

# OCEAN DUNES HOME OWNERS ASSOCIATION

October 2024 Monthly Newsletter

## *In this month's edition:*

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## BUILDING COMMITTEE

### **From Evan Wittels, President, Ocean Dunes Homeowners Board:**

Report on the storm status as of Wednesday, September 24:

We had a weather event on September 16, 2024 which is being called the largest of the century in our community. The Town of Kure Beach received approximately 15 inches of rain in a very short period of time.

That being said, I ask for understanding in what everyone involved is doing. Our contractors and board members have been working from the time the storm commenced and will continue to do so. To our advantage, we have contractors on site, whereas the rest of the island is finding resources stretched, with weeks before they can find a place in any contractors' schedules. WE ARE WAY AHEAD OF THE CURVE.

The buildings with any roof issues have been tarped. Clean-up and protection of the property around the buildings and the buildings themselves are our priorities. Work is moving full speed ahead.

The insurance adjusters were contacted immediately, and the flood adjusters have already done their initial inspection. The wind inspector will be on property on Monday September 30. The engineer has also been on site and will continue to work with our contractors and adjusters.

The elevator shafts have been pumped and the 2100 elevator will be re-inspected today and hopefully be put back into operation. The Pelican swimming pool is being pumped and checked for any damage, however, due to undermining in the area, this pool will remain closed until the area is repaired.

Information will be sent as possible, keeping in mind that the physical work involved and the communication with adjusters & engineers must take priority. For specific requests and personal/individual issues, please go through our work order process through CAMS.

You can always contact the board at [ODHOAboard@gmail.com](mailto:ODHOAboard@gmail.com).  
Thank you for your understanding and patience.

# Important Homeowner Information

As owners in Ocean Dunes we are aware that due to storms or other issues beyond our control, the area is subject to power surges. Power surges are believed to have caused recent damages to owners appliances and other assets in various buildings.

These surges can cause expensive damage to appliances, HVAC systems, computers and television sets to name a few of the assets in our homes.

We have been made aware of a program by Duke Energy that may be able to help address the impact of the power surges. Here is the link to the Duke Energy website where owner's can register for this service and get additional information <https://www.duke-energy.com/Home-Services/Surge/Surge-Protection>. In addition the phone number for Duke Energy is 888-999-8856 and they will connect you to the customer service group for this service. I enrolled this way and it was quite easy. If you enroll, Duke Energy will come out and install a device on your meter. They offer two levels of coverage starting at \$9.99 a month and for \$2.99 more you can add electronic devices.

This service is provided by Duke Energy and it is an owner's decision whether to participate or not. The ODHOA is only providing this information as a service to our owners.

Duke Energy is the provider of this service and until the end of September they are providing free installation.

Owners must sign up for this service with Duke Energy.

This service is an individual decision by the owners and not an ODHOA requirement.

If you have questions you can reach out to us at [ODHOAboard@gmail.com](mailto:ODHOAboard@gmail.com). We can answer basic questions but you may have to reach out to Duke Energy for additional information.

Thanks

ODHOA

## *Meet your Neighbors - Sara & Terry Fleming*

Our neighbors, Sara and Terry Fleming, whose place is in the 1900 building, love it here at Ocean Dunes. Terry says, "Particularly me! Since we live in Raleigh, the trip is an easy drive. It's so peaceful, my sanctuary. It is my joyful place."

Being an ER physician, Terry feels fortunate to have a haven from the huge responsibilities his profession demands and which he takes pride in providing.

