



## OCEAN DUNES HOMEOWNERS ASSOCIATION

### *In this month's edition:*

- Out going Board Members
- Coquina Rocks
- Pleasure Island Calendar of events



**Celebrating 24 exceptionally well-run communities across NC as the 2024 Seal of Distinction Winners**

**Congratulations to these homeowners, community associations and managers!**

Ocean Dunes was awarded the Community Association of Excellence award. Only 24 HOA's in North Carolina received this award. This is a significant award, and indicates that this HOA is well managed. Only 3 CAMS properties obtained this award, and Ocean Dunes is the only one in the Wilmington area. The Ocean Dunes Board's achievements were taken into consideration including having adequate insurance, concise governing documents, and financial records in order, among others. Kudos to On-site Manager Mike Brown and Assistant Site Manager Laura Lee Kendziora and to our outstanding support staff. To read more about the

organization, follow this link :

[news-cai-nc.org@shared1.ccsend.com](mailto:news-cai-nc.org@shared1.ccsend.com)



# Out going Board Members

Steve Channell (S) & Evan Wittels (E)

## **Leaving the Board, an Exit Interview**

Below is an interview with Steve Channell (S) and Evan Wittels (E), who are leaving the Ocean Dunes Board of Directors next month. In the interview, questions were posed to them, and they gave their individual responses and mutual responses.

### **Reflecting on the 4 years you have been on the board, what has changed the most on the board regarding the community?**

E: There's a lot more community support for board actions these days. Our protocol now is "don't just fix a leak," but figure how what is the source of the leak, or the cause of whatever problem it may be, and get it fixed. Be proactive. No band-aids.

S: The biggest challenge coming in was to get owners to feel confident in the board making decisions and supporting the execution of those decisions. When we came on, the most pressing, serious issue confronting the board was getting the finances right. The decisions that had to be made were uncomfortable on both sides. We have been able to accomplish this through frank communication and openness, enabling our community to move forward. Ocean Dunes was stagnant. As we leave the board, Evan and I are looking at community that has financial solvency and where projects are getting done.

## **What has given you the most satisfaction over the 4 years you've served?**

**E:** The support to do a lot of the improvements and complete longtime "undone stuff." Finally being able to get projects done means a lot to me and makes the work worth it.

**S:** Three things: 1) Support of our owners through difficult times, overcoming much of the divisiveness, and generally going in the same direction. 2) Everyone pulling together to overcome the King Tide devastation and support the major expenses we incurred. 3) Last year, going in a different direction in our insurance coverage, putting us in a place of stability especially working with so many dedicated volunteers from the community and getting a lot of hard work done.



## **What “unfinished” business do you think the community still has?**

E: The challenges presented to residents to give of their time and effort. Just because we're in a good place now doesn't mean that it will stay that way. Without folks doing their share, this “good place” we're in won't necessarily stay this way. Going back to the way it was worries me. The positive communication we now have with our contractors, especially Bledsoe and Adrian, needs to continue. I feel like I can go to them, and Steve, with anything and get honest responses and I know they feel the same with me. The job is never finished. Every part is unfinished business.

S: Every morning, you don't know what you're going to be given. There are always going to be problems with these over 40-year-old buildings. When your phone rings at 6am on a Sunday morning, you pretty much know that it's an emergency involving something at Ocean Dunes. Like homes everywhere, our buildings and our land need constant tending.

## **What going away comments do you have for the community?**

E: Bye, Bye. Just kidding! Seriously, I hope that the people here at Ocean Dunes will give to the community by serving on the board or on a committee; getting involved in what goes on here makes a huge difference in how you look at this place and goes a long way in understanding what's happening and why decisions were made.

S: Of course I'm naturally going to use a sports analogy: As a team, we've had success overcoming obstacles. If we don't continue to be diligent and work as a team, we risk losing the momentum and strength we have. It will catch up with us. We cannot become complacent, or we'll lose what we've worked so hard to get.

## **In closing...**

Within the span of little less than an hour, Steve and Evan imparted wisdom beyond what these specific questions address. Here are some of their random thoughts worth serious consideration:

The Ocean Dunes board needs hardworking members who can openly engage with the other board members, the contractors, the staff, and especially the homeowners. Serving has been a satisfying experience because of the work and time put in. To be done right, a board member must be on board and follow through with what they ran to do. It involves hours being put in and is worth every minute of the time. The experience is extremely satisfying if done right. Future board members must know and deal directly with situations answering affirmatively to, "What can I do to be proactive and know with conviction that what was done was done for the good of the community as a whole?"

