

# OCEAN DUNES HOMEOWNERS ASSOCIATION

## March 2025 Monthly Newsletter

### *In this month's edition:*

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### Dryer Vent Cleaning

The dryer vent cleaning will start March 3. They don't need access to units unless they come across a blockage. Should take 4-5 days. Starting at 100 on the Monday.

*Happy  
St. Patrick's  
Day*



## *Meet your Neighbors - Adrian & Kelli Palacios*

It's family. It's all about family." This began the Ocean Dunes newsletter interview with Adrian Palacios, the contractor whose work has made such a positive, significant difference in our community! His story is one of hard work and perseverance. "I've been working all my life," says Adrian, "starting when I was a little boy. My dad was a crew leader on big farms around Leland, where I grew up, and my days started around 4am and didn't end until sundown, morning to dark every day." But those were some of the best days! Adrian spent his youth in Leland where he attended North Brunswick High school and acquired letters in many sports and displayed them on his letter jacket. He remains an avid soccer player though ACL injuries have slowed his game down, but he is still active with his kids in the local sports community. "I coached my son's team for a couple years and really enjoyed that!"



Looking back on older memories, he can't remember when him and his father didn't fish with Fort Fisher with its rocks being their favorite place. Some old timers among us may remember the old curb market up at the entrance to Fort Fisher where everyone went for their bait, etc. He described how, over to the right as one entered, there was an old ice chest with photos over it displaying the catches of the customers. Plenty of these pictures were of Adrian and his dad and uncle, many times with elusive sheepsheads as trophies. Talk with any experienced fisherman and you'll hear the lore of the sheepshead. It's a legend of technique! Adrian relished "walking the wall" and speaks of having "such an attachment to this place...and I have the scars to prove it!"



After high school, Adrian went to work for his uncle, learning the infrastructure of big equipment. It took two years of intense study to know this area of construction inside-out. From there, he went to work with his dad doing drywall and framing. When his dad ended his career in the business, Adrian took over the company. During his time as head, he grew the business to 65 employees with a thriving enterprise all over the place. “And then in 2008, you know what happened...” Still young and pouring the profit back into the business, he found that he was left with a small nest egg and no work. Undaunted and not afraid of work, he went back to working for a contractor, James Capps, of whom he speaks of highly as being his mentor. “He was an old school carpenter who taught me to know EVERYTHING about the trade, step-by-step, no shortcuts taken and no detail left unlearned before ever managing the crew.” He went onto being James’s superintendent. From the business’s small beginnings—a jon boat from Southport to Bald Head Island to power wash and, later to remodeling in the Hammocks community. Ultimately, James’ business grew exponentially, and so did Adrian’s family. He and his wife welcomed their first child, a milestone that deepened his sense of responsibility. With a new addition to their family, he felt the need to do more and become more.



Determined to take the next step, Adrian set his sights on obtaining his General Contractor (GC) license. His boss initially supported the idea but later backpedaled, leaving Adrian at a crossroads. Undeterred, he went home, took a hard look at his finances, and calculated what it would take to move forward. The figures were grim and a bit scary: \$3,000 for the schoolbooks with enough to pay the essential bills in December, January, and February with only \$100 left. With much thought and the support of his wife, he went for it.



In January 2017, after a month and half of studying, he took the exam and passed! He was a certified general contractor in 16 states. He was on his feet solely on his own accord. He bid on the Ocean Dunes work for the 2200 Building, the 200 Building, and the rec center. He was outbid and did not secure the contract. Undeterred, he pursued other opportunities, and his dedication quickly led to more work. Time and again, he proved that quality and integrity prevail—reinforcing the lesson his uncle had instilled in him: “No one can take away your work ethic.” What’s been good for Adrian has been great for Ocean Dunes. “I care about this place. It’s a part of my history.” He loves meeting the people here and is intent on bringing our community “back to where it should be.” He is a hands-on manager, jumping in and doing the work alongside his team. He stands ready to do everything he can with the attitude, “As long as I can keep my guys busy and make a living, I will be satisfied.” Right now, he is working with our people to get the FEMA and insurance money we are due, documenting everything and giving them everything they request, even if they request the same documentation three times. He recognizes the uphill battle that our board and committees face. Adrian is working closely with the board to establish a more efficient maintenance protocol to maintain the property. He has won the contract for the 1000 Building, and he plans on refurbishing the playground area as a way to give back to the Ocean Dunes community including removing the “ugly fountain”!