The Flemings have impressive professional backgrounds. Sara comes from a long line of educators, her mother both a middle school as well as a vocational school principal, her dad, a middle school principal. Sara became a biochemist and practiced her profession until their primary focus turned to raising their three children, Patrick, Francis, and Elizabeth, now 18, 20, 22, respectively. With teaching in her blood, she adapted her talent to teaching weightlifting, power lifting, and personal training to fit her schedule, even coaching a cross-country team for a while. Her experiences led to her writing and publishing a book, *FITNESS WITHOUT FEAR* (2020), which is available on Amazon. Her impetus for writing the book was her experiences with physical fitness neophytes. She recognized their trepidation and worked on the mental side of physical fitness, "Living in a society that says physical fitness has to be hard, I worked with my students on a positive approach including basic good posture, for instance." Four chapters in her book are devoted to her philosophy. Her dynamism in all she has accomplished in physical fitness resulted in her being honored as an Outstanding Alumna of the ISSA, International Sports Science Association; all this while raising Elizabeth, Francis, and Patrick. Oh, not to leave out: Sara teaches college math and chemistry online and writes for blogs and magazines.

Starting life on the Jersey shore, then growing up in Orefield, PA, Terry played baseball and basketball in high school. He went on to undergraduate school at Boston University, then graduate school at Georgetown, which is where he and Sara met as students. After getting married in the chapel of Sara's undergraduate school, St. Mary's College in southern Maryland, they moved to North Carolina to start their family. Terry completed his residency at the University of North Carolina at Chapel Hill, where they lived during his residency. He and now works in Emergency Medicine UNC-Rex, and they live in Raleigh. They have a horse named Donnie Boy which they board near their home and enjoy frequently.

## *Meet your Neighbors - continued*

For quite a while Terry and Sara had been “batting around the idea of a beach house.” The family would come to the beach often while the children were growing up and enjoyed an annual reunion of Terry’s four siblings which he hosted. Son Patrick especially loves surfing, so they went to Wrightsville often. Then COVID hit, changing most everything, including beach entry. “We went to Wrightsville and we were not allowed to get on the beach—no out-of-towners. They shut down the rentals and instated a visitors ban.” The family agreed they were in want of “somewhere fun to go.” They were encouraged by their friends, including a realtor friend who sent them photos of Ocean Dunes, including an available unit. The pictures piqued their interest, especially “the rocks,” our coquina outcrop. This was in March of 2021. They journeyed down to take a look at the place and were immediately attracted to both the condo and the location. Their unit was in beautiful shape and is one of the Ocean Dunes residences with a finished basement; plenty of room, they envisioned, for bunkbeds to accommodate their kids and their kids’ friends.

Terry is active in our Ocean Dunes community. He believes that serving on the Beach Protection Committee continues to be an opportunity to learn in-depth the science of our shore, the opportunities to ensure our coastline, and the “how-to” for obtaining resources to further the protection of our coastline as well as our investments.

Sara and Terry Fleming celebrated their 25th anniversary last year and their children have grown up and are now young adults. Terry says, “We’ve been lucky in children and lucky in marriage.” Ocean Dunes is lucky in having you in our community.



# 11 things you might not know about the Cape Fear River

You've probably walked along the Cape Fear River, possibly even eaten at one of the restaurants that line Wilmington's Riverwalk along the murky-colored waterway, or taken a quick glance at it as you drive across it.

But do you really know the Cape Fear River?

The mighty river flows through some of the largest urban areas in North Carolina before disgorging into the Atlantic Ocean 200 miles from its headwaters. Its journey takes it through the Piedmont and Sandhills before traveling through largely sparsely populated areas of Eastern North Carolina north of Wilmington before heading toward the ocean. The stretch of river from the Port City south to its mouth is the river's widest, fastest and saltiest section, defined by the tides pushed up from the Atlantic that have largely transformed the river from a freshwater to a saltwater environment.



**Aerial photo of Fort Fisher-Southport ferry crossing the Cape Fear River**

**First seen by Europeans 500 years ago, here are some facts you might not know about the Cape Fear River:**

- Originally named Rio Jordan by the Spanish, the Cape Fear River eventually gained its fearful moniker because of the dangerous and moving sand shoals found around its mouth that made navigating the waterway a challenge for even seasoned captains. Sometimes having to run the gauntlet of pirates and hostile Native Americans added to the challenges and cemented the river's new name.
- The Cape Fear is the only river in North Carolina that was engineered to handle inland navigation via the three sets of lock and dams built along it in the early 20th century.
- The Cape Fear River basin covers more than 9,300 square miles (about 17% of NC), making it the state's largest. It encompasses all or portions of 26 counties that include a population of nearly 5.4 million people.



