



# *July 2025*

## *Monthly Newsletter*

### *★ In this month's edition:*

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*Happy  
4<sup>th</sup> of July*

*Thank  
you!*



**Huge shout out to  
UCC!**

**Adrian Palacios,  
Jr. and crew for  
such a beautiful  
playground!**

## *Meet your Neighbors - Christine and Rich Duncan*

Christine and Rich Duncan are a delightful couple whose lives speak of service and caring. Rich was born and raised in Hickory, North Carolina, a bucolic town in the foothills of the Blue Ridge Mountains. His parents are both from Hickory. His dad was a Navy chaplain, then commander of the Naval Academy Chapel, retiring from the Navy in 2001, later becoming a Lutheran pastor, studying at Duke University Divinity School, then onto parish ministry. Rich attended Lenoir-Rhyne University, majoring in biology. With this background, he went to work at a pharmaceutical manufacturing company eventually transitioning to its human resources area. From there, he went to work for World Hunger based in Chicago for several years as head of development. During his tenure, World Hunger raised between 14 and 25 million dollars a year. His experience led him to fundraising for other disaster and hunger relief organizations to, now consulting at like-minded philanthropic agencies.



Christine was born and grew up in New Jersey and came to Lenoir-Rhyne to attend college, where she and Rich met. Her major was accounting, which is where she started her career. She then moved onto philanthropic organizations in the planned giving area for the Lutheran Church, to hospice, to her current position at a hospice/palliative care foundation based out of Chicago. Planned giving is a vital component of fundraising in most non-profits and Christine's knowledge and experience make her a vital part of the foundation for which she works.



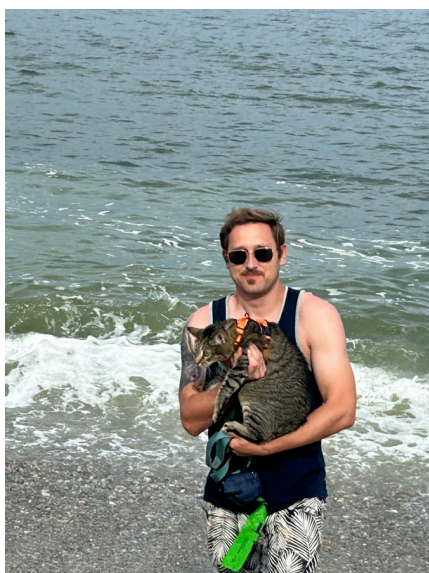
## *Meet your Neighbors - continued.....*

Lenoir-Rhyne University remains an important part in the lives of the Duncans. Rich's family has a long history with the University: his parents, several aunts, he, Christine, as well as one of their sons and the son's wife have all graduated from there. Rich currently serves on the Board of Visitors, and they are active members of the President's Society offering invaluable advice derived from their backgrounds in development and planned giving. Rich is responsible for a saying used in celebration of how far the school has come: College yesterday, University today, Lenoir-Rhyne forever. "We love the school," they heartily agree.



The Duncans primary residence is in the Myers Park area of Charlotte, a beautiful part of a lovely southern city, they live within a quarter mile of venerable Queens College, and thoroughly enjoy where they live.

How did Rich and Christine come to own in Ocean Dunes? They had sold their home in Morganton, NC, and moved to Chicago because of their jobs. Christine stayed in North Carolina a lot because of their son's attending the North Carolina School of Science and Mathematics, a residential school which year-in and year-out ranks as one of the nation's top public high schools; in 2024, ranking number 2 in the nation. They wanted a place for the family to be together and where the kids could have some fun—and them, too! Years ago, their son attended the Lutheran camp in Kure, so they rented a place in Atlantic Towers where they could all sun and fun. They found a great realty agent who advised them of the larger risk of flooding in Carolina Beach as opposed to Kure. The agent showed them a place in the 500 Building of OD and here they have been since 2015. “As a family, this place has been just great!”



