



OCEAN DUNES HOME OWNERS ASSOCIATION

November 2024 Monthly Newsletter

In this month's edition:



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2025 BUDGET INFORMATION

The 2025 Ocean Dunes Operating and Reserve Fund budget has been passed by the owners. Votes are tallied and the percentage reported based on your unit ownership percentage and out of 196 units we had 41.94% not vote. We had 58.06% vote in the election. Of this number 49.59% voted yes and 8.47% voted no.

The budget passes unless 50.01% of owners vote no to reject the budget.

Based on the budget passing our total assessments will be increasing slightly and this will change your monthly payment. When the January assessment comes out from CAMS please take notice of this amount and change your ACH payment with your bank if this has been automatically paid in the past.

We have our next Ocean Dunes Open Meeting at 10 am, Saturday, November 16th, 2024. It will be both an in person meeting at the Recreation Center and a Zoom call in meeting. Call in information will be sent to all owners in a separate email blast.

Meet your Neighbors - Julie and Rick Knafelz

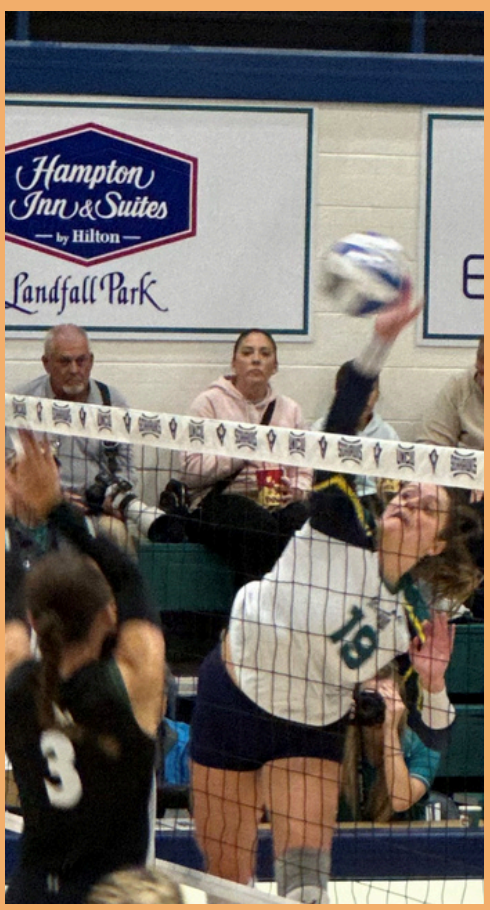
If ever there were a more positive family to come to Ocean Dunes, this interviewer has not met them. Talking with Julie Knafelz about her family: husband Rick, daughter Sarah, and son Matthew, was a breath of fresh ocean air.



The Knafelzes came to North Carolina for Rick's work. He is in technical operations with Bank of America, which naturally brought him from Chicago to Charlotte, an international banking hub closely associated with BOA. Julie and Rick have raised their family in Charlotte, having now lived there for 23 years. When Sarah came to the University of North Carolina at Wilmington, they decided to get a place at the beach to be near her when they could, especially to cheer her on at her varsity volleyball games. They chose a condo near Myrtle Beach. After a while of making the trek to Wilmington, they realized that being closer would have all manner of advantages. They found what they were looking for in our community in the 1600 building.



The Knafelz family's ties are closely related to their love of athletics. Son Matthew plays varsity basketball at Lees McCrae College in picturesque Banner Elk, NC, so there are fun trips to the other end of our state to cheer him on. Sarah has now graduated from UNC-W, but still stays active in sports and fitness activities. Julie has been an athlete all her life, playing lots of pickleball these days. Rick enjoys physical activities while still very much enjoying the tranquility of the beach when he is here.



Seahawk volleyball - Sarah



Seahawk basketball - Matthew

Julie's background is in nursing with emphasis on HIV and infectious diseases and counseling. She continues to keep up with the latest in her field, but the family found a way for her to focus her work around raising Sarah and Matthew and to actively volunteering at their schools and at an animal rescue organization in Charlotte. At the moment, the family is fostering a terrier mix (Richard!), who was a loved dog whose owner was unfortunately put in jail. The owner's family dropped Richard off at the vet with a note and a bag of food. That's when Julie stepped in, so he is continuing a loving life with the Knafelz family. Julie spoke lovingly of this dog and of other ones she has fostered and her plans to continue to foster. This has always been important, but we know, because of the devastation in the NC mountains, is more needed than possibly ever. Besides fosters, the family are proud owners of two chihuahuas, Trixie & Larry, who "see themselves as Great Danes," says Julie.



