

Ocean Dunes May Newsletter

What's New at Ocean Dunes?

Crosswalk now in front of the 2100 building is working.



Best of the Cape Fear 2024 WINNERS!

Thank you to everyone who took the time to nominate and vote!

HOA Management Company



WINNER

CAMS - Community Association Management Company

SHARE



What's inside this issue:

- Meet your Neighbors- Joe & Elise Joyce
- Committee Reports
- Voting & Meeting
- Local Events
- Contact Information

Meet your Neighbors - Joe & Elise Joyce

Joe and Elise Joyce, our neighbors in the 900 Building, could be the perfect example of "Life Well Lived." Their lives surely would have been well lived in any circumstances because of their innate character, but life gave them special challenges which they have handled with grace and unwavering dedication

Elise was born and raised in Long Beach, CA, and Joe in Philadelphia. They met and married in California in 1990. In 1993, they moved to Harrisburg, PA, when Joe accepted a promotion in his chosen field of insurance. Their two boys, Matt and David, were born there and, along with Elise's ten-year-old daughter, Tara, the now-family of five were living a relatively calm life together. Early on, Matthew, now 27, was diagnosed with Down Syndrome, then two years later, David, now 25, was diagnosed with profound autism. To say that Elise and Joe stepped up to the plate would be a gross understatement to what these two parents have done, as well as continue to do. Matt accompanies his parents on their trips to Ocean Dunes, but now, Joe and Elise must fit days here around Matt's busy work schedule including two jobs and the position of Student Manager for the local college basketball team. (He was supposed to step down from the basketball gig, but the coach didn't want to lose him, so got him to stay.) Throughout the interview, Joe gave "props" to those who have been part of their journey, including the work done at Penn State through "Career Studies for People with Intellectual Disabilities" with regard to Matt's opportunities. Even as an infant, son David had "things going on unlike other babies." The diagnosis of severe autism was accepted by the Joyces and, together, their everyday lives were forever changed. Elise chose to center her life around being David's caretaker. She continued this care until he was in his early twenties. David now lives in a group home with 24/7 care, within a five-minute drive of their home.



Lily (5) Hope (3) enjoying the carolusel Caroling Beach.

Meet your Neighbors - Ipe & Elise Joyce cont.

Joe is chief of staff for Keystone Insurers Group. He's worked for Keystone for 24 years. Through hard work, Keystone has grown from 17 agencies starting out to 390 now, spanning across 30 states, North Carolina being their first venture out of the state of Pennsylvania. Fellow employees took an interest in Joe's philanthropic work, asking him questions, especially about his Board and Board Chair contributions to the Autism Society of America and his inspiration through David. In 2009, Keystone decided to embrace autism as their corporate cause and focus on supporting, in particular, Autism Society of America through corporate contributions and fundraising. The golf tournaments have seen great participation and monies raised. An interesting aspect of the company's "give back" began a few years ago wherein the Autism Society spoke at the Inner Agency Autism Coordinating Committee (IACC). The Society impressed the IACC so much that the Autism Society created the David Joyce Advocate of the Year Award. One can imagine how gratifying this was for David's parents, as well as David who has attended the awards ceremony and, as Joe says, "You could tell he felt it."

The story about a recipient of this award is so worth telling: Neli Latson was a young autistic man living in Virginia, who one day went to the public library only to find it not yet opened, so he decided to sit outside and wait for it to open. Someone called the police. When they arrived, they thought Neli had a gun. He reacted and was arrested for assault and was given a ten-year sentence. He was later pardoned and is now a trainer for first responders in recognizing autism and learning how to deal with subjects appropriately. The latest of the good works is the establishment of the Autism Justice Center, where questions can be addressed and resources found for autism-related issues, including legal advice and potential representation. The link to this project is

<https://autismsociety.org/autism-justice-center/>



Joe, Matt, and Elise in Kure Beach

The Joyces love their place at Ocean Dunes and are glad they went looking and found Kure Beach, OD in particular. They take advantage of the beach, the pools, and the gym. Before this interview, many of us probably heard about one of our residents being a major insurance expert, but may not have known who this "hero" was. It's Joe! When approached by the board for his advice, Joe went to his co-workers who directly work in the Condominium Association insurance sector. They went to work and, along with Joe, were able to supply information and resources which enabled our HOA to save close to a million dollars in insurance expenses. What a boon to our budget!



