

November 2025

Monthly Newsletter

OCEAN DUNES HOMEOWNERS
ASSOCIATION

In this month's edition:

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The voting for the **2026 ODHOA Budget** has ended. The budget has passed with 97 owner votes (51% of the eligible owner votes) with 84.15% voting yes and 15.85% voting no.



Kite Festival

WEEKEND!

**Free Parking &
Shuttles Sat/Sun**

loops from Blakeslee Air Force
Recreation Area to Fort Fisher

NOV 7

Friday {DAY}

**Kure Beach
Fishing Pier**

Professional
Kite Display

NC Aquarium
Interactive Booth

Noon - 2pm

Friday {NIGHT}

**Carolina Beach
'AGLOW NIGHT'**

7pm - 9pm

Glowing displays

on beach & boardwalk

DJ music & family fun

8:00 pm Drone Show

NOV 8th & 9th

Sat & Sun **11am- 4pm**

**Fort Fisher
MAIN
EVENT**

**80 Professional Kite Flyers
with flying display kites!**

Kids Kite Decorating - Face Painting

Food Trucks - Music

Beer* - Wine* - Rum Drinks*

Snow Cut: What made our island an island

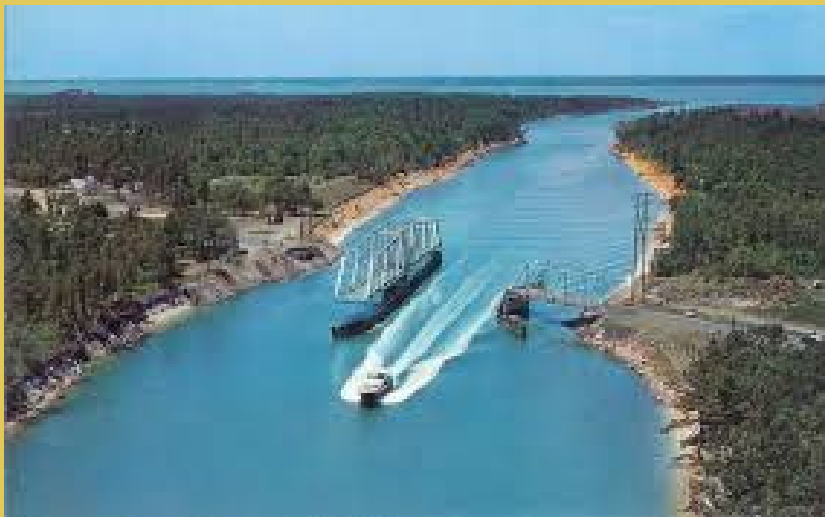
The bridge which leads us to the peace of Ocean Dunes traverses what has always been a natural inlet that connects the Cape Fear River to the Atlantic, Snow Cut. In the late 1800s, with commerce focusing on improving access, efforts were made to make it more advantageous for ships and boats through improved access and a more direct channel for maritime trade

The momentous project of cutting a man-made waterway was begun in the 1920s, led by the U.S. Army Corp of Engineers. The vision was to create a shortcut for vessels while avoiding the longer, more treacherous trip around the tip of our island. The feat was Herculean, involving major dredging and excavation. What resulted was the deeper channel we now have, connecting the Cape Fear River to the Intracoastal Waterway onto the Atlantic Ocean.



The name "Snow Cut" is derived from William A. Snow, a prominent engineer who played a significant role in overseeing the project's completion. The waterway was officially opened in 1929, and it quickly became a crucial passage for commercial and recreational boats.

Over the years, Snow Cut has evolved into more than just a navigational route. Today, it serves as a recreational haven for tourists and locals alike, offering opportunities for kayaking, fishing, paddleboarding, and even birdwatching. The scenic beauty of the waterway and the surrounding marshlands continues to enchant visitors, making Snow Cut a must-visit destination for those seeking a deeper connection to Kure Beach's rich history and natural wonders.



Snow Cut before new bridge

***Cape Fear Waterway
below Snow Cut***



Meet your Neighbors - Bryan Palumbo

A chance encounter through a Kure Beach Facebook website, led the Ocean Dunes newsletter interviewer to discover the talent of local photographer Bryan Palumbo. His captures of our Kure Beach pier are extraordinary and worthy of passing onto our community. Via online messaging, interviewer and potential interviewee agreed to a meeting at the OD owners' commons area. Below are the highlights of that encounter.



Bryan grew up in Connecticut. He is deaf, born deaf. He found special solace and expression as a young man through the lens of a camera. His exuberance was recognize by his parents, who gifted him an Olympus camera one Christmas as his love for capturing life's moments grew. With college, his passion for photography faded under the workload of school.



Meet your Neighbors - continued.....

