

# *September 2025*

## *Monthly Newsletter*

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

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- *Ocean Dunes Cooks*
- *Pleasure Island Events*
- *Committee Reports*
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# Sea Turtle Hatching Season

North Carolina is in the midst of sea turtle hatching season. We are fortunate in Fort Fisher to have a relatively quiet beach with most beach combers being respectful of nests. Nests can have anywhere from 80 to 120 eggs, and once hatched, the baby turtles must make their way to the ocean.

During their trek to the ocean, they have to worry about predators like crabs and birds, along with issues caused by humans like pollution.

“We have trouble with folks leaving big holes where the moms and the hatchlings fall into these holes that people dig and don’t fill back in, or a big sandcastle where they can’t go through it or a hatchling can’t go through the big sandcastle. So those are like just leaving the beach, kind of how you found it, because that is their nesting ground,” said Michele Lamping, N.C. Aquarium sea turtle specialist.

The eggs typically hatch at night, but there is no way to tell when.

During the months of May, June, July and August, loggerhead sea turtles crawl out of the Atlantic Ocean to lay their nests on the shore. A loggerhead mother uses her rear flippers to dig a nest chamber in the sand, then deposits approximately 100 round, white leathery eggs. The mother turtle then covers the nest chamber, concealing it with sand, and crawls back to sea, never to meet her offspring. The eggs incubate for approximately 45–70 days before hatchlings emerge.





In the state of North Carolina, all sea turtle nests remain “in situ,” meaning the nests are left in place and not relocated to a nursery. If a nest is laid below the high tide line, it is relocated to the nearest safe spot above the high tide line.

Because sea turtles nest at night, under the cover and protection of darkness, it is very rare to spot a sea turtle in the act of nesting. So, to find nests, volunteers look for tracks in the sand while monitoring the beach at dawn.

Loggerhead sea turtle tracks resemble ATV tire tracks, with a flat section in the center created by the sea turtle’s body and flipper marks on each side. Each track is approximately 40 inches wide and there are two sets: one set from when the nesting mother crawled up toward the sand dunes and a second set from when she crawled back into the ocean. The spot in between, often marked by a gentle mound of sand, is where the nest is located.



# Ocean Dunes Cooks!

You've heard the adage "Don't knock it 'til you've tried it"? This holds true for okra. Step out of your comfort zone and try a new vegetable. Your taste buds will thank you. This is best served immediately. This is eaten as a snack in southern homes. Buy fresh okra, not the grocery store stuff wrapped in cellophane. Eagle Island or a farm store or farmers market.

## Crispy Roasted Okra

### Ingredients:

- 1 lb okra fresh and washed
- 1 tbsp olive oil
- 1/2 tsp salt
- 1/4 tsp black pepper
- 1/2 tsp garlic powder (optional)



### Instructions:

1. Preheat the oven to 425°F (220°C).
2. Cut off the stems of the okra and slice into rounds.
3. In a mixing bowl, toss the okra with olive oil, salt, pepper, and garlic powder until evenly coated.
4. Spread the okra in a single layer on a parchment-lined baking sheet.
5. Roast for 20 minutes, or until golden brown and tender.
6. Serve immediately and enjoy the crispy, delicious okra!

### Notes

- You can adjust the seasonings to your taste. For a spicy kick, add cayenne pepper.
- Roasting time may vary depending on the size of your okra pieces.



- 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

The committee last met on August 14th, 2025 and discussed the upcoming September newsletter.

We discussed the need for owners to interview as content in the newsletter. If any owners want to be interviewed, please send me an email at [davidbianchi@sbcglobal.net](mailto:davidbianchi@sbcglobal.net).

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



## 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.

We are right in the middle of hurricane season and Hurricane Erin tracked to the East of us but we will see high surf and some erosion.

There have been some comments and posts on the owner's Facebook page about the amount of beach erosion they see and what can be done about it.

It was mentioned a few newsletter issues ago that Carolina Beach announced an agreement with the Army Corp of Engineers to provide beach re-nourishment sometime between the Fall of 2025 and Spring of 2026. Kure Beach and our area would be a part of this.

Timing, and the actual work is up to the Army Corp so we will keep you updated as we know more.

Thanks to the members of the committee for their participation.

## AD-HOC COMMITTEE

The committee last met on August 12th, 2025.

