

October 2025

Monthly Newsletter

**OCEAN DUNES HOMEOWNERS
ASSOCIATION**

In this month's edition:

- *Landscape Islands - Help me!*
- *Meet Your Neighbors - Cecilia
Emmanuel*
- *Ocean Dunes Cooks*
- *Pleasure Island Events*
- *Committee Reports*
- *Contact Information*



Landscape Islands - Help me!

Ever get the urge to "dig around in the dirt"? There are opportunities right under our noses here at Ocean Dunes. The building islands, those patches of ground at the bottom of our staircases, are available for owners to vent their creativity and get some stretching exercise along the way. One may have noticed the uniqueness of foliage, or lack thereof, at the various islands. All these displays are the work of owners. Our landscape crew does not tend them. Some pointers about taking on this beautification: A commitment to keeping the space tidy is imperative. A design plan needs to be in place. Research as to what will thrive in our coastal environment will save a lot of disappointment. Consideration as to one's schedule for being here will avoid losing plants due to lack of water and/or weeding.

Photos included with this article are what can be done with a well thought-out plan and a lot of physical work. Draw inspiration from what's possible with these photos of Kristen LoMonoco's artistry.



**Mexican petunias
Building 400**



Kristen's island

Suggested plants: hostas, curcuma ginger (see photo), Mexican petunias*

Local nurseries, Lowe's, Home Depot carry plants which work well in our climate. Who knows? You might find someone who works in the plant department to advise as to suitability. Neighbors who have taken on their respective plots might help with deciding what works. Our CAMS on-site staff will be glad to advise, too.

Mexican petunias are considered an invasive species that needs controlled pruning and thinning.

Building 900



Building 600



Hostas

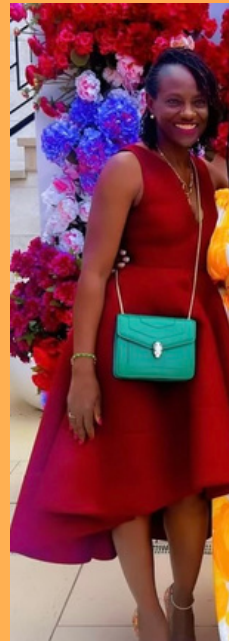


Curcuma Ginger

Meet your Neighbors - Cecilia Emmanuel

If you've seen a bright smile and a warm hello around Ocean Dunes lately, chances are you've met our newest neighbor, Cecilia Emmanuel. Cecilia's story spans continents, cultures, and careers, but at heart, she's someone who loves people, family, and the sea.

Born and raised in Sierra Leone, West Africa, Cecilia enjoyed a successful career and a vibrant life there before the country's civil war upended everything. Hoping the unrest would end quickly, she moved to the U.K., waiting to return home. When the conflict continued, she made the decision to come to the U.S., where she was already a permanent resident, to continue her education and build a new chapter.



Education and hard work have been steady themes in Cecilia's journey. She earned her degree at the University of Baltimore, went on to complete a Master's in Global Policy at Johns Hopkins University SAIS, and built a career in compliance for major global companies.

Today, she serves as Head of Global Compliance at a high-altitude platform company working to bring connectivity and innovation to the skies. She's also a U.S. Customs Broker and the founder of The Klost Space, a concierge garment storage service that blends luxury, storage, and convenience.

Meet your Neighbors - continued.....

But that's just one side of Cecilia. "I'm first and foremost a mom to my wonderful daughter, Sereita," she says with a smile. She's also the proud big sister to a brother and two sisters and a devoted daughter to her mom, who lives with dementia. an experience that fuels Cecilia's passion for supporting causes focused on care and cures.

Her heart for community shines through everything she does. She mentors and networks with women entrepreneurs, and she's launching a charitable initiative called Just One More Cup, which connects healthy meals to underserved mothers. She loves to hike, play tennis and golf, solve crossword puzzles, and, no surprise, travel.

For Cecilia, living at the beach is more than a dream. "Being on the Atlantic Ocean is the closest I feel to home," she says. "It's the same ocean that hugs Sierra Leone, and I missed that." After years of searching for "something sustainable," she found exactly what she wanted at Ocean Dunes, a beautifully renovated home with a view of the waves and a warm, welcoming community. "It was my 50th birthday gift to myself- a few years late," she says.



Though she hasn't yet tried all our local restaurants or fully explored the amenities, Cecilia plans to change that soon. Her tennis racquet and golf clubs are ready for her next visit, when she'll enjoy her longest stay yet at the beach. She's excited to meet more of her neighbors, discover local favorites, and simply "rest by the ocean with the seabreeze," recharging before returning to her busy life in Maryland.

