



# OCEAN DUNES HOME OWNERS ASSOCIATION

December 2024 Monthly Newsletter

*Happy Holidays!*

*In this month's edition:*

- Meet Your Neighbor- Mark Levi
- Price's Creek Lighthouse
- Things to do in the area
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*Merry Christmas!*



*Happy Hanukkah!*

*Happy Kwanzaa!*

## *Meet your Neighbor - Mark Levi*

Mark Levi, our new neighbor in the 500 building as of August, 2024, is living the life many of us oldsters only wish we were (still) living. The interviewer pronounced several times during the conversation, "I'm jealous!" It certainly is reassuring to hear about a young man with such accomplishments already under his belt.

Mark grew in Raleigh and attended college at Appalachian State in Boone. In the early '80s, his parents and some church friends came together in buying an oceanfront home in Topsail--\$110,000, total. Those were the days! Of course, \$110K was a LOT back then. Mark was able to spend much time at their beach place and he fell in love with the coast, especially Topsail. Eventually the family sold their share and Mark was left with no permanent place to "beach it." The beach was in his blood and he knew he had to have a permanent place to go. While preferring Topsail because of his history there, he began looking elsewhere, too, which led him to our fair town. He saw a potential OD unit, but missed out due to the speed with which our units sell. He vowed it wouldn't happen again. Later, on a Friday, he saw a newly listed one-bedroom, end unit up for sale, drove down Saturday to look at it and had it under contract within two days. He had no reason to wait, this place had everything positive--recently renovated, close to a pool with no close neighboring building due to the configuration, and "A huge panoramic view," says Mark, "with the large end window, the two front windows, and the big sliders. It's all view."



**Mark on his deck beaming brighter than the sun.**

## *Meet your Neighbor - Continued...*

**Mark's main home is in southwest Mecklenburg County on scenic Lake Wylie. His profession is difficult to "title," as it adapts to the project. His description of what he does is, "I provide technical support to live events - including audio, video, lighting, whatever is dictated by my clients. I do this for any group wishing to bring people together, ranging from Levine Hospital, Bank of America, and many health organizations, for-profit as well as non-profit groups. I am the project manager or work closely with the event's planners for bringing their vision to reality. Mine is an 'undefinable industry.'"**



**Mark on an  
adventure**

**How does one fall into such an interesting field? For Mark, it started while he was attending App State. He migrated toward fellow students interested in theatre and other live events on and off campus. When he graduated and landed in Charlotte, he continued this vent, working with Charlotte Repertory Theatre and NC Dance Theatre before touring with several rock and roll groups. He eventually went to work for Paramount, which, at the time, owned theme parks including Carowinds and produced live theatre and entertainment on ships. From there, he went onto creating his own company, then another, and currently the third which keeps him mighty busy. So busy that he has not had time to kick back and enjoy his Ocean Dunes place. He vows he will! He looks forward to meeting folks in the community. We discussed opportunities for this including using the amenities, especially the pool and gym, and (perhaps!) joining a committee. Mark has so many talents and is so dynamic. Finding his niche at OD and meeting people should not be a problem. Welcome, Mark!**



# Things to do in the area!

## **Blakeslee Air Force Recreation Area..**

Located in Kure Beach, with the entrance directly across from the 400 building, is a recreation area available for use by anyone who has served in the Military or works in the Department of Defense. For owners and visitors who qualify they offer a number of recreation equipment, lodging and activities at a reduced cost.

Here is a link to their website.

<https://www.militaryonesource.mil/resources/external/blakeslee/>

## **Fort Fisher State Historic Site..**

Located just down the road from Ocean Dunes is the recently renovated and opened, Fort Fisher Historic Site.

It is a great way to spend time in the area.

<https://kure-beach.wilmingtonandbeaches.com/listing/fort-fisher-state-historic-site/235/>

## **NC Aquarium at Fort Fisher..**

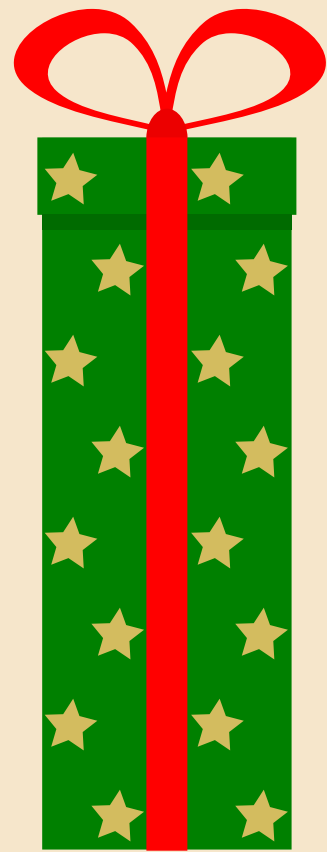
The aquarium features a Festival of Christmas Trees at this time of a year. It is something worth seeing if you have the time.