Family

Matthew, Julie, Sarah and Rick with Trixie and Larry!

Julie has connected with the Ocean Dunes community in a most positive manner with her participation with the group looking at improving the sports and physical amenities at Ocean Dunes. Her love of sports inspires her to push for the betterment of our facilities. She especially loves pickleball and knows its popularity is such that there are bound to be many other residents who do, too. "It's lots of fun and there are opportunities for neighbors to meet and to get exercise." Her philosophy for improvement for our facilities is making them user-friendly with "options for all." In fact, Rick and Julie have already connected with other OD residents through being out and about on our campus. Their favorite time of day is sunrise with the inspiration it brings to us all who have the privilege of living right here beside the sea. Taking the dogs for walks on the beach or reading a book while gazing at the waves and clouds never cease to bring joy and thankfulness to this amazing family.

Ocean Dunes Cooks!

Fireball Pumpkin Pie:



Dough for single-crust pie
2 large eggs
1 can (15 ounces) pumpkin
1 cup half-and-half cream
3/4 cup sugar
1/4 cup packed brown sugar
3-4 tablespoons Fireball cinnamon whiskey
1/2 teaspoon pumpkin pie spice
1/4 teaspoon salt



Directions:

Preheat oven to 425°

On a lightly floured surface, roll dough to a 1/8-in.-thick circle; transfer to a 9-in. pie plate.

Trim crust to 1/2 in. beyond rim of plate; flute edge. In a large bowl, combine eggs, pumpkin, cream, sugars, whiskey, pumpkin pie spice and salt; beat until smooth.

Add filling to crust.

Bake 15 minutes. Reduce heat to 350°.

Bake until crust is golden brown and top of pie is set, 45-50 minutes longer. Cover edge loosely with foil during the last 15 minutes if needed to prevent overbrowning. Remove foil. Cool on a wire rack for 1 hour. Refrigerate overnight or until set. If desired, serve with whipped cream and sprinkle with cinnamon.

Committee Reports

COMMUNICATION COMMITTEE

The Communications Committee last met on October 9, 2024.

We discussed the upcoming November newsletter and its content.

We will communicate the results of the 2025 budget vote in the newsletter and via an email blast from CAMS.

There are many interesting holiday activities in the area in November and December and they will be listed in the local calendar that is in the newsletter.

We also have had one committee member, Lawrence Braxton, leave the community. We appreciate all his help as a board member and a member of many committees.

Thanks.

Blossom Gardner
Laura Lee Kendziora
Mike Brown
Laura Haring
Dave Bianchi



AD-HOC COMMITTEE

The Ocean Dunes Board of Directors created an ad-hoc committee to create a plan for improvements to the outdoor recreation area adjacent to the recreation center.

The plan was to create a committee of interested owners, CAMS, and board members who wanted to help with this project. We received great feedback and interest from the community, and it is the largest committee we have.

The owners and CAMS associates on the committee are:

Martina Doyle, Tracy Snyder, Jeff Snyder,
Julie Knafelz, Patricia Twomey, Eric Ryan,
Steve Channell, Joanne Durham, Mylie Durham,
Bridget Bailey, and Mike Brown

Board members on the committee are:

Evan Wittels
Mark Sposato
Dave Bianchi.

The committee has met twice and, in these meetings, we identified the amenities that the committee was most interested in. This was done via a survey filled out by each committee member. We identified 12 possible amenities for the area. They are:

Tennis, Beach Volleyball, Shuffleboard,
Pickle Ball, Horse shoes, Mini Golf, Bocce Ball,
Basketball, Badminton, Cornhole,
Kids Playground, Enhanced Common Area



We also asked Bryant Realty to conduct a survey of recent guests as to their opinion of our recreation area and the amenities of the greatest interest.

The top 7 items from both of the surveys were:

Tennis Basketball Mini Golf

Pickle Ball Shuffleboard

Kids Playground Improvements to the Common Area/Gazebo area

During the week of October 21st, we had two contractors come out for site visits to get some ideas on how we can add amenities, fix amenities, and improve the area.

There is money set aside in the Long-Range Plan / Reserve Fund for this project.