Ocean Dunes is fortunate to have many fascinating residents in our midst, with Cecilia Emmanuel being a fine example. Welcome, Cecilia. We look forward to meeting you in person at our wonderful beach.

Next time you see Cecilia out and about, be sure to say hello, you may find yourself swapping stories about travel, puzzles, or the perfect beach day.



Ocean Dunes Cooks!

With fresh seafood at our doorstep and a recipe this simple, there is no reason not to eat more fish. A bonus for this recipe is that it requires no turning of the fillets.



Lemon Butter Fish Fillets

4 tablespoons butter
3 cloves garlic, minced
1 lemon
1.5 pounds white fish fillets
1.5 tsp salt
1.5 tsp black pepper

Preheat your oven to 425 degrees Fahrenheit. Melt the butter in a small frying pan over medium heat. Add the garlic and let it cook for 1 minute. Zest the lemon (preferably with a Microplane) and add it to the butter.

Thinly slice the zested lemon and place the slices in the bottom of a baking dish. If there are extras, save them for the top of the fish.

Dry the fish with paper towels, season both sides with salt and pepper, then lay the fish on top of the lemon slices. Spoon or brush the garlic butter over the fish.

Bake the fish for 10-12 minutes, or until it flakes easily with a fork. Serve with a little parsley sprinkled over the top for color.



- 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 September 9th, 2025 and discussed the upcoming October 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.

We discussed publishing 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.

The areas managed by owners look great and we encourage interested owners to use some of those creative landscape skills to keep the areas looking nice.

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

We recently received 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.

Thanks to Bill Hensley, Al Woodall, and Tom Mouser for their continued help.



AD-HOC COMMITTEE

The committee last met on September 9th, 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.

The new reserve study is being completed and their estimates of the costs for the project are aligned with the estimates we have received.

Soon the board and its committees will finalize their work on the 2026 budget and updates to the long range planning process.

We hope to be able to fund at least a part of this project in the 2026 budget.

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.



LANDSCAPING COMMITTEE



October 2025

The Landscape Committee held their second meeting on 9/17. The progress on items from the previous meeting were covered. Rat boxes that were missing have all been replaced and are being monitored. 100 building and a couple other beachfront buildings with tall grasses have been trimmed by Hobbs. Sand fencing has been installed by maintenance at several areas to prevent people crossing the dunes. Maintenance has been continuing to trim small palms between their daily tasks.

An item discussed at this meeting was weeds around the HVAC units and islands. I will discuss with Mike and Justin to determine who will handle the HVAC units. As far as the islands are concerned, if they have been modified by owner's past or present there is not a lot the HOA can do. Justin will spray weeds, but aesthetically they have become the building's responsibility. One committee member suggested asking for volunteers to assist. If you will be on property and have a couple hours to donate, please reach out to me!

The last item discussed was an alternative ground cover around the building where pine straw is no longer applied. While this is something we can investigate, at this time it is not in the budget.

However, it's great information to have for the future. With the weather cooling down?! Hobbs will focus on trimming as less mowing will be required. The tennis court fencing was the first task completed. They also continue to monitor the weed situation (a preemergent will be applied in spring).

Thank you
Kristen Roeder LoMonaco

LONG RANGE PLANNING COMMITTEE

FINANCE COMMITTEE

- The combined Finance and Long-Range Planning committees (now referred to as the budget committee) have completed their task of formulating the 2026 budget proposal. 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 presented to the BODs and approved by them at their 9/24 meeting. The proposal was also reviewed at the 9/27 open meeting. 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
- Week of 9/29 Put together budget proposal package to be sent to owners
- 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

Note that all owners will receive a budget package that will include all the relevant information. We will also have two budget presentations on zoom as noted in the timetable above. If you have any questions or concerns or are interested in joining the LRPC/Finance Committee you can contact me at msposato@twcny.rr.com, or the board at ODHOAboad@gmail.com.

Thanks
Mark Sposato

BUILDING COMMITTEE

Mostly quiet at the end of the busy season with projects being finished and the budget and long range plan topmost on the to-do list.

After hurricane season, in October, with the exact date TBD, dependent upon storm activity, the 1000 Building renovation will begin.

Insurance continues to be addressed with the usual back-and-forth associated with claims.

The Building Committee asks that owners report all questionable building-associated issues so they may be quickly addressed, the hangers being of utmost importance.



**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
Steve Channell - Vice President
Barry Ehret - 2nd 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>