



# April 2025 Monthly Newsletter

## OCEAN DUNES HOMEOWNERS ASSOCIATION

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

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Happy  
Easter



## **Board of Director's Election Information, A Message From Evan Wittels, ODHOA Board President**

In the next few days you will receive information in regards to our upcoming election of Directors for our ODHOA Board.

I would like to thank the owners who have volunteered to be candidates for this election. This is an important election to Ocean Dunes in that six of the seven board positions are open. This will be a board in transition for the next few years and the hope is that they build on the work done by the present board and community.

Myself and the current board would ask that as voters you spend some time reading the candidates credentials and reach out to them to understand their position on issues of importance to Ocean Dunes and why they want to be on the ODHOA Board. A board position is a very challenging "job" as you are in a position that needs to support the whole community.

The constituency is not a building or a subset of owners but all 196 owners of our property. It is challenging at times to do what is best for all when some owners will not see it that way.

I think all new board members come onto the board with great intentions and energy to make Ocean Dunes a better place.

When you select candidates for the open positions please choose candidates that will work hard, get involved, and enjoy giving back to the community.

Thanks for your help and continued support.

Evan Wittels, ODHOA Board President

### **Important Voting Information For The Annual Meeting**

ODHOA uses Election Buddy as our voting technology. We also offer paper ballots to any owners who may need them. You can send an email to [ODHOAboard@gmail.com](mailto:ODHOAboard@gmail.com) to request the paper ballot.

You will receive two different messages from Election Buddy ( one for the proxy vote and one for the Directors vote ) via email and text message, to the address and mobile number you have on file with CAMS.

This year we will send the notices to vote out on separate days to avoid any confusion on which one to vote on.

While voting for the candidates is important, it is equally important to vote on the proxy ballot. Without a meeting quorum, the new board cannot be seated at the annual meeting.



This is the Proxy Ballot you will receive with information as to why it is so important. This proxy is only used for meeting our quorum number and does not impact who you vote for in regards to directors or any other action.

Per the Ocean Dunes Homeowners Association, Inc. (ODHOA) Bylaws, we must have a quorum for purposes of the 2025 Annual Meeting, which will be held in person at the ODHOA Recreation Center and remotely via Zoom on May 3, 2025.

A quorum shall consist of a weighted majority of the votes of the entire eligible voting membership.

This proxy is for the purpose of establishing a meeting quorum only and does not assign voting interest to any individual or party.

Please review and complete the proxy statement selection below based on whether or not you will or will not attend the meeting either in person or remotely.

The undersigned member(s) of ODHOA appoint(s) or name(s) one of the following to act as Proxy of the undersigned at the 2025 Annual Meeting, and any postponement(s) or adjournment(s) thereof, for the purpose of establishing a quorum only:

(Please check only one)

\_\_\_\_\_ I will attend the meeting and will not need to assign a proxy

\_\_\_\_\_ I will not be attending the meeting and I appoint The ODHOA Board of Directors to be my proxy for the meeting quorum only

\_\_\_\_\_ I will not be attending the meeting and I appoint another homeowner to have my proxy for quorum only (If selecting another homeowner to be your proxy, write in below the name and unit # of another homeowner that will be attending the meeting):

If you have any questions please reach out to [odhoaboard@gmail.com](mailto:odhoaboard@gmail.com).

Thanks.

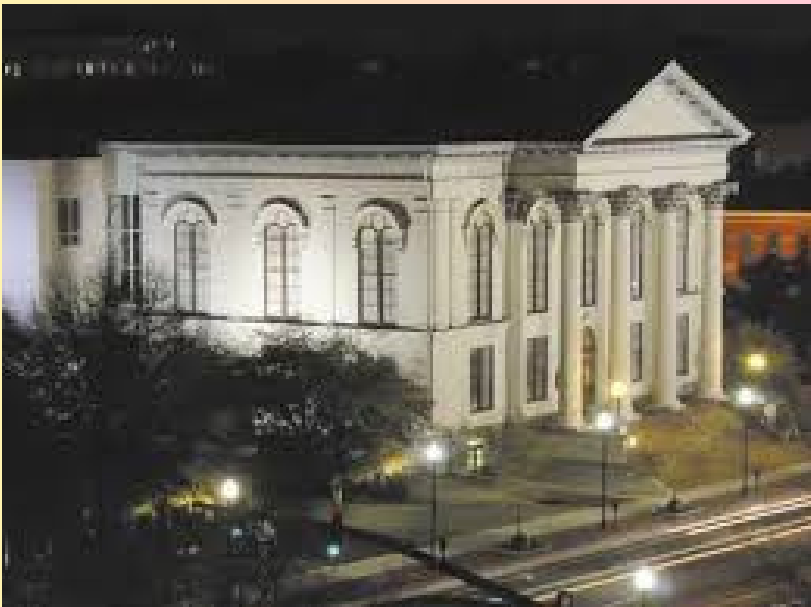


## *Meet your Neighbors -*

No interview this month because we haven't heard from any Ocean Dunes neighbors. Please get in touch if you'd be willing. It's easy, fun, and has proven to be quite popular. FYI: You have final editing rights to what's published. Call or text Blossom Gardner @ 336-592-0210