**A view of Battery Island from the Cape Fear River**

- The Cape Fear Basin includes counties home to some of the highest concentrations of factory-like hog and poultry farms in the country. According to Cape Fear River Watch, more than 10 million hogs, 16 million turkeys, and 300 million chickens are produced annually by concentrated animal feeding operations (CAFOs) within the river's watershed.
- The first Europeans to see the Cape Fear was a group in 1524 led by Italian explorer Giovanni da Verrazano, who was on a mission to the New World on behalf of France. It would be another two centuries before the first permanent and successful European settlement, Brunswick Town, was established along the river.
- The Port of Wilmington lies about 26 miles upstream from the open Atlantic on the Cape Fear River. The river's shipping channel has a depth of 42 feet, with proposals to deepen it to 47 feet. Container ships that extend more than 1,200 feet long and carry more than 14,000 containers regularly dock at the state-owned facility.
- The Cape Fear River serves as the primary drinking source for many communities along its path, including Fayetteville, Wilmington, and numerous communities in Brunswick and Pender counties. The raw water intakes for the Cape Fear-area utilities are located just above Lock and Dam No. 1 in Bladen County. The dam prevents brackish water from reaching the pipe intakes.
- According to NOAA, the Cape Fear once supported thriving migratory fish populations of American shad, shortnose sturgeon, Atlantic sturgeon, blueback herring, American eel and striped bass. Commercial fish landings today are estimated to be more than 80% lower than historical estimates over the past two centuries, largely because of dams that prevent the migratory fish from reaching inland areas to spawn.
- The largest flounder ever caught in North Carolina was hooked back in 1980 in Snow's Cut, which is a manmade waterway connecting Carolina Beach Inlet (also manmade) and the Intracoastal Waterway to the Cape Fear River. The monster flatfish came in at 20 pounds, 8 ounces.
- During World War II, 126 "Liberty" ships and 117 other ships were built along the Cape Fear River by the N.C. Shipbuilding Company. After the war, the yard was turned over to North Carolina and became the state-run Port of Wilmington.
- The N.C. Department of Transportation operates a vehicle ferry near the river's mouth between Fort Fisher in New Hanover County and Southport in Brunswick County. It is the only crossing of the river south of the Cape Fear Memorial Bridge in Wilmington - a distance of nearly 21 miles. The ferry route carried nearly 177,000 vehicles in 2023 and was the third busiest route, but busiest tolled ferry, in the state system.



# Ocean Dunes Cooks!

## Moist Chocolate Cake

When he's not overseeing our Ocean Dunes community, on-site CAMS Property Manager Mike Brown enjoys innovative, healthy-AND-delicious cooking, including this luscious, gluten-free cake. Lucky family!

No one will believe this chocolate cake is made with cooked quinoa—no flour required!

### Ingredients

**2/3 cup (160 mL) white or golden quinoa (ALWAYS rinse quinoa well before using – otherwise it will have a bitter taste).**