The bids we receive will allow us to decide how to proceed with this project.

The funds are marked for use in 2025, and this is when this project can begin. As with all capital projects we must have the funds available in 2025 and funds can be impacted by unexpected storm losses or other contingencies.

We will keep you updated.

Thanks



LONG RANGE COMMITTEE

Long Range Planning Committee Update – 10/30/2024

The LRPC has completed their work for the reserve fund portion of the 2025 budget. As of this writing, the voting is ongoing. We will await the result before moving forward with the actual project planning process for 2025. We will begin meeting again in Jan 25.

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. They have already met with some contractors and are gathering data for this project. 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

Thanks

Mark Sposato



BEACH PROTECTION COMMITTEE

There are no new developments with our applications for grants however there does appear to be some ongoing discussions between the Town of Kure Beach and Carolina Beach in regards to the 2025 beach renourishment.

Both towns have had to adjust their parking pass process in regards to the Army Corp of Engineers Federal request and the number of parking spots that have free and equal access within 1/4 mile of the beach.

Here is the announcement from Kure Beach.



KURE BEACH TOWN COUNCIL TOWN OF KURE BEACH, NC

R ESOLUTION R24-12



A RESOLUTION PRICING SEASONAL PARKING PASSES AT THE SAME RATE FOR RESIDENTS AND NON-RESIDENTS

WHEREAS the Town of Kure Beach (“Town”) and the Department of the Army entered into a Project Cooperation Agreement (“Agreement”) providing for periodic beach renourishment projects administered by the Army Corps of Engineers (“Corps”);

WHEREAS the Agreement requires the Town to “provide...parking areas and other public use facilities [that are] open and available to all on equal terms;”

WHEREAS ER 1165-2-130, Para. 6.h.(1) (regulating federal participation in shore protection projects) requires that “[f]ees for [parking areas] must be applied uniformly to all concerned....;”

WHEREAS under its current paid parking program, the Town offers seasonal passes to residents at a discounted rate to offset the increased cost of public services the Town provides to visitors at no charge;

WHEREAS with discounted passes being offered only to residents, the Corps took the position that the Town’s parking program did not comply with the federal requirements that beach access-related fees, including parking area fees, be applied uniformly to all;

WHEREAS pending confirmation of compliance with these requirements, the Corps suspended federal participation in the Town’s upcoming beach renourishment project;

WHEREAS the Town, intending to comply with the federal requirements, will remove residential passes from the Parking Fee schedule and require seasonal passes to be offered to residents and non-residents at the same rate;

WHEREAS the Corps has confirmed that offering seasonal passes to residents and non-residents at the same rate complies with the federal requirements and that in accordance therewith, the Corps will lift its suspension and will participate in the upcoming renourishment project; and

WHEREAS the Corps has also confirmed that selling seasonal passes to Town employees at a discounted rate is acceptable provided that the utilization of such passes does not unnecessarily restrict beach access and parking;



NOW, THEREFORE, BE IT RESOLVED by Council in a meeting duly noticed and assembled that:

1. Staff is instructed to remove discounted residential parking passes from the Parking Fee schedule and to offer passes to residents and non-residents at the same rate.
 2. A copy of this resolution be emailed to the Corps at its Wilmington District Office.
- This the 21st day of October 2024.

Allen Oliver, Mayor
SEAL:

ATTEST:

Beth Chase, Town Clerk



BUILDING COMMITTEE

Good news regarding our buildings that we could not occupy after the storm of September 16th

1100, 1800 and 1700 are now fully available to their owners.

Clarity on what this means: A Certificate of Occupancy is the legal paperwork for occupying a building/ structure. For Ocean Dunes, the current situation is way less than the 2021 King Tide that proved to be so destructive.

The current situation had more to do with the ground around the buildings, including the damage at the Pelican pool area. Our contractors and in-house staff have worked feverishly to get us to the point of full occupancy.

FEMA and the adjusters for our two insurance policies (wind and flood) continue their on-site inspections. We are filing paperwork as we get the reports so that insurance proceeds can be funded to Ocean Dunes.

We also got the final state inspection of the Rec Center dehumidification system and that system is now operable.

The final parts for the 2200-2300 elevator repair work have been shipped and we will send updated information to all owners as we receive it in regards to the repair timeline.

Thanks to all for their help in these efforts.



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) 833-697-7328

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)

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