Christine and Rich rent in the high season and have a long-term renter in October and November, so their time here is mostly in the winter. Because of ailing parents on both sides, they have not been able to come as much as they would like. Their sons, adults now, are both coders who create programs to make websites. Jake, 32, and wife Melinda, and Will, 29, agree with them that “Ocean Dunes is ten times better than any place else.” What do they especially like about what is to offer at Ocean Dunes? Well, there is the Pelican pool right there at their unit, walking Fort Fisher, and taking their big, sweet Rhodesian ridgeback, Henry, out for exercise and exploring, and then there is the ultimate reason that deserves all caps: WALKING THE BEACH.

We couldn't agree more, Christine and Rich; we couldn't agree more!



# Zeke's Island in Fort Fisher



Zeke's Island Reserve is an important shorebird habitat located 2.3 miles from our Ocean Dunes doorsteps. It is one of the three original National Estuarine Research Reserve components dedicated by NOAA and the Division of Coastal Management in 1985. Accessible only by kayak, canoe, or stand-up paddle board (SUP), it's worth the rowing to behold this special place in person. The island includes salt marshes, dunes, tidal flats, and beaches, and is one of the most important shorebird feeding habitats on the East Coast. A Dedicated Nature Preserve by law, Zeke's lies just south of Federal Point.

We at Ocean Dunes are graced by the bird species who visit the island including white ibis, great blue herons, plovers, dunlin, and several species of ducks including black ducks, pintails, and mallards. A lagoon seemingly out of the movies, this island complex is considered one of the most unusual areas on the North Carolina coast. The entire site consists of Zeke's Island, North Island, No Name Island, marshes, tidal flats, and a beach barrier spit. North Island is the highest elevation with one of its dunes 20 feet above sea level. Fish, shrimp, crabs, clams, and oysters use the estuary as a nursery ground. Both the Atlantic loggerhead and green sea turtles, federally protected threatened species, occasionally nest on the site's open beaches. The expanse of intertidal flats in the Zeke's Island vicinity is the single most important shorebird habitat in southeastern North Carolina, according to the National Estuarine Research Reserve System, which includes this and other fragile natural areas making up the third largest estuarine system in the country.

A suggestion for those who would like to experience the reserve, but leave the rowing to someone else: Get in touch with local businesses specializing in paddle vehicles and inquire about hiring a rower.



# Zeke's Island Reserve

 Management Boundary  
 Boat Ramp

 .A. Water Quality Monitoring



0 0.3 0.6 Km

0 0.2 0.4 Miles

**Zeke's Island Reserve**  
North Carolina Coastal Reserve &  
National Estuarine Research Reserve  
*Designated in 1985*  
1,635 Acres



Vicinity Map



# Ocean Dunes Cooks!

## Mojito Fruit Salad

Recipe by: Recipe Girl on Pinterest

### Ingredients:

8 c. cubed watermelon about 1" in size

4 c. hulled & quartered strawberries

18 large mint leaves chopped

1/2 c. fresh lime juice

4 T. powdered sugar

4 T. white rum (optional)

3 c. blueberries



Place fruit in large bowl.

In small bowl, combine mint, lime juice, and sugar. With the back of a spoon, muddle the mint to release its flavor.

Drizzle mixture over fruit. Gently fold to combine. Chill to let juices mingle for a few hours prior to serving. Fold again right before serving.





- 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*

## LANDSCAPING COMMITTEE

Hobbs completed laying 1700 + bales of pine straw! Maintenance has trimmed small palms around the property. With season in full swing we will just have regular cutting. Tall palms will be done in January. If you see anything that needs to be addressed please reach out via the board email.