**Thalian Hall** on Chestnut Street in downtown Wilmington is a robust, eclectic Grand Dame. Just this month, the presentations speak of its vitality and appeal across generations and diverse tastes in entertainment. Here's the list:

March 9: New Orleans Songbook, a Jazz @ Lincoln Center Production

March 13: The Paul Taylor Dance Company (a must-see opportunity)

March 9-23 various days: Scotopia Theatre Festival, a multi-venue theatre festival that brings to life new and developed works

March 15: Mutts Gone Nuts Unleashed, "A Rockin' Good Time," (read up on this sounds fun for dog lovers)

March 21-23: 9 To 5 The Musical

March 21-23: Uptilt Film Festival

March 22: Candlelight Celtic

March 27: Comedy With Billy D. Washington

March 28: Bluegrass Bash

March 20: Detained, A Live Reading of the Award Winning Play of Rose-Mary Harrington

In other words, something for practically everyone in a venue that is both beautiful and historic. Since its construction in 1855-1858, the City Hall/Thalian Hall building has had the unusual distinction of serving as both the area's political and cultural center. Listed on the National Register for Historic Places, Thalian Hall is the only surviving theatre designed by John Montague Trimble, one of America's foremost 19th-century theatre architects. It was built at a time when Wilmington was the largest city in the state. The new building housed the town government, the library, as well as an "Opera House", seating 1,000 people, which was 10% of the population of the Town.

Wilmington had been a center of theatrical activity since the end of the 18th century. With the building of Thalian Hall, Wilmington became a major stop for national touring artists

From 1860 until 1936, Thalian Hall was leased by private entrepreneurs, who booked in road shows and star attractions. The most famous lessee of the theatre was John T. Ford, formerly of Ford's Theatre in Washington D.C. He leased Thalian Hall from 1867-1871 and changed the name to "The Opera House."

Some of the artists who appeared in the Hall in the 19th and early 20th centuries were Lillian Russell, Buffalo Bill Cody, John Phillip Sousa, Joseph Jefferson, Maurice Barrymore, and Sir Henry Lauder. Between engagements the theatre hosted many local events such as amateur concerts, recitals, meetings, graduations, exhibitions, and even roller-skating.

After the turn of the century, Thalian Hall went through several renovations. In 1909, the side balconies were removed, the ornate proscenium arch and electric stage lights were installed. It was during this period that the name was changed from the "Opera House" to the "Academy of Music". The theatre continued to serve as a road house through the first three decades of the new century.

There were several close calls with demolition in the 1930's and 40's, but the citizens of the community always rallied for its preservation and the building was renovated. Following a small fire in the auditorium in 1973, the theatre was restored to its turn of the century appearance under the direction of the Thalian Hall Commission, Inc. After reopening in 1975, Thalian Hall witnessed a dramatic increase in use by professional artists and community groups, and audience attendance rose.



**Thalian Hall theater**

In 1983, under the direction of the Thalian Hall Center for the Performing Arts, Inc. (formerly the Thalian Hall Commission), a Master Plan for the expansion of the theatre and the renovation of the stage house was developed. The citizens of Wilmington overwhelmingly passed a \$1.7 million bond issue for the Thalian Hall Renovation and Expansion Project in 1985. The Commission changed its name to the Thalian Hall Center for the Performing Arts, Inc. in 1986 and launched a major capital campaign. Thanks to the magnificent response by the state and the private sector, over \$2 million was generated for the effort, with the City of Wilmington providing the remainder of the funds. Construction on the \$5.0 million project began in 1988, and took 18 months to complete. The expanded Thalian Hall/ City Hall complex reopened on March 2, 1990.



**Thalian Hall stage**

Since that time Thalian Hall has become one of the most heavily utilized facilities of its kind. Thalian Hall's three venues annually host 500 events attended by nearly 90,000 people, a figure that has doubled in less than twenty years.

The interaction and influence between professional and amateur, local and touring artists is a familiar theme throughout the Cape Fear region's theatrical history. As a port city, Wilmington's role and attitude has been one of receiving and incorporating outside influences and then nurturing and shaping these influences, creating a unique theatrical tradition comprised of many diverse elements including troupes of itinerant actors, prominent Wilmington thespians, great touring stars, historical pageants, original plays, summer stock seasons, little theatre productions, right down to present day citizens playing feature roles in contemporary films. All of these influences have served to imprint Wilmington's artists, delight its audiences and fill its theatres.



# Ocean Dunes Cooks!

## Bill Smith's Atlantic Beach Pie

The recipe was developed by Bill Smith, then chef at Chapel Hill, North Carolina, restaurant Crook's Corner, who had as a child in the 1950s and 1960s vacationed in Atlantic Beach, NC, where local lore held that only citrus-based desserts could be safely eaten after eating seafood. When asked to develop a dessert for an event in 2011, he developed a pie inspired by the lemon meringue pies typically offered in area seafood restaurants.

