



NEWSLETTER

January, 2024

Happy
NEW
Year



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A GIFT FROM OUR CONTRACTOR, MICHAEL BLEDSOE!

*Ocean Dunes has received a Christmas gift in the form of Bledsoe Enterprises generously "donating" a sand dune. For goodwill and as an expression of gratitude, Mike Bledsoe received the okay to build a dune in front of our buildings, starting approximately around the 1200 building and continuing to the 2100 building area. **Read more about this in the Building Committee Report.***

→ [Read More](#)

Meet your neighbors! Jane & Dan Dixon

(Photo taken by Dan from their deck in 1806)

Jane and Dan Dixon have one of the shortest commutes of any of us to their place in the 1800 Building of Ocean Dunes. They moved to a senior retirement community on Masonboro Loop in the Myrtle Grove area of Wilmington from Arlington, VA, just this last February, but that's not where the story begins.

After Dan's identical twin brother Dennis moved to Wilmington in 2014, Jane and Dan quickly developed their own love for the area, with the lure of an oceanfront view too strong not to fulfill. The two went looking, during which time they rented at Ocean Dunes on three or four occasions. Dan had always dreamed of living on the ocean, so they paid close attention to what they liked about the individual units. They found they especially liked the location and layout of the 1800 building. It just so happened during 2015 there were three units available there, all occupied by full time residents, so that August the Dixons closed on 1806. They were fortunate that the place they chose had been mostly

renovated recently, so all they had to do was upgrade the ocean front windows and paint the interior to their liking, and they were all set. They rent out their unit mostly during the summer but visit often and spend time enjoying what brought them here —proximity to the ocean via all the senses: the sight, the sound, and the scent.



(Jane and Dan in Greece)



(Jane and her family in Ghana)

Jane and Dan grew up in Texas, albeit opposite ends. Jane is from Lubbock out in the Texas Panhandle and graduated from Texas Tech, majoring in English and drama, then moved several times after graduation before taking a job in the savings and loan business. She worked her way up to the position of Regional Underwriting Manager for the East Coast before ending up in California where she used her knowledge to train underwriters for the company. When the Dixons adopted their son Jon as an infant, Jane became a stay-at-home mom. Jon is now 29, married and living in Colorado. Dan grew up along the Texas Gulf Coast at Galveston Bay. He and his brother both attended SMU in Dallas, where, in Dan's words, "my brother majored in Statistics and earned Phi Beta Kappa, while I majored in fraternity." One can feel the pride as Dan speaks of his brother's accomplishments, including cancer research at world-famous M.D. Anderson Cancer (con't.)

Meet your neighbors! Jane & Dan Dixon, cont.



(Jane's family in Southport)

Center in Houston and AIDs research in Anthony Fauci's group at the National Institutes of Health (NIH) in Bethesda, MD. While Dan speaks of having plenty of fun in school, he learned a lot, too. During the Vietnam era, he went into the US Navy and, because of his educational background, was assigned to teach math at the Naval Postgraduate School in Monterey, CA, 120 miles south of San Francisco.

The NPS has provided defense-focused graduate education since 1947, offering master's and doctoral degrees in more than 70 fields to all branches of the U.S. Armed Forces. Besides teaching, he obtained an MBA and went into banking upon leaving the military. Of his time at NPS, Dan says, "I had a great experience with faculty and students, all of whom were career officers who out-ranked me!" As good fortune would have it, Dan and Jane worked for the same banking organization, he on the West Coast, she on the East Coast. This led to a budding relationship, which led to getting married in 1991. Dan loves Jane's family which is comprised of a "gazillion members." During their time in this beautiful setting, Dan had the good fortune to be a volunteer at the US Open at Pebble Beach Golf Course in 1972. His station was on the 17th hole. What luck! Jack Nicklaus won that year in a round that is still viewed by golf lovers. Oh, because of being in the military, Dan could play the course for \$10 (today the cost is almost \$700)!