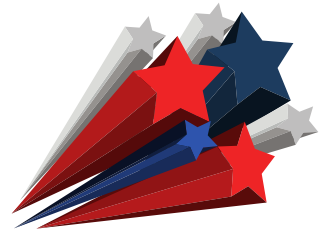
Elise, Joe, Hope, Lily. Or beautiful and fun loving granddaughters who LOVE Kure Beach. They call it their "Holiday House"



Our son David. David has severe autism so unfortunatley coming down to enjoy Kure Beach is too hard for him.

An Ocean Dunes vignette which Joe said he'd be remiss in not relaying involves Board President Steve Channell. They met on the beach when Joe noticed that Steve had on a Big 33 ball cap. Big 33 is a terrific organization that matches football players on teams with special needs kids. Turns out Joe's Pennsylvania team is arch rivals with Steve's Ohio team. This friendly competition has enabled the two to enjoy being socialable down here, talking, no doubt, a lot of sports. This socialization is another positive aspect for the Joyces.

Joe ended the interview by saying, "I can't hang up without giving the best words to my wife, Elise. When we moved from California, she finished her Art History degree at Penn State, then went to work the Susquehanna Art Museum, and loved it. When the boys came along, she made the choice to give up her career and focus on raising our boys. She is a hero, my hero."



Voting and meeting reminder

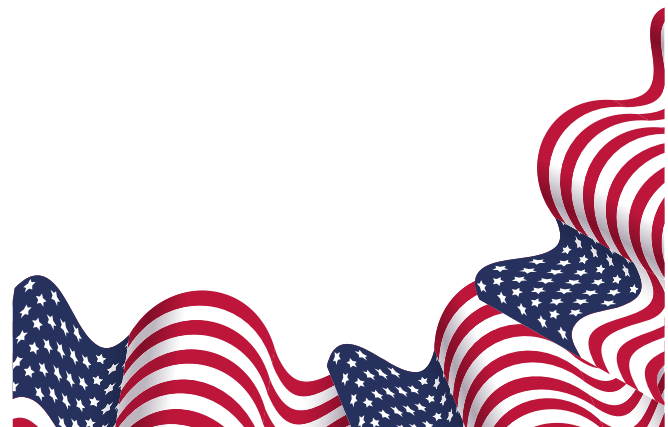
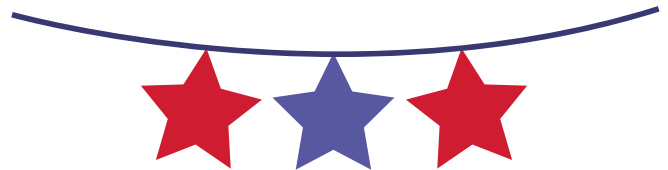
This is an important reminder to all owners: On April 15, you received two notifications from "Election Buddy" (an online voting platform used by Ocean Dunes for Board elections and other items requiring owner voting). One of those notifications was entitled "2024 Annual Meeting Proxy". In that email and/or text, you were asked to pick one of the three options to indicate how you would exercise your proxy.

It is imperative that owners make a selection in order for the Annual Meeting and Election to be valid. Ocean Dunes governing documents indicate that a minimum of 51% of owners must be present (either in person or by Zoom) or be represented by proxy which you assign to either another owner or to the Board.

If you have not voted, the Board of Directions has asked that you please take a moment to make your selection on the Proxy ballot in Election Buddy so that the Annual Meeting can proceed without delay.

As a reminder, the Annual meeting is on Saturday, May 4 at 10:00. A Zoom invitation will be sent out in advance of that meeting with instructions. Owners that are at Ocean Dunes may attend that meeting in the Owners' Lounge.

Thank you.





Committee Reports



FINANCE COMMITTEE

This month, rather than beginning with the financial health of the HOA, I will address delinquencies and how to avoid them.

Each year the HOA collects approximately \$20,000 in late fees and interest on delinquent accounts. Most of this amount is from chronic delinquencies that accrue over many months.

