

July 2024 Monthly Newsletter

OCEAN DUNES HOMEOWNERS
ASSOCIATION

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USA

A Day Trip from Ocean Dunes: The Green Swamp Preserve

If you are looking for a hidden nature park in North Carolina, head to the uncommon Green Swamp Preserve — one of the most unique places to visit in the Brunswick Islands. Here you'll discover magic in the insectivorous plants and the dense evergreen shrub bog, an environment made possible by the longleaf pine savannas. Another reason to drive to Supply is its lovely location at the intersection of Ocean Highway and Southport-Supply Road. To be sure — this is one of the most unusual places on the planet.

The Green Swamp contains some of the country's finest examples of longleaf pine savannas. The open savannas have a diverse herb layer with many orchids and insectivorous plants. Almost 13,000 acres of the preserve, however, are comprised of a dense evergreen shrub bog (pocosin) dominated by gallberry, titi and sweetbay.

The Green Swamp contains at least 14 different species of insectivorous plants, including extensive populations of Venus flytrap, sundew, butterworts and bladderworts, and four species of pitcher plant. The preserve is also home to many rare animals, including the American alligator, Henslow's sparrow, Bachman's sparrow and Hessel's hairstreak butterfly.

HISTORY OF THE PRESERVE

Federal Paper Board donated 13,850 acres of this preserve to The Nature Conservancy in 1977 and an additional 2,577 acres in the late 1980s. The Nature Conservancy has since purchased additional land in the preserve.





Ocean Dunes Cooks!

Strawberry Shortcake

From: Blossom Gardner

Creating shortcake may seem daunting, but it doesn't have to be. I'm living proof as, for >ten years I prepared it for an every-growing hoard of hungry coworkers at my job.

Strawberry Shortcake
(serves 4-6)

6 cups strawberries, stems removed and sliced, 1.5 qt.

1 cup white sugar

2 1/3 cups original Bisquick baking mix, or any brand (Southern Biscuit mix at the CB Food Lion is the best.)

1/2 cup milk or more

**Cap and slice strawberries.
Sprinkle with 2/3 cup sugar. (I mash them a bit with a fork.*)
Refrigerate while making the shortcakes.**

Follow package instructions for biscuits, adding 1/3 cup sugar to the dry ingredients.

Drop 4-6 big spoonfuls on baking sheet.

Bake in preheated 425F oven for 10-12 minutes.

Cool and halve horizontally.

A big spoonful of strawberries on each bottom, replace top.

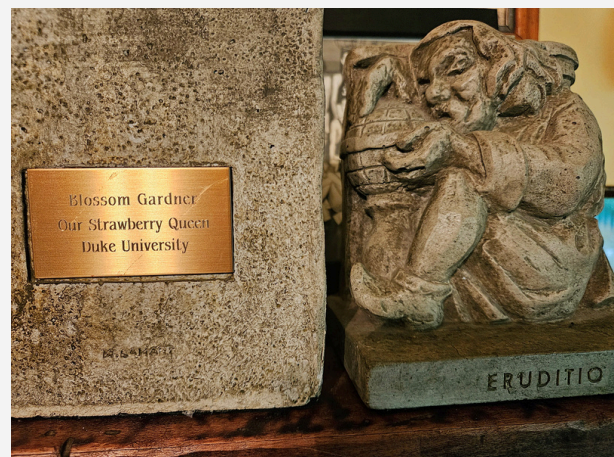
Big blob of whipped cream.

Another big spoonful of berries.

Your family and friends will love you for it.

Refrigerate is the technical term for this, if you want to impress your eager eaters. I doubt they'll hear, too busy eating.

**The plaque is on the
bookends the University
give to Blossom upon
her retirement.**





Committee Reports

BEACH PROTECTION COMMITTEE

The BPC (Beach Protection Committee) continues building advocacy support with any government and regulatory officials who will be a part of our final approvals.

As the committee has learned over the last year this process takes a long time and involves lots of patience.

With climate change impacting many coastal areas there are many communities and cities seeking funding to protect their property.

We are also still in the waiting mode for next steps with NOAA, FEMA-FMA, NC General Assembly, and US House of Representatives.

Thanks

Al Woodall, Committee Chair

INSURANCE COMMITTEE

Insurance Committee, Evan Wittels

The insurance committee will meet again as our current policies need to be reviewed prior to renewal.

At present we have filed a claim on our policy for the damage caused by a power surge to the elevator in buildings 2200-2300. We are waiting on the final insurance adjustors report and resolution.

HAPPY
4th of
July



COMMUNICATION COMMITTEE

The Communication Committee met on Wednesday, June 5th and discussed the content of the June and July newsletters.

The newest feature is the recipe of the month and this month's contribution is from no other than the committee's own, Blossom Gardner.