(Dan and twin brother Dennis)

Toward the end of the interview, the conversation turned to Ocean Dunes and what living here encompasses. Jane and Dan are dedicated to Ocean Dunes, with Dan serving on the Board at one point. Now he is on the Finance, Beach Protection, and Long Range Planning Committees. He addressed the responsibilities of ownership, and his observations warrant sharing. Active participation by owners is needed: "It's not free to be an owner. There are lots of people in our community who have the ability to support Ocean Dunes by being a part of the Board and/or the committees. Jobs have to get done, and the reality is there needs to be more active support from more owners than are presently serving." The Dixons give much credit to our Board members, some of whom spend many, many hours to keep our place solvent and in good physical shape. Stepping up is what is needed. If you have a skill set, participate in the area to which it applies. The Big Picture is that we all need to actively protect not only our individual places, but the community as a whole. "The collective value of Ocean Dunes Resort is pushing \$100,000,000. It collectively belongs to us all. We risk the devaluing of this asset if jobs don't get done. The alternative could be hiring professionals to handle some of the tasks our Board now handles. It's important work and Jane and I have the utmost respect for those who are currently handling many of these duties."



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.

COMMITTEE REPORTS

LONG RANGE PLANNING COMMITTEE

The LRPC met on 12/11/23. We reviewed the Reserve project list for 2023 and reviewed planned projects 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. We may not have the estimates for the larger projects, i.e. building paint/repair and decking until January. Once we get all the data we will engage with G&F Engineers to refresh the Long-Range Plan.

2023 Project Updates include:

Concrete – we combined the 2023 and 2024 budgets of 70K/yr into one project. Bledsoe Contracting will complete the project late December 23'. [update: this is now complete]

Building Paint/Repair/Decking – scopes are near completion; bids should go out in January.

Indoor Pool Heater – will be replaced winter 2024.

Replace Pool Indoor Dehumidification System – scopes and bids are complete. Superior Mechanical Incorporated will begin work soon, hopefully early 24 based on material availability.

Resurface Dolphin and Pelican Pool Decks – we have combined this project with the 2024 project to replaster and retile these pools. Pearl Pools has been awarded the contract. Work to be completed before the rental season.

Replace Surfrider Pool Fence/Lights – UCC has been contracted for this project, we have obtained the necessary permit and approval from the pool inspector. Work will be completed prior to the rental season.

Many thanks to Evan Wittels and Barry Ehret for their hard work and dedication to all our improvement projects.

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



BEACH PROTECTION COMMITTEE

As discussed in the last month's report the Town of Kure Beach and ODHOA have filed a Letter of Intent to seek a grant under FEMA programs. We are now waiting on a response as to whether or not our LOI was accepted and we can proceed with the filing of the grant request.

In addition Dan Dixon from the BPC attended a Town of Kure Beach meeting on Friday December 15th where they discussed a draft of their Beach Management Plan.

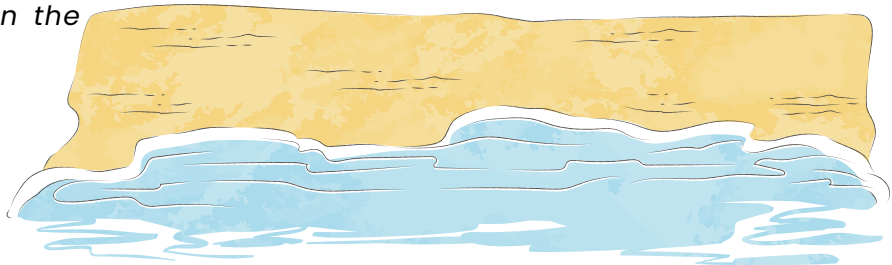
The plan was presented by Moffatt & Nichol, the engineering firm that drafted the plan working with TOKB staff. Besides the Town Council and a few staff, Layton Bledsoe, the New Hanover County "Sandman" and a couple of citizens attended.