Besides his Ocean Dunes family, Adrian is fortunate to have the support of his wife Kelli, “the rock of our family,” who doesn’t mind working and has found her calling as an elementary teacher after graduating from UNCW with honors. Son Noah, 12, is learning the work ethic from his dad in his endeavors, including being a “soccer phenom,” whose ability has already been recognized by colleges. Daughter Sofia, 9, is the princess and diva of the family, already showing her entrepreneurial skills.

Adrian says she set up a kiosk in their living room, selling services including manicures and pedicures and was able to even wrangle some money from her dad. Both kids are good with their money and not frivolous, which seems to run in the family, too. This brings us full-circle in the life of Adrian Palacios. His mantra “It’s all about family” were the first and last words of the interview. He walks the walk and we at Ocean Dunes are fortunate to be a part of his family. Thank you, Adrian, for all you do for us.



# Blakeslee Air Force Recreation Area

It's no surprise that BAFRA has been called "the military's best kept secret." Offering cottages, lodge rooms, recreational vehicle sites and tent camping, Blakeslee AFRA is designed for the enjoyment of military members, their families, retirees and all other authorized DoD customers. Our across-the-street neighbors have a lovely place to escape and relax from the responsibilities of their work supporting and defending our Country.

The lodging consists of various modes, including four, three, and one-bedroom cottages; a lodge with individual rooms; and camping with both full hookup and overflow sites for recreational vehicles, as well as primitive tent camping.





The area was recently (June/2023) renamed from the original Fort Fisher Air Force Recreation Area to the Blakeslee Air Force Recreation Area in honor of Colonel Don Blakeslee, a flying ace who had more than 15 aerial kills and two ground kills. He flew more than 500 operational sorties and accumulated 1,200 combat hours – an American record. Blakeslee flew more combat missions against the Luftwaffe than any other American fighter pilot in World War II. Blakeslee assumed command of both the 335th Fighter Squadron and later in his career, the 4th Fighter Group. Under Blakeslee's leadership, the 4th FG received the P-51 Mustang and destroyed a total of 1,016 German aircraft, a record for any American group or wing in any war. Although Blakeslee passed away Sept. 3, 2008, his accomplishments remain the legacy that the 4th FW emulates to this day. "It is not an everyday occurrence to have the opportunity to name an area like this. It is an honor to have the opportunity to recognize and memorialize heroes like Blakeslee," said Lt. Col. Timothy Kirchner, 4th Force Support Squadron commander. "He set the standard that we still follow today."

Blakeslee has practically every amenity a guest would expect at a resort, including a basketball court, beach access, equipment rental, cable tv, coin-operated washers & dryers, a fishing pier, a gift shop, dog kennels, a shallow draft boat launch, an equipped recreation center, a volleyball court, and recreational programs including concerts and art programs.

For us Ocean Duners, Blakeslee offers a spectacular area to watch sunsets over the Cape Fear. If you haven't walked or driven over to the pier/restaurant area around sunset, put it on your bucket list. It's a peaceful way to end one's day.



# Ocean Dunes Cooks!

## Corn Beef with Cabbage

This Slow Cooker Corned Beef and Cabbage recipe packs all the deliciousness of corned beef into a meal that cooks itself. Talk about a stroke of good fortune on St. Patrick's Day or any day of the year! Recipe from Spend with Pennies.

### Ingredients:

- ☐ 3 to 4 pounds corned beef brisket uncooked, with spice packet
- ☐ 1 onion
- ☐ 3 cloves garlic sliced
- ☐ 2 bay leaves
- ☐ 2 ½ to 3 cups water
- ☐ 2 pounds potatoes peeled\* & quartered
- ☐ 2 large carrots chopped
- ☐ 1 small head green cabbage



### Instructions:

Chop onion into large chunks and place in the bottom of a 6 qt slow cooker. Top with corned beef and seasoning packet.

Pour water into slow cooker until it just about covers the corned beef. Add garlic and bay leaves.