**1-1/3 cups (330 mL) water**

**1/3 cup (80 mL) milk (for LF; substitute your choice of dairy free milk alternative)**

**4 large eggs**

**1 tsp (5 mL) pure vanilla extract**

**3/4 cup (185 mL) butter, melted and cooled (for LF, use coconut oil)**

**1-1/2 cups (375 mL) white or cane sugar (can use sugar alternative that measures like sugar).**

**1 cup (250 mL) unsweetened cocoa powder**

**1-1/2 tsp (7.5 mL) baking powder**

**1/2 tsp (2 mL) baking soda**

**1/2 tsp (2 mL) salt**



## Directions

1. Bring the quinoa and water to a boil in a medium saucepan. Cover, reduce to a simmer and cook for 10 minutes. Turn off the heat and leave the covered saucepan on the burner for another 10 minutes. Fluff with a fork and allow the quinoa to cool.
2. Preheat the oven to 350°F (180°C). Lightly grease two 8-inch (20 cm) round or square cake pans. Line the bottoms of the pans with parchment paper.
3. Combine the milk, eggs and vanilla in a blender or food processor. Add 2 cups (500 mL) of cooked quinoa and the butter and continue to blend until smooth.
4. Whisk together the sugar, cocoa, baking powder, baking soda and salt in a medium bowl. Add the contents of the blender and mix well. Divide the batter evenly between the 2 pans and bake on the center oven rack for 40 to 45 minutes or until a knife inserted in the center comes out clean. Remove the cake from the oven and cool completely in the pan before serving. Frost if desired\*. Store in a sealed container in the refrigerator for up to 1 week or freeze for up to 1 month.

### \*FROSTING (Glaze)

Before frosting the cake, I use either a raspberry coulis or raspberry jam between layers. I then make the following glaze to pour over the cake.

- 3 oz of choc chips (I use dark choc).
- Some butter or coconut oil (about a tablespoon);
- 1 tsp of vanilla and some honey or agave nectar to sweeten.
- A dash of milk of your choice.

Melt chocolate in the microwave for about 30 seconds or until chips are soft. Stir with other ingredients until creamy. Pour over cake and spread so it runs over the sides of the cake.

### GARNISH:

I put fresh raspberries at the top edge of the cake to make portions (8 usually). I like to refrigerate the cake until about 20 minutes before serving; this will give the chocolate time to soften but keep the glaze from getting too runny.



# Committee Reports

## RECREATIONAL AREA COMMITTEE

The Recreational Area Planning Ad-hoc Committee met on September 11th and reviewed our current state of space available and current amenities. We also discussed possible adds to the recreation services available and how to best use the space. The committee has 14 members including 3 board members. This is one of the best turn outs for a committee we have had in recent times. Our next meeting is October 9th.

Thanks.

## SOCIAL COMMITTEE

"We are excited to announce we will be continuing the traditional Super Bowl party in 2025. Look for information and sign up sheets after the holidays. If you would like to help with the planning please reach out to me at [kristenlomonaco@gmail.com](mailto:kristenlomonaco@gmail.com) with the subject line social committee. I would appreciate any assistance!!"

Kristen Roeder-LoMonaco

## COMMUNICATION COMMITTEE

The Communication Committee met on September 12th and discussed some upcoming owner interviews for the October newsletter.

Our next meeting is October 9th.

Thanks.

## INSURANCE COMMITTEE

The insurance Committee has not formally met since the policy decisions were made in late April.

As of now though Evan, as the committee chair, and others are actively working on our claim due to the storm of September 16th.

We will keep the homeowners updated as more information is received on our claim.

Thanks.



## BEACH PROTECTION COMMITTEE

**One of the grants the Beach Protection Committee has applied for is through FEMA. Here is an update of the grant application process and our submission.**

### **FEMA – FMA Grant Application**

**FEMA at the federal level awards grants for either building plans to mitigate further damages or construction of approved plans to mitigate further damages. The state of NC is the grant applicant and the TOKB is the sub-applicant.**

**Earlier in the year, with the cooperation of Kure Beach Town Council, we applied to the NC department that aggregates all applications from NC. The state decides yes or no. This is the first cut to getting a grant. We were successful in convincing them that our project is worthy of funding. The OD project was included in the request bundle that NC submitted to FEMA –FMA. It is our understanding that FEMA–FMA relies on the states to select the most worthy projects.**

**FEMA–FMA is expected to approve funding to the states sometime between Oct and Jan. The state will notify us when the grant is offered and the final terms of the grant. We will have 30 days or so to accept the grant. Possibly longer. The funds are required by statute to be used for the purpose stated in the application. Funds cannot be diverted to other uses. The matching fund requirement could be 20–30% based on our understanding of the scoring protocol.**

## LANDSCAPING COMMITTEE

## GOVERNING DOCS COMMITTEE





## FINANCE COMMITTEE

### Finance Committee Update 9/30/24

The Finance Committee last met on 9/9/24. At that time, the committee unanimously approved the 2025 operating and reserve fund budgets that we have worked on for the last 3 months. The next step in the process was to present the proposed budget to the BODs for approval. The BODs unanimously approved the committee's recommendation. The next step will be to send out the budget to owners on 10/4. We will also set up two Q&A sessions to review the proposal and answer owner questions. These