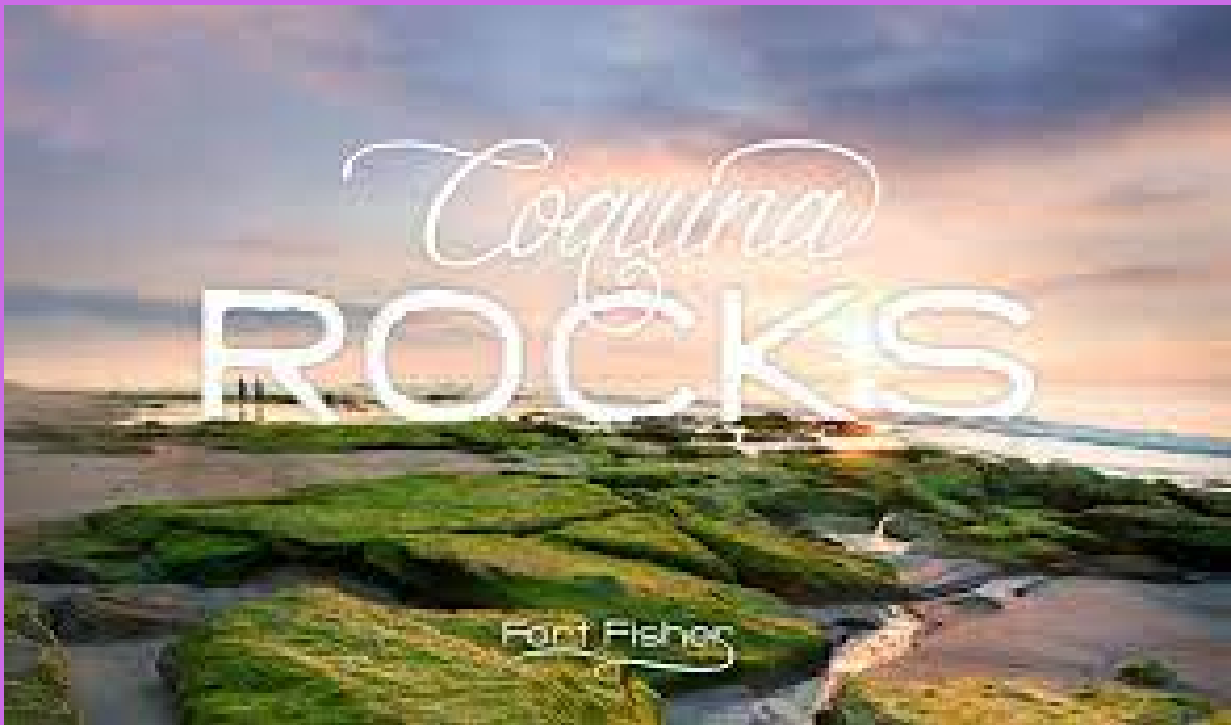
As the board president, Steve Channell has been effective and accessible. He gives a positive face to the board and, as Evan aptly notes, "He has the talent to herd cats." "Steve takes his recruiting skills 'on the trail' here at Ocean Dunes, getting homeowners involved, finding folks with knowledge that will benefit us all." These two fellows have cultivated a friendship over their time on the board. Two disparate sorts—a carpenter vs. a communicator—they have forged a trust in each other's abilities and judgment to be able to "agree to disagree," trusting that both sides have merit and issues are negotiable based on the facts. "If you don't have respect, you'll have a difficult time getting anything done." Getting along and meshing their skill sets have proven effective in accomplishing what they set out to do four years ago.

The work here at Ocean Dunes is big. Taking care of what needs to be taken care of on a daily basis as well as long term is a lot of work. Compounding this are individual homeowners' issues and problems. Needs of the community as a whole naturally take precedence and this should be understood by individual homeowners and, just like an individual household or business or job, issues do not necessarily get solved overnight or are the top priority. This is straight talk from these two veterans.

A big thanks to Steve Channell and Evan Wittels for their efforts and support for the community. They have worked harder and longer than many do at "paying jobs." Best wishes and sincere gratitude, fellows.