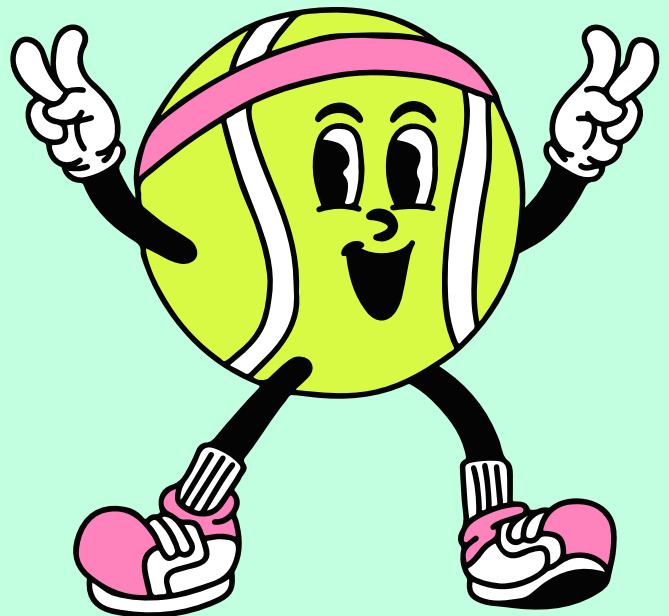
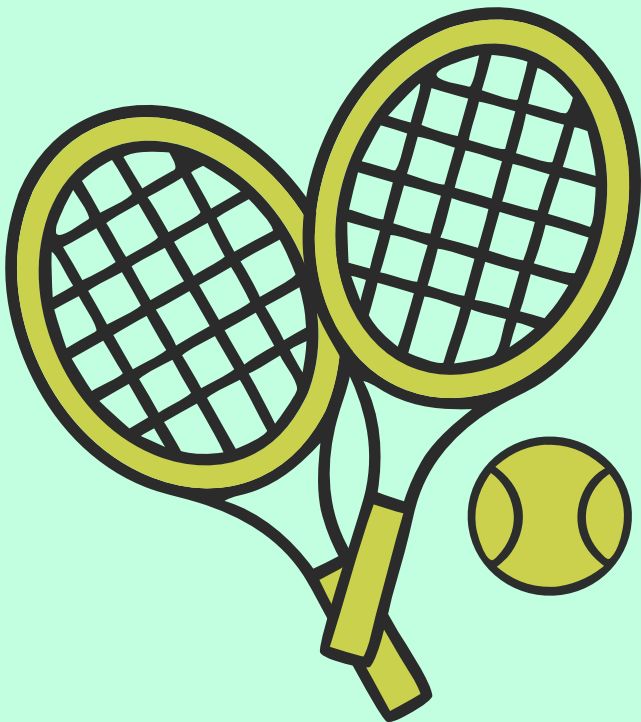
We discussed the possibility of a complete tear out of the tennis courts vs. resurfacing. While the total costs of the project increase it may be offset by reduced maintenance in the first 5 years.

We will ask for approval to do a core sample of the area below the courts to see it's depth, content, and ability to support the courts.

We are waiting on the new reserve study being completed to see the comments of the engineers doing the study.

Soon the board and its committees will begin work on the 2026 budget and updates to the long range planning process. We hope to get approval to include this project in the 2026 budget.

Thanks to all the committee members for their help with this project.



## LONG RANGE PLANNING COMMITTEE

## FINANCE COMMITTEE

### **Long Range Planning and Finance Committee Update – 08/26/2025**

The combined Finance and Long-Range Planning committees are meeting every two weeks to work on the 2026 budget proposal. We have gathered lots of data, including numerous estimates on projects and ongoing maintenance, a completed Reserve Study from G&F Engineering, an independent budget proposal from CAMs and year-to-date spending on all Ocean Dunes expenses. As an ongoing process, the BODs along w CAMs vet our contractors, and seek out multiple quotes for most expenses throughout the year.

We continue to follow the timetable below.

### **2026 Budget Planning Timetable Meeting Schedule – All Mtgs will be joint LRPC and FC**

8/11 Review 2026 Budget Worksheet and results of Reserve Study  
8/25 Review Budget Worksheet YTD status. Determine Budgeted amts for all categories  
9/8 Review CAMs budget proposal and compare to FC proposal  
9/22 Finalize Proposal for BOD approval  
9/29 Tentative Mtg Date if issues need to be completed  
10/1 Board Mtg – will be on agenda for discussion and approval  
10/6 Budget Info sent to owners if approved by BODs  
10/9 Zoom presentation of budget to owners–Thursday @ 7 pm  
10/14 Zoom presentation of budget to owners Tuesday 7 pm  
10/20 Voting begins  
11/3 Voting ends

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

## BUILDING COMMITTEE

CAMS and the committee are busy keeping up with the summer crowds and all the guests we get during the season. Many of our activities we support increase greatly with all the people here during this time.

We are actively planning Fall projects and the budgeting and long range planning process has begun their meetings in preparation for 2026.

We also continue to work with our insurance broker and the insurance companies to continue our work to settle our claims from the TS-8 storm of September 2024.

# LANDSCAPING COMMITTEE

September 2025

Hobbs has been diligently working on the weeds. Unfortunately, he sprayed 100 gallons of weed killer on a day with no rain forecast and nothing on radar, but a downpour ensued shortly after application. On 8/22 Hobbs applied, at his expense, an additional round of weed killer so we will hopefully see results. I was there on a day the rain prohibited mowing; they used the time to prune shrubs in the rec center area. I have to say, since I've started working with Hobbs he has given 100% and then some in terms of what his contract specifies. If you see an issue with landscaping, please reach out to me, my information is on the portal under committees. Please do not approach the landscapers as this only interferes with his time at OD. Mike and I are the primary points of contact to ensure all the work is done and communication remains strong.

The board approved an additional expense of clearing out 100 and cutting back tall grass under a few decks (as the dunes allow). This will ensure proper placing of the rat boxes.

Maintenance has done a good job with the small palms and some other miscellaneous landscaping items.

The islands in front of the buildings are only the responsibility of Hobbs IF homeowners have not made changes to them. Original shrubs and trees will be maintained, and weeds will be sprayed, however if homeowners have made changes to the islands, it has created confusion. I did not make changes to the island by my building (all those owners have left), but I am constantly weeding it myself as there is no other option.

The board is still discussing the fencing discussed in the last newsletter.

The landscaping committee will hold a meeting in September.

Thank you,

Kristen Roeder-LoMonaco

kristenlomonaco@gmail.com



## 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 - Bryan Barton**

**Maintenance Tech - Brandon Krieger**

**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>**