Q&As are tentatively scheduled for:

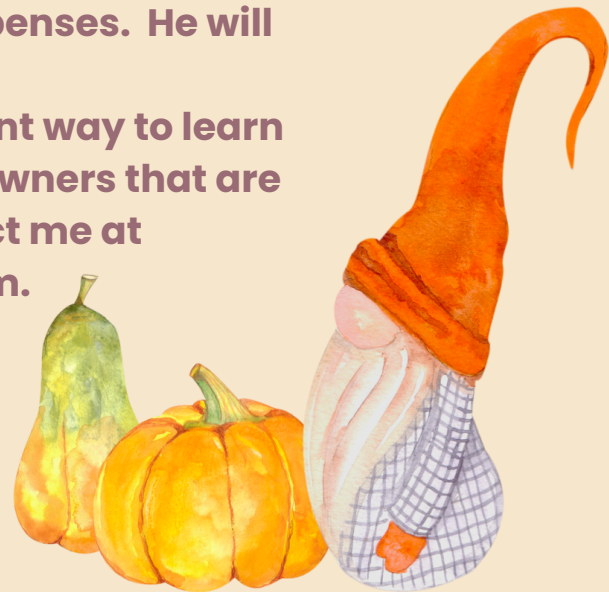
10/9 Zoom presentation of budget to owners-  
Wednesday @ 7 pm

10/14 Zoom presentation of budget to owners  
Monday 7 pm

Many thanks to the committee's members for their hard work during this process. We also said goodbye to committee chair Gene Costa who has sold his unit. Gene was a driving force in bringing together owners regarding our financial issues, not only in creating the budget, but also in monitoring expenses and working to reduce expenses. He will be missed.

The Finance Committee is an excellent way to learn about our finances. We encourage owners that are interested in joining to contact me at [msposato@twcny.rr.com](mailto:msposato@twcny.rr.com).

Thanks  
Mark Sposato



# LONG RANGE PLANNING COMMITTEE

**Long Range Planning Committee Update – 09/30/2024**

The LRPC has worked with the Finance Committee on the 2025 budget. The committee has unanimously agreed to follow the plan laid in our reserve study that was completed by G&F Engineering in 2022. The plan began in 2023 and called for a 3% increase per year for our reserve fund dues. Additionally, we have reviewed the Reserve Fund project status for 2024 and the planned RF projects for 2025.

One of the larger projects for 2025 (in addition to building work) will be the “restoration” of our recreational courts (tennis, basketball and shuffleboard). A subcommittee has been formed and has begun meeting. Many thanks to the owners who signed up to join this effort.

When the reserve study was completed in 2022, we were advised by multiple experts that for an HOA with a budget as large as ours, along with the numerous capital assets we have, our reserve study should be done every 3 years, and no more than 5 years. The LRPC will discuss this topic in depth in 2025 and advise the board accordingly.

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.

Anyone interested in joining the LRPC can contact me at

[msposato@twcny.rr.com](mailto:msposato@twcny.rr.com)

Thanks

Mark Sposato

## BUILDING COMMITTEE

The report this month is based on the 24th of September letter sent to the community regarding the storm issues. All is moving along at a surprisingly efficient rate: the insurance adjusters are inspecting; the in-house maintenance crew is chipping away at their long to-do list; the on-property contractors are continuing their excellent work, re-prioritizing as need be because of the damages; the engineer is proving to be an invaluable asset who is accessible and knowledgeable and works well with everyone involved.

## 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

Evan Wittels - President

Barry Ehret - Vice President

Kristin LoMonaco - 1st Vice President

Mark Sposato - Treasurer

Debbie Stock - Assistant Treasurer

David Bianchi - 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 - Olivia Granquist

Rec Center Attendant - Zach Pearce

Rec Center Attendant - Deana Stephens

\* 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