Bryan married a woman whose "passion for photography blossomed over the years as she chronicled their lives, "capturing families, animals, and the curious moments that intrigued her." For the couple's 16th wedding anniversary in 2019, they celebrated with a trip to the Estes Park, Colorado area, where they explored the majesty that is that essence of this remarkable place. After the first day of exploring, she showed Bryan her captures and, through them, the passion he thought he'd lost was rekindled. For the remainder of their trip, he joined her with a renewed enthusiasm. Each day, they would compare photographs using their phones, and he realized his skills were returning.



Back home in Wilmington, Bryan dedicated himself to learning photography. He joined Samsung Photography Academy then, later, Vizio 365, a deaf-owned photography community, gaining knowledge and accolades along the way. He won contests and, with some of the prize money, purchased a Canon EOS R50. With the closing of the Vizio 365 site, Palumbo, undaunted, immersed himself in YouTube tutorials, learning from some of the greats in the field. His passion cooled for a while, but was reignited when he discovered Tim Shield Photography Academy. In Bryan's words: His [The Time Shield Photography Academy] approach resonated with me, and suddenly, everything fell into place. I embraced his methods, and my love for photography roared back to life. I began taking photos with the same enthusiasm I had in high school, driven by a renewed sense of purpose and joy.

Meet your Neighbors - continued.....



Included with this article are a few of Bryan Palumbo's work. His passion shows in capturing "the beauty of landscapes, cityscapes, and the wonders of nature... Each photograph tells a story, and I am dedicated to honing my skills to convey the beauty and emotion of the moments I encounter."

We can encounter his masterpieces, too. Palumbo will be exhibiting at his booth on November 22 at the Kure Beach Holiday Market, and through his website, 1-bryan-palumbo.pixels.com



Ocean Dunes Cooks!

Pumpkin Walnut Cake



- 1 box yellow cake mix
- 1/4 cup white sugar
- 1/2 cup oil
- 1/4 cup water
- 4 large eggs
- 15 oz pumpkin puree (not pumpkin pie filling)
- 1 tsp pumpkin pie spice
- 1 tsp ground cinnamon
- 1/4 cup chopped walnuts

Bake at 350' in a sprayed large loaf pan until done .

For the glaze I used powdered sugar, milk, pumpkin pie extract and chopped walnuts. Hope you enjoy! 🍁🌻🍂💕



- 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 October 30th, 2025 and discussed the upcoming November 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.

In the October newsletter we ran an article on the care and maintenance of what we call the building islands near the stairways of our buildings. This is the space under your stairway or in front of it. Many owners have taken the time and ownership to do some kind of landscaping in these areas. We have noticed that some additional owners have taken an interest. It is appreciated.

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.

LANDSCAPING COMMITTEE

Hobbs has recently completed more pruning and will continue over the next several weeks, working south to north on the property. Pre-emergent weed control will also be applied. Maintenance is attending to pruning smaller trees and palm branches.

BEACH PROTECTION COMMITTEE

We recently responded to an inquiry from FEMA in regards to a grant we had applied for almost two years ago. They had some questions in regards to our request for funds and our grant application.

A response has been submitted to FEMA and we will keep the ODHOA updated on the progress of this grant application.

We also continue our advocacy work with the local and national government agencies and officials.

The renourishment project on our beaches has begun in Carolina Beach and we will try to get updated information on when it will begin in Kure Beach.

AD-HOC COMMITTEE

The committee last met on October 14th, 2025.

Funding for the project has been included in the 2026 budget with 50% of the project to begin in late Fall of 2026. The completion of the project would be in early 2027. This spreads the cost over 2 years.

The funding for this project is in the reserve funding that is part of the 2026 budget vote which is ongoing.

In early 2026 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.

Thanks to all the committee members who have participated in this study. We began this committee about a year ago and have come a long way since then.



LONG RANGE PLANNING COMMITTEE

FINANCE COMMITTEE

As you are aware, the Finance and Long-Range Planning Committee completed their task of formulating the budget proposal for 2026. The proposal was constructed using current 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.

The budget proposal was accepted by the BODs, and voting began on 10/20, and will end on 11/3/25. Once the voting is completed, our committees work will focus on project planning, expense reviews and any other related issues that may arise.

I would like to thank all the committee and board members who participated in the budget planning process. A considerable amount of work is involved in forecasting our expenses their work is very much appreciated.

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, or the board at ODHOAboad@gmail.com.

Thanks
Mark Sposato

BUILDING COMMITTEE

The major renovations of the 1000 Building will begin the week of November 3rd. The Ocean Dunes inhouse maintenance crew continues to keep up with regular repairs. Adrian & crew are catching up on getting the walkways, building hardware, boards, fixtures, etc., in proper shape.

The pools will get wintertime treatment, including the pools, furniture, and underground workings. The pool contractor has enabled the pools to be open with few interruptions and has proven to be an asset.

Insurance claims are finally moving forward after much stagnation. Wittels and Sposato will present a comprehensive report at the open meeting on 11/15. This includes wind and flood claims.



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

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/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>