Cook on low 8-10 hours.

After the initial 3 hours, add potatoes and carrots to the slow cooker.

Two hours before serving, add cabbage wedges to the slow cooker.

Remove corned beef from slow cooker and let rest 15 minutes before slicing. Serve with potatoes, carrots and cabbage cut into wedges

- 1/04** AMERICAN LEGION BBQ PLATE FUNDRAISER
- 2/14-2/20** ANTHONY'S WAY-ROAD TO KINDESS WALK A MILE 4 KINDNESS
- 2/22** ISLAND MEN MISSED PLEASURE ISLAND COURTYARD MARRIOTT
- 3/01** CB CENTENNIAL- I ♥ CB SCULPTURE CB MARINA
- 3/06** CB CENTENNIAL KICKOFF
- 3/08** CB CENTENNIAL GALA KINDRED
- 3/22** ISLAND MEN MAC & CHEESE FESTIVAL GOOD HOPS BREWING
- 3/29** OCEAN CURE NEON BIKE BRIGADE
- 4/19** ISLAND MEN BACKYARD BBQ COOKOFF BLAKESLEE AIR FORCE REC
- 4/26** KURE COMMUNITY FEST 11AM-3PM
- 5/04-10/19** BOOGIE IN THE PARK CONCERTS (1ST & 3RD SUNDAYS) OCEAN FRONT PARK 5-7PM
- 5/17-5/18** CAROLINA BEACH MURAL PROJECT CB100 MURALFEST CB LAKE
- 5/21-8/27** ISLAND WOMEN FLAMINGO BINGO
- 5/23-8/29** BOARDWALK BLAST FIREWORKS BY THE SEA (THURSDAYS)
- 5/24-10/4** CAROLINA BEACH MARKET (SATURDAYS) CAROLINA BEACH LAKE 8AM-1PM
- 5/25-8/31** MOVIES AT THE LAKE (SUNDAYS) CAROLINA BEACH LAKE AT DUSK
- 6/02-8/18** TURTLE TALK (MONDAYS) OCEAN FRONT PARK 7-8PM
- 6/03-8/19** KURE BEACH MARKET (TUESDAYS) OCEAN FRONT PARK 8AM-1PM
- 6/7-6/8** CAROLINA BEACH MUSIC FESTIVAL
- 6/11-8/13** STORY TIME BY THE SEA (WEDNESDAYS) OCEAN FRONT PARK 10-11AM
- 6/12-8/14** NEIGHBOR NIGHT (THURSDAYS) OCEAN FRONT PARK 6:30-7:30PM
- 6/14** GOOD HOPS 5K'ISH BEER RUN GOOD HOPS BREWING
- 8/02** OCEAN CURE LIFE ROLLS ON
- 8/08** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 8/22** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 9/06** CB CENTENNIAL FLOTILLA CB MARINA
- 9/07** CB CENTENNIAL FOUNDERS DAY PICNIC CB LAKE
- 9/07** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 9/12** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 9/19-20** CAROLINA BEACH DRAGON BOAT REGATTA
- 9/21** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 9/20-21** ISLAND ARTS COUNCIL ART IN THE YARD
- 9/20** CAROLINA BEACH DRAGON BOAT REGATTA
- 9/26** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 9/27** ISLAND MEN & GOOD HOPS BREWING OKTOBERFEST
- 10/03** KURE BEACH FAREWELL SUMMER JAZZ FUNERAL 7-9PM
- 10/05** PETS IN THE PARK CB LAKE 10AM-2PM
- 10/05** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 10/10** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 10/19** BOOGIE IN THE PARK CONCERT SERIES OCEAN FRONT PARK 5-7PM
- 10/24** BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
- 10/25** HALLOWEEN STORY TIME BY THE SEA OCEAN FRONT PARK 10-11AM
- 10/25** ISLAND MEN HALLOWEEN GOLF CART PARADE
- 11/7-9** CAPE FEAR KITE FESTIVAL
- 11/22** KURE BEACH HOLIDAY MARKET OCEAN FRONT PARK 9AM-3PM
- 11/28** ISLAND OF LIGHTS LIGHT UP THE LAKE
- 11/29** KURE BEACH HOLIDAY MARKET OCEAN FRONT PARK 9AM-3PM
- 12/05** CAROLINA BEACH CHRISTMAS PARADE 7PM
- 12/06** ISLAND OF LIGHTS FLOTILLA 6PM
- 12/13** ISLAND OF LIGHTS TOUR OF HOMES
- 12/19** KURE BEACH HOLIDAY WHOOBIE WHATTY OCEAN FRONT PARK 6-8PM
- 12/20** HURRICANE ALLEY'S CB SANTA CRAWL 2-9PM
- 12/20** HOLIDAY STORY TIME BY THE SEA OCEAN FRONT PARK 11AM-12PM
- 12/31** ISLAND OF LIGHTS NEW YEARS EVE CELEBRATION IN KURE BEACH