The plan was approved by the Town Council and now awaits approval by the CRC.

The Plan is required because the Coastal Management Commission eliminated the Development Line that had defined the minimum set back for new construction and reconstruction for damaged buildings. The proposed rule appears reasonable in general; the only opposition was from a citizen who is concerned the natural fishing trough and surfing dune offshore won't be protected.

Where this development line is established and set is of interest to ODHOA as it impacts our ability to develop and implement protection efforts at the south end of our property.

We will keep ODHOA updated on this plan.



COMMITTEE REPORTS

FINANCE COMMITTEE

The OD Finance Committee met on Monday, December 4, 2023 to review the Balance Sheet and Income Statement. The projection is that the expenses in the Operating Fund will be less than what was budgeted. We anticipate having just under \$1M in the Reserve Fund to pay for projects in the 2023 LRP, some of which will occur in 2024. We anticipate having \$500,000 in the Uninsured Loss Fund at the end of 2023.

A sub-committee of the FC that was formed to investigate the investment of some of our funds met with CAMS accounting personnel. The methods of investment and amounts were finalized as previously announced following the vote by the BOD. The investments are expected to yield approximately 5% per annum based on the current rates.

If anyone in the community wants to join the FC, please reach out to me at ecostaedd@comcast.net or 908-5295-1324. I will be glad to answer your questions about our meeting schedule and the process of developing the 2025 budget.

Gene Costa, Chairperson

LANDSCAPING COMMITTEE

Our landscaping contractor, Hobbs is doing a lot of clean-up work this time of year.

The side of the tennis courts is nicely trimmed. After the holidays, they will attack the back portion.

Trimming of ornamental grass and crepe myrtles will commence in January. They will trim the sides more on the ones on the tennis court path to stop it from growing into the walkway. Weed killer will be put on the berm in January.

Happy Holidays to all

BUILDING COMMITTEE

Ocean Dunes has received a Christmas gift in the form of Bledsoe Enterprises generously "donating" a sand dune. For goodwill and as an expression of gratitude, Mike Bledsoe received the okay to build a dune in front of our buildings, starting at the north end of 1200 building and continuing to the 2100 building area. Bledsoe received the permits from CAMA and has started this major project which would have cost many thousands of dollars, far exceeding our budget. Those who work with Mike know of his generosity toward our community. He cares about OD and about his customers. He gives his time and expertise to Ocean Dunes on a daily basis, spending nights monitoring situations of dire consequences and his days overseeing projects. He is an invaluable asset.

The replacement of concrete is complete. With the cost of concrete going up in 2024, the prudent decision was made to spend this year's as well as next year's budgetary allotment now. Approximately 11,250 square feet of concrete was replaced.

The Rec Center water valves have been fixed, so now the water can be turned off and on.

The damage from the 12/17 storm was minimal.

The contracts with Pearl Pools have been signed for Pelican and Dolphin pools to be resurfaced as well as having the pool decks resurfaced. Surf Rider pool will have new fencing and lighting installed before high season, dependent upon the inspectors' approval.

After months of work shopping for the right engineer to handle the project, the dehumidification system for the indoor pool area is forthcoming.

COMMUNICATIONS COMMITTEE

The communications committee supported by Blossom Gardner, Evan Wittels, Lawrence Braxton, Mike Brown and Laura Lee Kedziora held their last meeting of the year December 14th.

We discussed the January newsletter and the placement of an article on the 2024 upcoming ODHOA Board of Directors election. We also discussed some interviews in the February issue of outgoing board members Steve Channell and Evan Wittels.

We also asked Mike Brown and CAMS to see if we could get copies of some other associations newsletters to get some insight into what others are publishing.

Happy Holidays.

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

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 (M-F) - Olivia Granquist

Rec Center Attendant (Sat) - Zach Pearce

Rec Center Attendant (Sun) - Tracer Malray

CELEBRATE

Ocean Dunes Website:

<https://oceandunesresortnc.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/Thing-s-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>