If you are set up on ACH and do not have sufficient funds in your account on the 10th of the month, your account is not credited as paid in full. A late fee and interest are added to your account as well as a \$30 returned check fee. If you do not check your account in the Owner's Portal, the deficiency goes unnoticed and that total rolls over into the next month.

If that original NSF month remains unpaid for four months, the late fees and interest would amount to over \$1,000 based on the average monthly dues. Please check the Owner's Portal before the 29th of each month to avoid unnecessary charges.

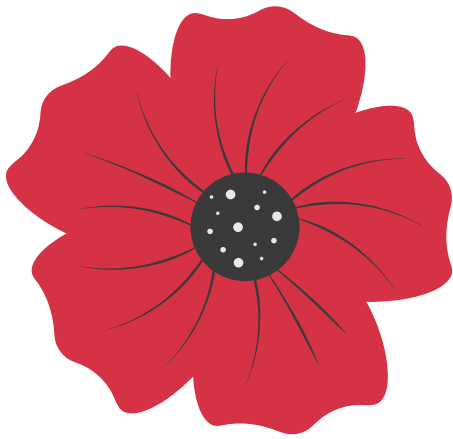
The Finance Committee met on Monday, April 22, 2024 at 7 pm and discussed the April Balance Sheet, the Income Statement, and our current investments.

In the past few years, the HOA did not have funds on hand to consider paying the FEMA policy in full in May, so we had to enter into a payment plan that included a high rate of interest. This year, while we await a few projects at the end of the year, we are in a position to pay the FEMA policy in full and save the HOA about \$15,000 in interest charges. The funds will come from the Self-insured Fund and be replaced on a monthly basis from the Operating Fund.

Items of note: Since December 2023 we have invested \$757,976 in various instruments to get a high yield return while we await the completion of projects on the long-range plan.

Gene Costa





COMMUNICATIONS COMMITTEE

The communications committee met on April 9th. We discussed the content of the upcoming issues and which owners we would like to interview. With a new board of directors election and our annual meeting occurring on May 4th we start a “new year” at Ocean Dunes and we are always interested in adding new members to the committee. Thanks.

LRPC COMMITTEE

LRPC Update – 03/28/24

If you have been on the property lately, I am sure you have noticed many projects that are currently in process, or recently completed.

All of these projects are the result of the LRPC, and the BODs following the Long-Range Plan for the repair and replacement of our capital assets. We will continue to follow the plan laid out in the reserve study that was completed professionally by G&F Engineering.

This study is posted on the owner’s portal for your review. I will be reviewing all projects’ status, along with planned future projects at the annual meeting in May.

Once again, we welcome anyone interested in joining the committee to contact me at msposato@twcny.rr.com.

Thanks
Mark Sposato

GOVERNING DOCS COMMITTEE

The current draft of the revised OD Rules & Regulations has not yet been passed, but the board did issue a change regarding pet ownership.

Only owners are permitted to own pets (as has been the case since OD was created), and the board has now specified that the owner must be onsite at OD with the owned pet.

This means owners cannot lend/rent out their units to friends and families with pets. And neither owners nor rental agencies can write leases allowing renters to keep pets.

BUILDING COMMITTEE

LANDSCAPING COMMITTEE



INSURANCE COMMITTEE

The IC which consists of owners (5 who work in the insurance industry) and BOD has completed our insurance package that begins in May. We met on 4 different occasions, and the Committee feels very good about our coverage and the cost quoted. Some HOA's along the coast can't even get policies so we feel fortunate. A general outline is that our cost from last year went up approximately 27% from \$890,000 to \$1.1 million. The primary reason was that our replacement cost went from roughly \$43 million to \$63 million based upon our appraisal which the BOD had performed by a professional appraiser. This is the same group that conducted the last appraisal 4 years ago. The increased replacement cost went up in the last 4 years by 43%.

Looking back on our previous cost quoted last spring from our broker at the time, our cost would have been about \$1.5 million. I am confident that it would have been even higher for the coming year but the decision to enter our coverage in the NC Wind Pool has saved us significantly last year and even more this coming year.