# Committee Reports

## COMMUNICATION COMMITTEE

We continue to meet monthly to share ideas on the upcoming newsletters and other information we would like to share.

Many thanks to Doreen Ross for her great recipe on Chocolate Strawberries for Valentine's Day and Mike Brown's recipe for beef brisket.

If you would like to be interviewed for an owner story in our newsletter, please reach out to us.

## AD-HOC COMMITTEE

The committee reviewing the plans to improve our outdoor recreation area continues to meet monthly with many good ideas being generated. We have 13 owners on the committee and a core group that participates regularly.

It is our largest committee in the association and all the members of this committee actively use our amenities with their families.

At present the implementation of the plan would be done in phases and is dependent on the funds available as we continue to wait on insurance reimbursement for the damage caused by the September storm.

We will keep the community updated as we get a clearer picture of our finances and what can be done in 2025.



## LONG RANGE PLANNING COMMITTEE

## FINANCE COMMITTEE

The Long-Range Planning Committee and the Finance Committee will hold a joint meeting on Thursday, 2/27/25. This will be our first meeting of the new year. The agenda will be as follows:

- Current Balance Sheet and Income Statement Review
- TPC-8 Insurance Claim Status (how it affects current planning)
- Reserve Fund Projects for 2025
- Discussion regarding Reserve Fund study for 2026 and beyond.
- 

The FC has many tasks, including reviewing spending, financial planning and budget preparation. They have been successful in forecasting our budget for the last few years.

LRPC works closely with the building committee in planning Reserve Fund projects. The LRP is the blueprint for all our capital improvement projects. Our current 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 and advise the board accordingly.

Anyone interested in joining the LRPC and/or the Finance Committee can contact me at [msposato@twcny.rr.com](mailto:msposato@twcny.rr.com), the board at [ODHOAboad@gmail.com](mailto:ODHOAboad@gmail.com).

Thanks  
Mark Sposato

*St. Patrick's  
Day*





## BUILDING COMMITTEE

Since the wherewithal to tackle large, expensive projects is contingent upon having the money, the focus of the Building Committee and the Board is getting the money owed to us by the insurance companies and FEMA.

This is a slow process for Ocean Dunes as it is with all entities across the country. Barry Ehret is working closely with the main electrician doing work.

Dave Bianchi is working with individual owners with specific problems they are having. Evan Wittels and Mark Sposato are in touch with the insurance companies on an every day basis. Lights and light fixtures are being replaced--there are many. Individual work orders are being completed.



## SOCIAL COMMITTEE

Get to know your neighbors and gear up for March Madness!! Party at the rec center April 5 from 4:30 to ???. Please RSVP to Laura Lee at the office and include what dish you will bring to share. BYOB More details to follow!!

Kristen Roeder-LoMonaco



## BEACH PROTECTION COMMITTEE

As was communicated by the towns of Kure Beach and Carolina Beach, the renourishment that we hoped would happen this spring has been delayed.

We did receive some information that Congress did adopt a provision in December allowing NHC to use sand from the traditional area, which will reduce the cost of renourishment back to traditional levels. On that basis, new bids will be solicited in the next few months so renourishment can proceed this fall. An informational meeting for prospective bidders was held recently with a dozen companies expressing interest.

While we still need to get through the storm season without a renourishment, the above is good news if it comes to pass.

We continue to work with our engineering / advocacy group reaching out to local politicians now that the election cycle is over.



**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>**