.

Discover Battery Buchanan!

"I determined at once to build a work of such magnitude that it could withstand the heaviest fire of any guns in the American navy." — Col. William Lamb, Commander of Fort Fisher



At the end of our island, within walking or biking distance, is Battery Buchanan, where one can climb to the top and see for miles. The full history of the surrounding area is far too large a subject for a newsletter, so here is a clip:

Battery Buchanan, built in late 1864, was a formidable earthwork battery designed to support both Fort Fisher which was about a mile distant and to defend the New Inlet of the Cape Fear River. The battery was named after Confederate Admiral Franklin Buchanan. The battery's armament was composed of 2 Columbiads and 2 Brooke Smoothbores. These guns were manned by CSN sailors under the command of Lt. (later Captain) Robert Chapman. The garrison was augmented by Confederate States Marines sent from Wilmington first under the command of Lt. John de Berniere Roberts before he was replaced by Lt. James Murdoch.

During the first Union assault on Fort Fisher in late December 1864, the Marine detachment at Battery Buchanan redeployed to Fort Fisher to help man guns there and repel the Union attack.

When Union land and naval forces renewed their attack on Fort Fisher in mid-January 1865, Battery Buchanan became a fall-back position for the Confederate defenders still able to withdrawal to the battery after the fort had fallen. Marines under Captain Van Benthuyzen helped evacuate the wounded commanding officer of the District of Cape Fear, Major General William Whiting along with the Fort's commanding officer, Colonel William Lamb.

Determined to make a final stand at Battery Buchanan, the retreating Confederate forces found that the battery's garrison had withdrawn across the Cape Fear to the North Carolina mainland while spiking the guns of the battery prior to their departure. Finding their position untenable, Major James Reilly, whom Col. Lamb had relinquished command to, surrendered the remaining forces to Union troops upon their advance on Battery Buchanan.

Fellow owner Lawrence Braxton, a member of our Communications Committee, had this to say about Battery Buchanan: *"I'll remind all that the gun carriages for the Armstrong Cannon and the Shepherd's Battery were built by my cousin, John Braxton! Both were built from a couple of Civil War photographs. I'm told John never saw the actual guns until the day the guns were mounted on the carriages. They both fit perfectly."*

Committee Reports

LRPC COMMITTEE

The LRPC will next meet in February. We currently have several capital improvement projects in progress, including the fence at surfrider pool, the dehumidification system at the rec center pool, structural repairs, and sand dune work at the 2100 bld and soon to begin the Pelican and Dolphin pools replastering and deck painting. Bids are in process for the 100 and 1000 building projects. All these projects were identified in our Reserve Study that was completed by G&F Engineering in 2022. We will continue to follow the plan and track progress. Additionally, I am creating an information sheet that will include historical data on building painting and decking dates, color charts that show the color plan for each building, and additional info on the dimensional data for every unit at OD. Hopefully, owners will find this info useful. As always, we encourage owners to join any one of our committees. If interested, please contact me at msposato@twcny.rr.com.

BEACH PROTECTION COMMITTEE

We submitted a Letter of Intent for an FMA grant in early December but have no feedback so far. We are also still optimistic that NC State Rep. Miller will help find federal funds when the Legislature convenes in February. Bill and Dan had an opportunity to brief NHC Commissioner Zapple on the Ocean Dunes situation and the grant's we are trying to get. We're continuing to seek meetings with US Sen. Tillis (an active participant in Congressional Direct Spend/earmarks) and NC State Sen. Lee (who chairs the NC Senate Appropriations Committee). As always, we know we have to be patient – funding is highly competitive and the process moves tediously slowly.

COMMUNICATIONS COMMITTEE

The communications committee supported by Blossom Gardner, Evan Wittels, Lawrence Braxton, Mike Brown and Laura Lee Kedziora held their last meeting January 18th, 2024.

We discussed the February newsletter and who we would be interviewing for this month's issue. We also discussed some interviews to be placed in the April issue with outgoing board members Steve Channell and Evan Wittels.

Mike Brown and CAMS are also working to get copies of some other associations newsletters to get some insight into what others are publishing

FINANCE COMMITTEE

The finance committee did not meet in January due to the timing of the end of year reports. We will meet on February 5, 2024 at 7 pm.

Gene Costa

LANDSCAPING COMMITTEE

The trimming of the tennis courts fences is complete.

The backside of 2300 has been cut back so trees are away from the decks. Dead limbs removed.

1600 had a palm and pine tree trimmed.

4 ft in the front of 100 was trimmed to prepare for the building renovation project.

Pine Straw is to be put down in late winter/early spring



Submitted by David Bianchi: As we begin the new year, one of the challenges that faces Ocean Dunes each year is the election of board members to the ODHOA Board.

The self-nomination period begins February 1, 2024, and runs through the month. March is spent putting together the election materials and the voting process is in April. Any owner in good standing can apply for one of the open Board positions. New board members are then elected by the ownership and announced at our annual meeting which this year is on May 4th, 2024. We will use the "Election Buddy" virtual voting platform as in years past.

