

OCEAN DUNES HOMEOWNERS  
ASSOCIATION

January 2025  
Monthly Newsletter

*In this month's edition:*

- Meet Your Neighbors - Martina and Chris Franz
- Ocean Dunes Cooks!
- USS North Carolina
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*Happy  
New Year  
2025*



**Bye-bye Zego; Hello "VPay"**

A special note to any owners that currently use the "Zego" pay system for their monthly payments: This system is being replaced during the month of January with a new system called "VPay". Owners currently using the Zego system will have received an initial email introducing the VPay system and will receive another email early in January with instructions to set up the monthly payment in the new VPay system. This is a fee-based system.

All owners have the option of the free ACH service offered by CAMS. This ensures that your dues are paid automatically on the 10th of each month.

Regardless of which system you use for your payment, the Board would like to remind all owners that dues are payable on or before the 30th (not the 31st) of each month. A 10% late fee applies to the account at the close of business on the 30th in addition to a 1.5% interest charge.

# *Meet your Neighbors - Martina & Chris Frantz*

My name is Martina Frantz, married to Chris Frantz and mum to Joe and Léa and our cat Socks.

We live on the island and love our community. Joe (6) is 1st grade in Carolina Beach elementary school and Léa (3) attends Seahorse Stables Farm School, which is a nature based preschool just over the bridge.

<https://www.seahorsestablesnc.com/>

Both schools are amazing and the kids are very happy there.



**Socks the cat**

Chris was born and raised in New England. Keen into surfing, any water sports, sailing and tennis. Studied in Boston and worked in Portsmouth New Hampshire before moving to San Diego and working remote in 2012.



**Joe, Chris, Martina and Lea**

I was born and grew up in Ireland in a small village called Burren. Studied and worked in Ireland as a Mechanical Engineer for a Propane Company focusing on commercial heating and energy requirements. Growing up I played a lot of different sports and outdoor activities. One of which was an Irish sport called Camogie. I like to describe Camogie as a mix of Field hockey and Lacrosse. I played for my club, county and university and you could say it's a big part of the reason how I ended up moving to America!

Chris and I met in Ireland in a bar where I was celebrating a game win with a few team mates. He had just arrived into Ireland that day for a 2 week work and vacation trip. We chatted. He came to watch our next game that week and the rest is history. We got married in the Wicklow Mountains in 2016, 3 years later. I soon immigrated to America and we lived in San Diego.

In 2017 we placed our belongings in storage and took to the road in our VW camper. A few months later while visiting friends in Carolina Beach we found our fixer upper and been fixing it up ever since!

We love that we found our home here to grow our family. We love the ocean and to be able to walk to the beach from our family home is an important part of our lifestyle. We Airbnb a cottage at the rear of our property and I found that I really enjoyed the hospitality and property management while being a stay at home mum too.



**Steve Haydu St.  
Patrick's Lo Tide Run**



In 2023 we wanted to invest into another property for Chris's family to come stay for a few months of the year and to Airbnb also.

Why did we pick Ocean Dunes?

We wanted a place close to the beach and with an elevator 😊. The indoor pool and recreation centre was a nice bonus. I'm also involved in the new Recreational committee and we are excited for what is to come.



Heading  
to the  
beach!

What do we like to do now?

Beach as always. Kids are big into Boogie boarding and Chris loves to Surf. We love our State Park for hikes and our skate park for scooter and skate fun.

We also love to travel, to experience new cultures and ways of life.

Chris and I travelled a lot, before we met and together before children. Luckily our kids love it too so we hope to travel more as the kids get older.

Happy  
New Year



# Ocean Dunes Cooks!



A yummy recipe from master chef extraordinaire, our neighbor **Doreen Ross**. Thanks, Doreen! Again, reaching out to Ocean Dunes cooks to share your recipes. We're all in need of inspiration. Write in any form and we'll put it into recipe "mode" for sharing.

## Chocolate Covered Strawberries

### Ingredients

- 1 pound fresh strawberries (about 20-25, washed and thoroughly dried)
- 1 cup semi-sweet chocolate chips or chopped chocolate (use a good quality chocolate such as Ghirardelli)
  - 1 tablespoon coconut oil (this helps set the chocolate up to harden)
- Optional toppings: chopped nuts, sprinkles, shredded coconut, the list is endless or drizzle with white chocolate ( I use a chopstick to drizzle. No mess, no cleanup then just toss it away, recycle of course)

### Instructions

#### 1. Prepare the Strawberries

- Make sure your strawberries are completely dry after washing. Any moisture will prevent the chocolate from sticking.