## Fort Fisher Trailhead Walk

A source of pride for Ocean Dunes residents is the coquina rock formations in front of our oceanside buildings. People come from all over the United States and the world to gaze on this natural phenomenon. It's the only location of naturally occurring coastline Coquina Rock in all of North Carolina and it's quite impressive. It's interesting to note that the Google map includes the name of our community. How fortunate are we to have this incredible formation in our front yard.



# CALENDAR OF ISLAND EVENTS



# APRIL 2024

**APR 6 PANCAKE BREAKFAST**

SENIOR CENTER 7:30-11AM

**APR 6 ISLAND MEN MAC & CHEESE FESTIVAL**

GOOD HOPS 1PM

**APR 07-14 PLEASURE ISLAND RESTAURANT WEEK**

**APR 09 TOWN OF CAROLINA BEACH COUNCIL MEETING**

6PM

**APR 09 CENTENNIAL VENUS FLYTRAP RIBBON CUTTING**

CAROLINA BEACH TOWNHALL 4:30PM

**APR 10 BUSINESS AFTER HOURS**

GOOD HOPS BREWING 5:30-7PM

**APR 12 STAR PARTY**

CAROLINA BEACH STATE PARK 7PM

**APR 13 CB INLET ASSOCIATION**

CHOWER COOK-OFF @

**APR 13 3 WHEEL THERAPY**

PADDLES FOR PEDALS MIKE CHAPPELL PARK 8AM-4PM

**APR 13 STOKED 5 YEAR ANNIVERSARY PARTY**

STOKED ALL DAY!

**APR 14 CB MURAL PROJECT**

**FANCY PANTS CROQUET**  
MIKE CHAPPELL PARK

**APR 15 TOWN OF KURE BEACH COUNCIL MEETING**

6PM

**APR 19-21 2024 PADDLE SURF EAST SOCIAL**

ATLANTA ACCESS

**APR 20 ISLAND MEN BACKYARD BBQ**

BLAKESLEE AIR FORCE REC

**APR 22 CHERRY BLOSSOM SUSHI**

RIBBON CUTTING 5:30PM

**APR 22 MICHAEL'S SEAFOOD**

SHRIMP OPEN GOLF TOURNAMENT 9AM

**APR 22 EARTH DAY**

**APR 22 OCEAN FRONT FLICKS**

KURE BEACH OCEAN FRONT PARK 8PM

**APR 26 KURE COMMUNITY FEST**

11AM

# Committee Reports

## FINANCE COMMITTEE

The Finance Committee met on Monday, March 25, 2024 at 7 pm and discussed the March Balance Sheet, the Income Statement, and our current investments.

Items of note: Since December 2023 we have invested \$700K in various instruments to get a high yield while we await the completion of projects on the long-range plan. To date, the investments have produced \$5,1512.81 in interest. Our two largest CDs that began at \$250 each are broken down into smaller accounts so we never go over the FDIC insured limit of \$250K.

Our money is protected.

The second item of interest is the cost of the dehumidification equipment of the indoor pool. It has come in well over the budgeted amount. The Finance Committee and Board were advised by the firm that conducted the Reserve Study to plan on \$60K for the project. The actual cost is in excess of \$225K. This project cost will come from our Reserve Fund when it is completed in early summer.

Gene Costa

Spring







# BEACH PROTECTION COMMITTEE

## Beach Protection Committee

The BPC met on March 27th as a whole committee. The BPC continues to build on the advocacy network.

Meetings were held with NC State Congressman Miller and State Senator Lee where we shared the situation we currently have in Ocean Dunes with erosion and storm water issues. In April the NC legislature does a budget review where these individuals can make proposals to fund projects in the areas they represent. We made a formal request to them for funding planning and other efforts to mitigate our erosion and storm water issues.

As mentioned in previous newsletter we had filed a letter of intent for a grant with the FMA and our letter of intent was accepted so an application for a grant was submitted. Results of this process should be announced in the October-November timeframe.

Members of the committee also met with US Congressman Rouzer's senior advisor who connected us with his Legislative Director who is organizing the community projects funding requests. Each US Representative can make up to 10 requests for their district. We have made this request and information in regards to acceptance can come in the next 5 months or so.

The application period for grants with NOAA has also opened and we will file for a grant by the April 10th deadline. These grants focus on coastal resilience plans and we believe they are a match for our needs.