I mentioned "challenge" above and that is because in recent years we have had a minimal number of candidates. You might ask why?

I think part of the answer is that the most recent boards have been met with great support from the community. In spite of the troubles and expenses caused by hurricanes and storms in recent years, we have now achieved more stable funding and supportive budgets. Owners see progress being made on building painting, decking and repairs.

The challenge is that each year some of the stability of these past boards is lost as board members "term" out. A board member can only serve two consecutive terms (one term is 2 years) and then they must step down for a minimum of 1 year.

Most owners who do join the board do the two consecutive terms. In 2024 we have three board members whose terms are up. One of them, Gene Costa, can run for another term if he chooses to. But both Steve Channell and Evan Wittels have completed their two consecutive terms. This is very valuable board experience that will be sorely missed by the community.

At most recent open board meetings Steve and others have mentioned the need for more involvement by our owners. We get good support on the committees and can always use more but to continue the support of the community we need owners who can step up and join the board. We have 196 units in Ocean Dunes and almost as many owners. The Board can have seven seats.

As you read this you may have questions as to qualifications, time involved, skills needed, responsibilities, or other questions. I will try to answer some of them below, but you can always reach out to myself, davidbianchi@sbcglobal.net or any current board member. We were all new once and the fact that most serve multiple terms and multiple times I think is testament to what you will also get out of serving.

Ocean Dunes is your property, your enjoyment, your investment and you have the opportunity to participate on a large scale as to how it is managed. Thanks for your continued support of Ocean Dunes.

Here a few questions that come to mind when I made the decision to run. I put them in a FAQ format and if there are additional questions, please let me know.

Q. What qualifications are needed?

A. At the most basic level is an interest in doing what is needed to support good decisions in running what is now an almost \$3.9M business. You do not need a specific skill but there is always a need for owners with financial, insurance, building, and construction experience.

Q. I work full time and do not think I have enough time to be on a board.

A. When I first joined the board in 2019 we met monthly for a few hours. In the ensuing years as storms hit and there was insurance and re-construction decisions to always work on we met more frequently. The current board meets a few times a month for an hour each meeting. Yes, depending on your role on the board there will be time spent in other meetings, committees, but this can be managed around your schedule.

Local Events in and around Pleasure Island!



Feb 09

SeaWitch Café & Tiki Bar Outdoor Music Concert

SeaWitch Café & Tiki Bar

ADMISSION

Cover Varies please see website for details

EVENT TIMES

Varies by Concert

ABOUT

Enjoy the fun of live outdoor concerts at the SeaWitch Café & Tiki Bar located between Carolina Beach Marina and the Carolina Beach Boardwalk. Listen to upbeat tunes by the sea as you drink, dine and dance laughing the night away. Find the latest updates on their [social media](#). Concerts are weather dependent.



Feb 17

20th Annual Special Olympics Polar Plunge

Ocean Front Park & Pavilion

ADMISSION

Free for Spectators | Registration available on website

EVENT TIMES

Registration: 11:00 AM | Costume Contest: 12:00 PM | 5K Walk: 1:30 PM | 1 Mile Fun Run: 1:35 PM | Plunge Line-up: 2:45 PM

ABOUT

Show your strength at the 20th Annual Polar Plunge and 5K Run-N-Plunge or one mile fun walk for all abilities-- this flat course is stroller, wheel chair and dog friendly. Be one of the Brave and participate as plungers to conquer cold conditions while diving into the chilly Atlantic Ocean. Contestants are encouraged to dress up, find their inner superhero and can opt for the 5K Run-N-Plunge, a one mile fun walk or just the Plunge. You can even take the Plunge with your pooch! No matter which option you choose, the day is sure to leave you smiling with music, vendors, games and food trucks. Traditionally held the Saturday after Valentine's Day.



44th ANNUAL

February
1-3, 2024



February 1-3 2024 Wilmington gives a warm welcome to all of the jazz lovers attending our 44th North Carolina Jazz Festival! This historic city located on the bank of the Cape Fear River has many interesting shops, art galleries, museums and restaurants, as well as a movie studio, nearby beaches, plus

Revolutionary and Civil War sites to

explore during your days here. We will fill your evenings with exciting performances by some of the greatest traditional jazz musicians from around the globe! ***All evening concerts begin at 7:30 pm and held at the Hotel Ballast ballroom***

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***

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

On-Site 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 (M-F)- Olivia Granquist

Rec Center Attendant (Sat) - Zach Pearce

Rec Center Attendant (Sun) - Tracer Malray

Ocean Dunes Website:

<https://oceandunesresortnc.com/>

Ocean Dunes Board of Directors' email:

odhoaboard@gmail.com

CAMS website:

<https://camsmgt.com/homeowners/my-account>

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>