#### 2. Melt the Chocolate

- Place the chocolate chips in a microwave-safe bowl. Add the coconut oil.
- Microwave in 20-second intervals, stirring each time, until the chocolate is smooth and fully melted. (This usually takes about 1-1.5 minutes.)

#### 3. Dip the Strawberries

- Hold a strawberry by its green stem or use a skewer/toothpick. Dip it into the melted chocolate, swirling to coat evenly.
  - Let any excess chocolate drip off.

#### 4. Add Toppings (Optional)

- While the chocolate is still wet, sprinkle toppings like nuts or sprinkles over the strawberry.

#### 5. Set the Strawberries

- Place the dipped strawberries on a baking sheet lined with parchment paper or a silicone mat.
- Let them sit at room temperature until the chocolate hardens, or place them in the refrigerator for about 15-20 minutes for faster setting.

#### 6. Serve or Store

- Enjoy immediately or store them in an airtight container in the refrigerator for up to 2 days.

# USS North Carolina

The USS North Carolina (BB-55) is a World War II-era battleship that served in the United States Navy from 1941 to 1947. Here's a brief overview of its history:

## **\*Construction and Commissioning\***

- The USS North Carolina was built at the New York Naval Shipyard in Brooklyn, New York.
- It was commissioned on April 9, 1941.

## **\*World War II Service\***

- The USS North Carolina was the fourth U.S. battleship to bear the name and served as the lead ship of its class.
- It played a significant role in the Pacific Theater, supporting operations in:
  - The Battle of Midway (June 1942)
  - The Guadalcanal Campaign (August 1942–February 1943)
  - The Gilbert and Marshall Islands Campaign (November 1943–February 1944)
  - The Mariana Islands Campaign (June–August 1944)
  - The Battle of Leyte Gulf (October 1944)
  - The Philippines Campaign (October 1944–July 1945)
- The USS North Carolina earned 15 battle stars for its World War II service.





# USS North Carolina



## **\*Awards and Legacy\***

- The USS North Carolina was awarded the American Defense Service Medal, the Asiatic-Pacific Campaign Medal, and the World War II Victory Medal.
- In 1960, the USS North Carolina was decommissioned and stricken from the Naval Vessel Register.
- In 1961, it was donated to the state of North Carolina and converted into a museum ship, moored in Wilmington, where it remains today.

## **\*Museum Ship\***

- The USS North Carolina is now a National Historic Landmark and a popular tourist attraction.
- Visitors can explore the ship's deck and interior, including its gun turrets, engine rooms, and crew quarters.
- The USS North Carolina Memorial Foundation works to preserve the ship's history and legacy.



# Committee Reports

## COMMUNICATION COMMITTEE

### Communication Committee

The committee met on December 12th and discussed our upcoming interviews for January and February.

In addition we discussed information we will send out in January for the director's election self nomination process that runs in February.

We appreciate the good feedback we get from owners on the monthly content and the newsletter.

Thanks to Laura Lee and Blossom for the time and input into the newsletter.

### Members of the committee are:

Laura Lee Kendziora

Blossom Gardner

Laura Haring

Evan Wittels

Mike Brown

## BEACH PROTECTION COMMITTEE

### Beach Protection Committee

There are no updates to the status of our grant applications. We hope that with the completion of the election cycle in November that there will soon be updates to the grants and other possible revenue streams.

We also follow the information and communication on the 2025 beach renourishment project that is currently being discussed with TOKB, CB and the Army Corp of Engineers.







## BUILDING COMMITTEE

The board and the building committee are working diligently on the two big issues confronting Ocean Dunes: the insurance claims and elevator repairs.

Taking this opportunity to let the entire community know that we are not giving up. We're not going to stop pursuing. And we are trying every day, many times several times a day, to address these issues. Calls are made and emails are sent.

Lately, a request was sent out for Ocean Dunes owners to join the insurance committee. We have returning members from the 2024 committee and received one new owner response to join. Here's hoping that others will come forward. Some insurance experience is helpful and positive participation is welcomed.

## AD-HOC COMMITTEE

Ocean Dunes Recreation Area Planning Ad-Hoc Committee

This committee of 14 has done great work in developing a plan, with costs, for the work to be done in the outdoor recreation area.

While the project awaits funding direction we have narrowed the contractors for this work to two companies. The proposed area, and the work will probably be done in phases, will consist of two tennis courts, two pickleball courts, a new half court basketball court, shuffleboard, cornhole, a mini golf course and updates to the kids park area.

Thanks to all the owners who have participated. The committee is made up of Tracy Snyder, Jeff Snyder, Martina Franz, Patty Twomey, Julie Knefelz, Eric Ryan, Joanne Durham, Mylie Durham, Bridget Bailey, Steve Channell, Mark Sposato, Mike Brown and Evan Wittels.