Unlike lemon meringue pies, which typically use a typical pie and are topped with meringue, Smith's recipe calls for a saltine cracker crust and a whipped cream topping and is garnished with Maldon (flake) salt, or even coarse ground Kosher if that's what you have. I often make this pie for picnics in the heat of summer. The saltine crust is a perfect foil for the sweet/tart lemon and/or lime...or both. I love citrus zest, but it's not necessary. Some tricks to making it easier are to use a ready made graham cracker or pretzel pie crust and forget the whipped cream. If I'm really feeling froggy, I'll still make meringue, but it doesn't need it. Chilled for 24 hours is good, but less works. I've made in a 9"x12" pyrex dish, doubling the recipe, to serve to a crowd. Don't be scared of the saltine crust. With the added sugar, it's a delightful surprise.





# Recipe for Atlantic Beach Pie

## Crust

1½ sleeves of saltine crackers

⅓–½ cup softened unsalted butter

3 tablespoons sugar

## Filling

1 can (14 ounces) sweetened condensed milk

4 egg yolks

½ cup lemon or lime juice or a mix of the two

Fresh whipped cream and coarse sea salt for garnish

## Directions

Preheat oven to 350 degrees. Crush the crackers finely, but not to dust. You can use a food processor or your hands. Add the sugar, then knead the butter until the crumbs hold together like dough. Press into an 8-inch pie pan. Chill for 15 minutes, then bake for 18 minutes or until the crust colors a little.

While the crust is cooling (it doesn't have to be cold), beat the egg yolks into the milk, then beat in the citrus juice. It is important to completely combine these ingredients. Pour into the pie shell and bake for 16 minutes until the filling has set. The pie needs to be completely cold to be sliced. Serve with fresh whipped cream and a sprinkling of sea salt.



- 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

## SOCIAL COMMITTEE

The ODHOA social committee will be hosting a March Madness viewing at the rec center April 5th starting at 4:30. Get to know your neighbors with a night of food, basketball and fun!

Pizza and water will be supplied. The event is BYOB and we ask that you bring a dish or app to share.

Please RSVP to Laura Lee at 910-239-1370 option ! by April 2nd.



## BUILDING COMMITTEE

The 2200/2300 elevator is up and running.

The indoor pool is operating as it should and the work done, including pool pump, has passed inspection. The outdoor pools are being prepped for the season with lots of mechanical work having been handled and the inspections completed.

The property work continues with work orders being filled.

Adrian will be back on campus in April.



## INSURANCE COMMITTEE

The insurance committee will be meeting in April to discuss the upcoming policy renewals.

As discussed, insurance spend is our biggest line item in the budget and the committee works hard to balance value and costs for our association.



## COMMUNICATION COMMITTEE

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

We always reach out to new owners to see if they would like to share their story as to how they came to find Ocean Dunes and Kure Beach. In addition, if you, as an owner, would like to share your story, we would be glad to set up an interview time.

In this month's newsletter we have information on the upcoming ODHOA Board of Director's election and proxy vote. Please participate in the voting process.



## 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.

One of the items of interest is the possibility of getting sponsorships from local businesses to sponsor holes on the mini-golf course or other recreation areas of the property. Members of the committee have discussed this at a very basic level but we believe it could be a way to defer some of the costs of maintaining the area and making some improvements.



## LANDSCAPING COMMITTEE

Hobbs has completed the initial cleanup of the property in preparation for the summer season. They will be installing the pine straw this month. They have also installed sod and Muhly grass at the Pelican pool gazebo and will install more sod in the area between the 1100 and 1200 buildings.

## LONG RANGE PLANNING COMMITTEE

Long Range Planning and Finance Committee Update – 03/28/2025

The Long-Range Planning Committee and the Finance Committee held a joint meeting on 3/6/25. This was our first meeting of the new year. We discussed the following:

Current Balance Sheet and Income Statement Review

OF = \$338,527

i. Includes ins claim expenses of \$106k

ii. Over budget YTD – OF Expenses only (45K) over.

RF = \$1,195,637

i. SI = \$523,860

ii. Projects = \$671,777

Income Statement

i. Over Budget – OF due to GM, Elev R&M, HVAC, Pool R&M

TPC-8 Insurance Claim Status (how it affects current planning).

Reserve Fund Projects for 2025. You can view the projects on the CAMs website.

4. Discussion regarding Reserve Fund study for 2026 and beyond. It is time to renew the study. Due to many reasons, costs have risen, we need to update projects costs and plan for the future.

If you have any questions or concerns or are interested in joining the LRPC and/or the Finance Committee you can contact me at [msposato@twcnj.rr.com](mailto:msposato@twcnj.rr.com), or the board at [ODHOAboad@gmail.com](mailto:ODHOAboad@gmail.com).

Thanks

Mark Sposato



## **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**

**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>**