Her recipe for strawberry short cake looks outstanding and we can't wait to try it. It has been a go to recipe for her and she has legions of fans at Duke University.

We are always looking for owners who interesting stories to share or want to share their Ocean Dunes experiences with us.

Thanks to the committee for all their work and contributions.

Dave



LONG RANGE PLANNING COMMITTEE

Long Range Planning Committee Update – 06/26/2024

The LRPC will next meet in July as we begin planning for the Reserve Fund portion of the 2025 budget. We will review project costs for 2024 and use that data to estimate what we expect costs to be for 2025. We will continue to follow the plan as laid out by Reserve Advisors for our RF long term plan. Some of the larger projects for 2025 include more building/paint/redeck projects, and a plan for the Recreational Courts (Tennis and basketball). We will be looking to form a sub-committee for the rec courts as this project will require multiple estimates and have multiple issues associated with it. If you are interested in getting involved in this issue or any other LRP issue, please contact me at msposato@twcny.rr.com, or give me a call at 315-546-5731.

FYI, the LRPC works closely with the building committee in planning these projects. The LRP is the blueprint for all of our capital improvement projects.

**Thanks
Mark Sposato**

**GOVERNING DOCUMENTS
COMMITTEE**

**LANDSCAPING
COMMITTEE**



FINANCE COMMITTEE



The Finance Committee met on Monday, June 24, 2024 at 7 pm and discussed the June Balance Sheet, the Income Statement, and our current investments.

I am glad to report that we are under budget in General Maintenance. The HOA has earned approximately \$15K in interest so far this year on our investment in high-yield CDs. Also, to date the HOA has collected \$11K+ in late fees and interest. The CDs will begin to roll over at the end of this month. At the end of July, we will continue to invest in ladder CDs in the amount of \$50K per month.

The electrical surge that was created by an auto accident on 5/19/2024 damaged the A/C unit on the 2100 elevator (already repaired) and the A/C and elevator at the 2200/2300 buildings. The HOA has insurance for mechanical items and has submitted a claim for damages. Fortunately, the deductible is only \$5K for this claim. We still await the determination on the claim by the insurer.

In order to not file claims under our general policy for two major water leaks, we have paid \$70K and \$50K (approximately) out of the self-insured fund to cover the damages.

Next month the committee will begin the process of developing the 2024-2025 budget. Before we even begin the process, we know that based on the reserve study, we have to increase the Reserve Fund dues by 3%, which is approximately \$15/month on average.

We have paid for the total overhaul of the 100 building and paid for the paint and repairs to the 500 and 1500 buildings. The next step will be to fund the total overhaul of the 1000 building in the fall.

Gene Costa





BUILDING COMMITTEE

Buildings 100, 500, and 1500 are completed except for the details commonly entailed with large projects.

Preplanning for the overhaul of 1000 this Fall is in full-swing with bids being received, the engineer plans on the table, and discussions among the board.

As for elevator in the 2200/2300 building, replacement is a long work-in-process. Because the elevator was hit by a power surge, damaging electronic and other parts, there is no quick fix. Its demise was on a Sunday and there were the appropriate people looking at it the following Monday, and the insurance claim filed that Friday. There has been no foot dragging in getting it replaced.

Organization was immediately set in motion for the repairs/replacement. Understanding that there is no band-aid is important. This is a priority understood by all involved. The elevator equipment rooms on both sides of the street had their power blown and the air conditioners rendered inoperable. Because temperature of the equipment must be kept within a specific range, this had to be dealt with post haste. Protecting our property has been the aim throughout this process with the insurance company. Bottomline: Replacement of the elevator and all that entails is going as quickly as possible. Ocean Dunes is fortunate to have the Delaware Elevator Co. district manager making this his priority, too.

The indoor pool duct work is finished and the major heavy duty equipment is set up for the dehumidification system of be installed. The project electrician will be doing his thing including digging the trenches on the exterior of the building for the laying of the new cable. This project is moving at a faster pace than expected.

The ever present day-to-day stuff, including individual concerns, are being handled as they arise, with this many units being compared to maintaining this many domiciles.