We will be available to answer questions at our Annual Open Board meeting this Saturday from 10 am- noon. You received a Zoom invite for this very important meeting for OD owners. A friendly reminder that if you haven't voted yet for the BOD please take a moment before Saturday to do so. It is especially important that you reply to the Proxy and submit your decision. We have not reached quorum as of the date of this report (April 29 2024).

Submitted IC chair-Steve Channell





BEACH PROTECTION COMMITTEE

Beach Protection Committee

The BPC continues to build on the advocacy network. This month's report is fairly unchanged from last month's newsletter report.

At our last meeting we asked committee members to seek out other owners who live in their NC congressional district so they could reach out to their local representative to advise them of our actions and to let them know that they have constituents who have property in Ocean Dunes.

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 filed 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

- MAY 03** **OCEAN FRONT FLICKS**
KURE BEACH OCEAN FRONT PARK 8-11PM
- MAY 04** **PANCAKE BREAKFAST**
KATIE B HINES CENTER 7AM
- MAY 04** **ISLAND WOMEN FLOCK OF FOOD TRUKS**
CB LAKE 3:30-7:30PM
- MAY 04** **SIP AND CRAFT**
MALAMA CAFE 4:30-6:30PM
- MAY 04** **CAROLINA SEASCAPES WORKSHOP**
ISLAND BEVERAGE 1-4PM
- MAY 04-05** **ISLAND ARTS COUNCIL ART IN THE YARD**
FOUND ALL OVER PLEASURE ISLAND!
- MAY 08** **BUSINESS AFTER HOURS**
WINDSTAR HOTEL 5:30-7PM
- MAY 09** **FOUR HOUNDS DISTILLING RIBBON CUTTING**
FOUR HOUNDS DISTILLING
- MAY 10** **OCEAN FRONT FLICKS**
KURE BEACH OCEAN FRONT PARK 8-11PM
- MAY 11** **BUBBLES & BLOOMS GARDEN PARTY** 
GOOD HOPS BREWING 10:30AM
- MAY 14** **TOWN OF CAROLINA BEACH COUNCIL MEETING**
CB TOWN HALL 6PM
- MAY 17** **PLEASURE ISLAND JEEP JAM 2024 KICKOFF**
BLAKESLEE AIR FORCE REC AREA 10AM
- MAY 18** **PLEASURE ISLAND JEEP JAM 2024 BEACH DAY**
FORT FISHER STATE REC AREA 9AM
- MAY 18** **HIGH TEA**
KATIE B HINES CENTER 2-4PM
- MAY 18** **SURF DOG WATCH PARTY**
CAROLINA BEACH PIER 10AM
- MAY 18** **CAROLINA BEACH MARKET**
CB LAKE 8AM-1PM
- MAY 18** **TOWN OF KURE BEACH COUNCIL MEETING**
6PM
- MAY 20** **ISLAND WOMEN FLAMINGO BINGO** 
CAROLINA BEACH BOARDWALK
- MAY 22** **CB BOARDWALK BLAST - CARL NEWTON'S REVIEW**
CB BOARDWALK 6:30-9:30PM
- MAY 24** **TOWN OF CAROLINA BEACH FIREWORK SHOW**
CB BOARDWALK 9PM
- MAY 25** **CAROLINA BEACH MARKET**
CB LAKE 8AM-1PM
- MAY 28** **MOVIES AT THE LAKE**
CB LAKE - DUSK
- MAY 29** **MEMORIAL DAY** 
- MAY 30** **ISLAND WOMEN FLAMINGO BINGO** 
CAROLINA BEACH BOARDWALK
- MAY 30** **CB BOARDWALK BLAST - SOUTHERN TROUBLE**
CB BOARDWALK 6:30-9:30PM
- MAY 30** **TOWN OF CAROLINA BEACH FIREWORK SHOW**
CB BOARDWALK 9PM

Facility Hours of Operation

HOA Office:

***Monday - Friday
9:00 a.m. - 5:00 p.m.***

Rec Center:

***(fitness center only)
7 days a week
9:00 a.m. - 8:00 p.m.****

Ocean Dunes Website:

<https://oceandunesresortnc.com/>



Ocean Dunes Board of Directors' email:

odhoaboard@gmail.com

CAMS website:

<https://camsmtg.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>

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) - Deana Stephens