Always anticipated and a favorite for holiday revelers, the 2024 Festival of Trees runs from Nov. 22-Dec. 30, 9 a.m. to 5 p.m. at the North Carolina Aquarium at Fort Fisher (NCAFF). The event will feature 45 trees beautifully adorned by generous sponsors supporting the Lower Cape Fear LifeCare Foundation.

<https://www.ncaquariums.com/fort-fisher>

# Price's Creek Lighthouse

**This is a little known abandoned light house along the Cape Fear River in North Carolina. It is the Price's Creek Lighthouse. It stands 20–26 feet tall and operated from 1849 to sometime in the 1860s. It is the only one still standing of eight lighthouses built along the Cape Fear River between Oak Island and Wilmington. You may have noticed it from the Fort Fisher/Southport ferry deck.**



# Committee Reports



## COMMUNICATIONS COMMITTEE

### Communications Committee

The Communications Committee last met on November 14th, 2024.

We discussed the upcoming December newsletter and its content.

The December newsletter will have some updated information on things to do in the area during the holidays.

There are many interesting holiday activities in December and they will be mentioned in the newsletter.

Thanks.

Blossom Gardner  
Laura Lee Kendziora  
Mike Brown  
Laura Haring  
Dave Bianchi



## AD-HOC COMMITTEE

### Recreation Area Planning Ad-hoc Committee

The committee is made up of 14 owners including 3 board members.

We have had 3 meetings and 2 vendor site visits. One of the vendors has submitted drawings which we shared on the meeting.

Current plans involve 2 tennis courts, 2 pickle ball courts, the relocation of basketball court to the south end of the west tennis court, a mini golf course, upgrades to the kid's playground, cornhole, and resurfacing of the shuffleboard courts.

We are finalizing pricing and plans.

Funding for 2025 depends on final 2024 and projected 2025 reserve budget dollars

*Merry  
Christmas*

AND HAPPY NEW YEAR





## **BEACH PROTECTION COMMITTEE**

### **Beach Protection Committee**

**In partnership with the Town of Kure Beach, we have filed for a planning grant with FEMA through their “Flood Mitigation Assistance Program”. In September, we were notified that our project has been “selected for further review”, which is a great first step to receiving a possible final award from FEMA. We are hopeful that final decisions on grants will be received within 30–60 days.**

**We filed a letter of intent and a grant application with NOAA’s program for coastal projects, but we were not invited to apply for a 2024 grant. In this fiscal year, NOAA had applications for three times the funds they had available, and our project was considered small in comparison to others that applied. We were encouraged to file again in 2025.**

**We met with the local leadership of the Army Corp. Specifically, we met with the Chief of Regulatory/Permitting Division. He provided extremely helpful insight to how the USACE works, how they view our situation as an important need, and how a joint regulatory review that they conduct with NC CAMA can speed our approval. He also referred us to the Chief of the Civil Works Division who might be helpful for funding options and final construction down the road.**

**We met with congressman’s Rouzer’s office and discussed our needs for a planning grant. The congressman’s office encouraged us to apply to Community Spending Project funds. We submitted the application and the congressman’s legislative staff submitted it on our behalf.**

**Applications have not been decided on yet due to the November elections. We are still hopeful when the new congress is in session. These grants are annual grants, and we can apply again.**



# **BUILDING AND INSURANCE COMMITTEE**

**We are dealing with the insurance companies and need to have assurances of what will be covered before spending funds. They and FEMA have let us know that shortages in personnel and the number of statewide claims have slowed the process. We are staying on them. Until we receive concrete details of what is covered, the HOA will not spend money we don't have nor risk the depletion of our reserve funds. There are checks trickling in and we're hopeful the pace will pick up soon. In the meantime, small repairs and building safety issues are being handled.**





## 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 - Logan Ross**

\* 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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