- 7/01 TURTLE TALKSKURE BEACH OCEAN FRONT PARK 7PM
- 7/02 FAMILY NIGHT (LYNNE AND DJ DAVE) CAROLINA BEACH LAKE 6-8PM
- 7/02 KURE BEACH MARKETKURE BEACH OCEANFRONT PARK 8AM-1PM
- 7/03 STORY TIME BY THE SEAKURE BEACH OCEANFRONT PARK 10-11AM
- 7/03 CB BOARDWALK BLAST 4TH OF JULY FIREWORKS SHOW WITH PORT CITY SHAKEDOWN CAROLINA BEACH BOARDWALK 6:30-9:30PM
- 7/04 **4TH OF JULY** TOWN & PLEASURE ISLAND CHAMBER OFFICES CLOSED
- 7/06 CAROLINA BEACH MARKETCAROLINA BEACH LAKE 8AM-1PM
- 7/06 PANCAKE BREAKFASTKATIE B HINES CENTER 7AM
- 7/07 MOVIES AT THE LAKE (MIGRATION)CB LAKE - DUSK 
- 7/08 TURTLE TALKSKURE BEACH OCEAN FRONT PARK 7PM
- 7/09 KURE BEACH MARKETKURE BEACH OCEANFRONT PARK 8AM-1PM
- 7/09 CAROLINA BEACH TOWN COUNCIL MEETINGCB TOWN HALL 6PM
- 7/09 FAMILY NIGHT (MR. SCOOTER)CAROLINA BEACH LAKE 6-8PM
- 7/10 STORY TIME BY THE SEAKURE BEACH OCEANFRONT PARK 10-11AM
- 7/10 ISLAND WOMEN FLAMINGO BINGOCB BOARDWALK 6:30PM
- 7/11 KIDS ADVENTURE NIGHTKURE BEACH OCEANFRONT PARK 6:30-7:30PM
- 7/11 CB BOARDWALK BLAST FIREWORKS (DANE BRITT BAND)6:30-9:30PM
- 7/13 CAROLINA BEACH MARKETCAROLINA BEACH LAKE 8AM-1PM
- 7/13 ISLAND MEN HERMIT MURAL PROJECTTHE LAST RESORT 11AM-3PM
- 7/14 MOVIES AT THE LAKE (CAMP HIDEOUT)CB LAKE - DUSK
- 7/15 TURTLE TALKSKURE BEACH OCEAN FRONT PARK 7PM
- 7/15 KURE BEACH TOWN COUNCIL MEETING KURE BEACH TOWN HALL 6PM
- 7/16 KURE BEACH MARKETKURE BEACH OCEANFRONT PARK 8AM-1PM
- 7/16 FAMILY NIGHT (NO SLEEVES MAGIC)CAROLINA BEACH LAKE 6-8PM
- 7/17 STORY TIME BY THE SEAKURE BEACH OCEANFRONT PARK 10-11AM
- 7/17 ISLAND WOMEN FLAMINGO BINGOCB BOARDWALK 6:30PM
- 7/18 KIDS ADVENTURE NIGHTKURE BEACH OCEANFRONT PARK 6:30-7:30PM
- 7/18 CB BOARDWALK BLAST FIREWORKS (RESOUL)6:30-9:30PM
- 7/20 CAROLINA BEACH MARKETCAROLINA BEACH LAKE 8AM-1PM
- 7/21 BOOGIE IN THE PARK W/ DOWN SOUTH THUNDER
KB OCEAN FRONT PARK 5PM
- 7/21 MOVIES AT THE LAKE (TMNT: NINJA MAYHEM)CB LAKE - DUSK
- 7/22 TURTLE TALKSKURE BEACH OCEAN FRONT PARK 7PM
- 7/23 KURE BEACH MARKETKURE BEACH OCEANFRONT PARK 8AM-1PM
- 7/23 FAMILY NIGHT (BROCCOLI BROTHERS)CAROLINA BEACH LAKE 6-8PM
- 7/24 STORY TIME BY THE SEAKURE BEACH OCEANFRONT PARK 10-11AM
- 7/24 ISLAND WOMEN FLAMINGO BINGOCB BOARDWALK 6:30PM
- 7/25 KIDS ADVENTURE NIGHTKURE BEACH OCEANFRONT PARK 6:30-7:30PM
- 7/25 CB BOARDWALK BLAST FIREWORKS (BIBBIS ELLISON BAND)
CAROLINA BEACH BOARDWALK 6:30-9:30PM
- 7/27 CAROLINA BEACH MARKETCAROLINA BEACH LAKE 8AM-1PM
- 7/28 MOVIES AT THE LAKE (COOL RUNNINGS)CAROLINA BEACH LAKE - DUSK
- 7/29 TURTLE TALKSKURE BEACH OCEAN FRONT PARK 7PM
- 7/30 KURE BEACH MARKETKURE BEACH OCEANFRONT PARK 8AM-1PM
- 7/30 FAMILY NIGHT (CAMPFIREBALL)CAROLINA BEACH LAKE 6-8PM
- 7/31 ISLAND WOMEN FLAMINGO BINGOCB BOARDWALK 6:30PM

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.*

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

Gene Costa - President

Barry Ehret - Vice President

Mark Sposato - Treasurer

Debbie Stock - Assistant Treasurer

David Bianchi - Secretary

Kristin LoMonaco - Assistant Secretary

Evan Wittels - Director

*** 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 - Deana Stephens