Thank you,  
Kristen Roeder-LoMonaco

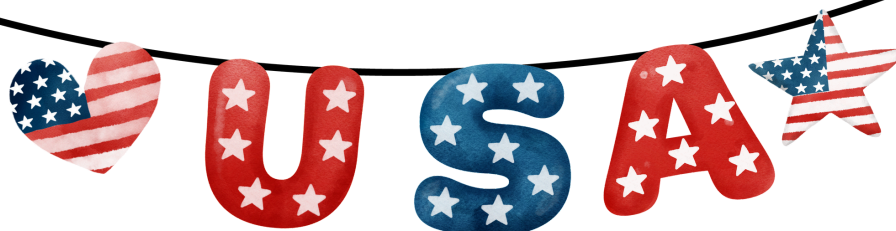
## COMMUNICATION COMMITTEE

### **Communications Committee**

The committee last met on June 10th, 2025 and discussed the upcoming July

There is an open ODHOA community meeting on Saturday, July 12th at 10 am. The invitation will be coming out soon.

If anyone has any suggestions for content in the newsletter we always appreciate the suggestions. Thanks to the members of the committee for their participation.







## AD-HOC COMMITTEE

### **Ocean Dunes Recreation Planning Ad Hoc Committee**

The committee last met on June 10th, 2025.

The kid's playground area looks great and some owners are getting good feedback in their guest's reviews on how much they like the area.

We are also seeing increased activity with the cornhole game. Two sets of cornhole were bought and placed on the shuffleboard courts. The bags can be taken out from the rec center.

The new grills were installed on June 24th and should be an improvement for our guests and owners.

The committee also discussed the next phases of the project which would be resurfacing of the tennis courts and reducing them from 3 courts to 2. In addition, the direction of the tennis courts will be moved to north-south vs the current layout where power lines can impact the flight of the ball. We will also add 2 pickleball courts and a new basketball court.

The committee has also met with the contractor selected for the project to finalize the quotes so if the finances support it, this project can be included in the 2026 budget and reserve study.

We also discussed funding the planning needed to build a mini golf course in the existing basketball court area. With a plan from the manufacturer we can determine community interest in advertising in this area. The goal would be for the funding from ads to pay for the building of the mini golf course and future upkeep.

Some committee members volunteered to reach out to local businesses to determine what the value of an ad in the mini golf area could be worth.

Thanks to the committee for their help and support.

## BEACH PROTECTION COMMITTEE

There are no updates to our advocacy efforts to obtain a grant to support our needs to protect the property from storm damage and flooding.



## LONG RANGE PLANNING COMMITTEE

AND

## FINANCE COMMITTEE

### Long Range Planning and Finance Committee Update – 06/30/2025

The Long-Range Planning Committee and the Finance Committee last met on 6/4/2025. Based upon the lack of participation, we will combine these two committees in the future. Both committees work on our finances, income and expenses, and projects related to improving and maintaining our property and amenities. We welcome all who are interested to join, this is the best way to learn how your money is spent and what we are doing to cut costs and make improvements.

Recently the committee recommended to the board to have our Reserve study updated by G&F Engineering. The board approved our recommendation 6-0. Since the last study in 2021 (for 2022 and beyond), costs have increased, and some plans need to be updated. They will begin on Monday 6/30/25. Their work will include analyzing everything on our property and developing long-term plans to maintain, improve and replace based upon their observations and experience. We have provided them w updates on all projects completed since the last study, including costs. The study will provide a blueprint for project planning going forward and is an integral part of our budget planning process for 2026.

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

Thanks  
Mark Sposato



## BUILDING COMMITTEE

Because this is the busy season, major projects are not going on. There is constant dealing with insurance, communicating and supplying documents. Right now, it's a "fix what's broken" period, e.g., chimneys, hangers, electric, etc. Working toward the finalization of the 1000 Building renovation. Budget discussions with the treasurer. Updating the Long Range Plan (LRP), including meeting with the engineer in early July. Preparation for the July 12 ODHOA open meeting.

**HAPPY**  
**4<sup>th</sup> of**  
**July**

## **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**

**Steve Channell - 1<sup>st</sup> Vice President**

**Mark Sposato - Treasurer**

**Kristen LoMonaco - 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/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)  
22812144558265**