Happy  
New Year

20  
25

# LONG RANGE PLANNING COMMITTEE

Long Range Planning Committee Update – 12/30/2024

The LRPC's proposed reserve budget of \$1,007,855 for 2025 has now been approved with the passage of the 2025 budget. The Reserve Fund increase of \$29,355 represented a 3% increase from the 2024 budget.

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@twcnny.rr.com](mailto:msposato@twcnny.rr.com), the board at [ODHOAboard@gmail.com](mailto:ODHOAboard@gmail.com). We will begin meeting again in January.

Thanks  
Mark Sposato



## FINANCE COMMITTEE



Finance Committee Update – 12/30/2024

The Finance Committees proposed operating fund budget for 2025 of \$2,958,000 has been approved with the passage of the 2025 budget. The Operating Fund increase of \$58,000 represented a 2% increase from the 2024 budget.

The Operating Fund actual expenses for 2024 are not final as of this writing, but we will be very close to (1-2%) of the forecasted amount that the FC projected for 2024. We are proud of this result. This shows that the process and work the committee does throughout the year are accurate in forecasting our expenses.

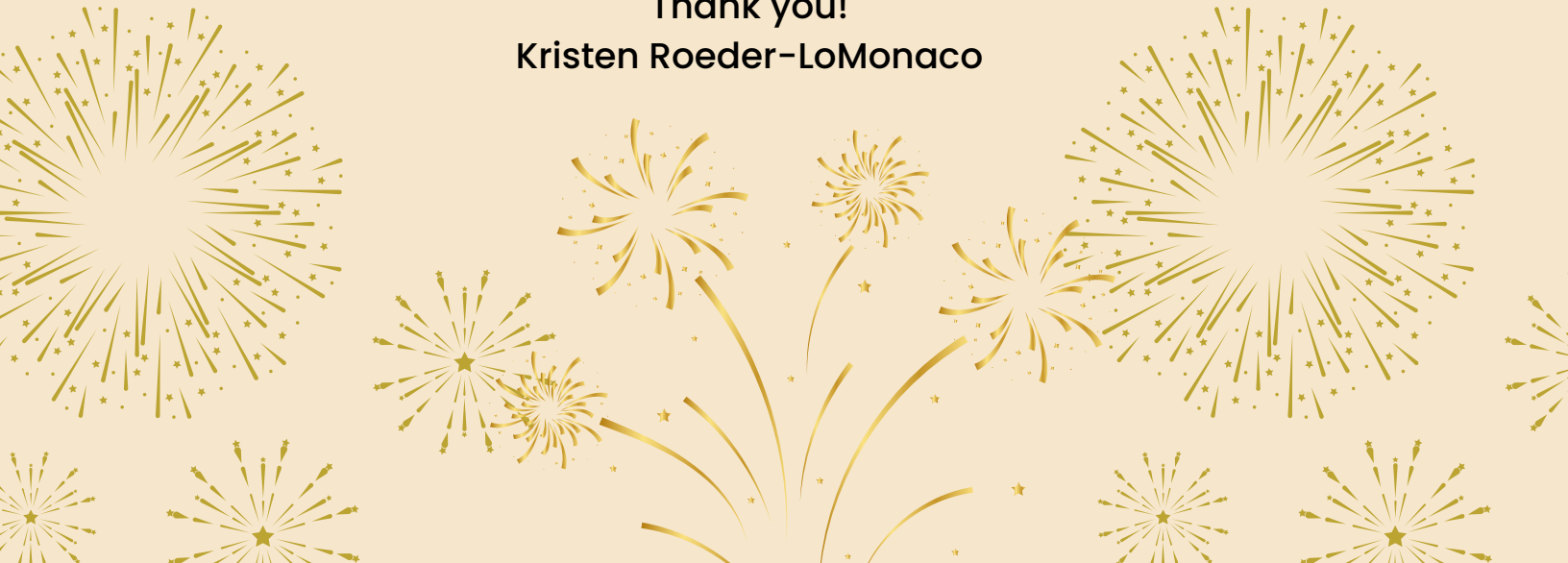
We continue to encourage more owners to join the committee. The Finance Committee is not only tasked with budget forecasts, but also keeps an eye on current expenses and looks for opportunities to reduce costs, You can email at [msposato@twcnny.rr.com](mailto:msposato@twcnny.rr.com) of the board at [ODHOAboard@gmail.com](mailto:ODHOAboard@gmail.com)

Thanks  
Mark Sposato

## SOCIAL COMMITTEE

We are still planning the superbowl party in February.

Thank you!  
Kristen Roeder-LoMonaco



## 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. -  
8:00 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/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>

# 2025