We have also met with New Hanover County Commissioner Zapple in regards to funds available through the monies collected via the room occupancy taxes. The commissioner was open to our interests and we believe this could be a viable source of funding in the future.

It's a long process and the committee continues its efforts.

Thanks



## COMMUNICATIONS COMMITTEE

### Communications Committee

The communications committee met on March 14th. We discussed the content of the upcoming issues and any changes to format. In the April edition there will be an interview with Steve Channell and Evan Wittels. These two board members have served 4 years on the board and their efforts have been of great value to Ocean Dunes.

## BUILDING COMMITTEE



The 1500 building work is coming along nicely and we have more weeks to go for the carpentry and painting. The 500 building will begin carpentry, then painting as things are finished up on 1500.

The fencing around the 100 building has been put up and a dumpster has been dropped to support the project. This is a complete overhaul, including replacing all decks and siding.

All three buildings will have new outdoor lights and address numbers.

The outdoor pools are in the process of resurfacing with close supervision being applied to expedite the completion. Surf rider Pool will open April 1 pending the annual health inspection. The indoor pool will close on April 8 for approximately four weeks for the dehumidification system installation. The work includes draining the pool, erecting scaffolding in the pool itself so that the old ductwork can be removed, installing new ductwork, the refilling of the pool and the balancing of the water. This project was begun back in August, but with the holdups associated with large projects these days, it has been a long process.

The dehumidification unit will be installed after Memorial Day.

At this time the center will be closed completely for one day, because of safety factors associated with a crane being brought in to set the unit behind the rec center.



# LONG RANGE PLANNING COMMITTEE

**LRPC Update – 03/28/24**

The LRPC met on 3/4/24. We reviewed the status of current and planned reserve projects. Currently we continue to follow the reserve plan, Paint and Repair projects have been begun on 1500, and soon on 500. The paint, repair and deck project on building 100 will begin this week, and on the 1000 building in the fall. The rec center dehumidification will begin the next phase in early April. The Pelican and Dolphin pool replaster, and deck painting is ongoing and has run into some issues. We are following that closely. The fence at surfrider is complete. All these projects were identified by G&F Engineers when doing our reserve plan. The committee agrees the best plan going forward is to continue to follow the recommendations included in the study. The Reserve study is available on the owner's portal for your review. If you would like to join the committee or just attend one of our meetings, please contact me at [msposato@twcny.rr.com](mailto:msposato@twcny.rr.com). This is one of the best ways to understand where your portion of the dues for capital assets is spent and the reasons why.

Thanks  
Mark Sposato



## INSURANCE COMMITTEE



The IC has met 2 times and will be meeting several times in the next several weeks. Late March and April is when all the carriers on our policy begin to provide the cost and coverages through our broker. We will begin the process of putting together our total coverage on all aspects of OD. As with most costs in today's economy we expect an increase but will not know until the carriers start reporting rate changes to our broker. At our open meeting in May we should be able to report to homeowners as to what our package will include and the cost. As a reminder all owners should have their own HO6 policy through your own personal carrier. If you have any questions on this you should contact your agent.  
Submitter-IC-Steve Channell Sent from my iPhone

## LANDSCAPING COMMITTEE

Pine Straw is down. Spring work has begun

## GOVERNING DOCS COMMITTEE

Reminder, as rental season is upon us. Only Owners are permitted to have pets in the units. Owners must be in the residence in when pets are in the units. Relatives are not to have pets onsite without the resident present during the visit.

## **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.\***

## **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**

**\* Ocean Dunes Website:**

**<https://oceandunesresortnc.com/>**

**•The PRIVATE Ocean Dunes Owners**

**Group Facebook page:**

**[https://www.facebook.com/groups/32](https://www.facebook.com/groups/324887891854120)**

**4887891854120 •**

**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/42](https://www.facebook.com/groups/42704092681)**

**704092681**

**•Kure Beach Pier:**

**[https://www.facebook.com/search/to](https://www.facebook.com/search/top?q=kure%20beach%20pier)**

**p?q=kure%20beach%20pier**

**•Carolina Beach Facebook Page:**

**[https://www.facebook.com/places/Th](https://www.facebook.com/places/Things-to-do-in-Carolina-Beach-North-Carolina/109744462385819/)**

**ings-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/11](https://www.facebook.com/groups/1122812144558265)**

**22812144558265**

**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**