

# January 2026

## Monthly Newsletter

OCEAN DUNES HOMEOWNERS  
ASSOCIATION

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HAPPY  
***newyear***



# Fort Fisher Commemoration

The commemoration of the 161st anniversary of the capture of Fort Fisher will take place on January 17, 2026. No tickets are required and the event is from 9am to 5pm. This is an event not to miss. The reenactors are exacting in their portrayals with concentration on having all details historically correct.

The significance of Fort Fisher in the last days of the Confederacy are immense. Until the last few months of the Civil War, Fort Fisher kept North Carolina's port of Wilmington open to blockade-runners supplying necessary goods to Confederate armies inland. By 1865, the supply line through Wilmington was the last remaining supply route open to Robert E. Lee's Army of Northern Virginia. When Ft. Fisher fell after a massive U.S. amphibious assault on January 15, 1865, its defeat helped seal the fate of the Confederacy.



Fort Fisher Battle  
Jan. 13-15, 1865

Fort Fisher cannons



# Fort Fisher Commemoration continued...

There will be:

Displays of living history and community groups of daily life during the Civil War.

Artillery Demonstrations: Witness military drill and feel the heat of a full battery of 4 cannons!

Above the Scenes Guided Tours to learn the history of the land and the people.

Artifacts on display in the museum, including recent acquisitions.

Good idea to check if there are specific events of interest. The general schedule is

Demonstrations at 11:00am, 1:00pm, and 3:00pm. Demonstration area to be marked on site map available at the visitor center's information desks during the event.

Above the Scenes Tours to be offered at 10:00am, 12:00pm, and 2:00pm. Tickets cost \$10 + tax per person, purchased at the first-floor information desk in the visitor center.



Fort Fisher Battle Mounds

# Fishing On Our Mind

When you cross the bridge to our island, do you notice the street named in Carolina Beach "Carl Winner Boulevard" at the bustling corner occupied by Brunches on one side and Island Burgers on the other? Yes, Island Burgers has relocated in the old Hardee's, but it was on Carl Winner for a long, long time. Carolina Beach has had a number of charter boats filling the harbor there for decades. The Winner family was the mainstay in the early years with Captain Carl Winner serving as the patriarch. A rumor is often told that when Captain Carl could not get cooperation from the Army Corp of Engineers to open the inlet at Carolina Beach for safe passage that he waited until the next Nor'easter at which time he blew the inlet open with dynamite, thus creating today's Carolina Beach inlet. The Winner family is now on the 3rd generation of fishing boat captains. Captain Carl Snow was a young Captain in the 60's and still fishes today. Carl was not only a charter captain, but also a commercial captain too. A profession that nearly cost him his life in the 90's when a boat fire occurred on a winter day offshore. Left to survive in a life raft, Captain Carl and his deckhand were rescued sometime later by a passing ship and lived to fish many more days.



Captain Carl Winner  
aka: Captain Skippy Winner

Like the Cape Fear Coast itself, fishing in the area has seen its dynamic changes over the past 50 years. It seems to have come with the evolution of the area as a chain of tourist communities and improved means of transportation. Fishing has always been an important part of the attraction and fabric of both Wrightsville and Pleasure Island, with Southport and Topsail not far behind.

# Fishing continued...

During the earlier years the Cape Fear Coast captains did not have the luxury of chart plotters driven by GPS signals. Instead, they depended on the loran C, radio direction devices, their compass while keeping an eye on their boat's RPM's. Lures were commonly cedar plugs and drone spoons with plastics being a thing of the future. Reels were primarily the Penn, black face 9/0 reels with Finore rods being the most sought after.

Tackle was purchased primarily on the island or at Wrightsville Beach, where there was a well-stocked tackle shop. Some traveled as far as Morehead City to Pete's Tackle to make their tackle purchases. Pete's Tackle went out of business a number in the mid 90's. Even the target species has changed, with Grouper fishing becoming popular in the early 80's and Red Fish gaining popularity in the mid 90's. We have also seen the re-emergence of sail fishing in the past 20 years similar to that of the 60's. Surf and pier fishing has given way to the emergence of the small center console boats favored by many anglers today.

A fun outing for Ocean Duners is to catch a charter for a day or a half-day of trying one's luck under the care of the charter's captain and coming home with enough catch to last for a while.



Carl Winner Queen



Winner Boat Fleet Fishing Boat

# Ocean Dunes Cooks!

With seafood prices causing sticker shock with every visit to Blackburn's, it's nice to find a species which is relatively inexpensive and delicious to boot. You will find this one especially easy and great for a crowd because there is NO FLIPPING!

## Ritzy Baked Cod for 4, easily doubled, tripled

Olive oil

Cod, either cut filets or a whole piece as sold at Blackburn's (plan on servings of 6-8 ounces/ea) Kosher salt and freshly ground black pepper

1/2 cup Ritz cracker crumbs (15 crackers)

1/3 cup panko (Japanese bread flakes)

2 tablespoons minced fresh parsley

2 teaspoons minced garlic (2 cloves)

1 teaspoon grated lemon zest

3 tablespoons unsalted butter, melted

1/4 cup dry white wine, such as Pinot Grigio

2 tablespoons freshly squeezed lemon juice Lemon wedges, for serving



**continued on next page...**



# Directions



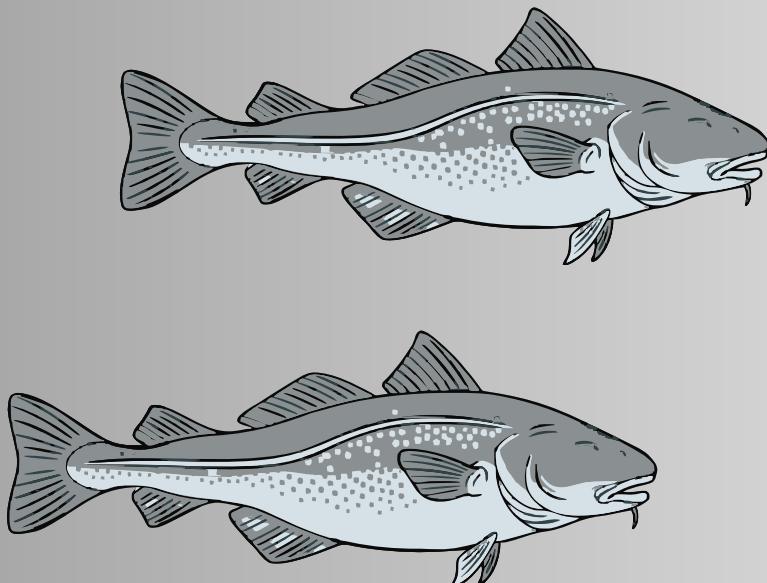
Preheat the oven to 400 degrees.

Pour 2 tablespoons olive oil in a 9x9-inch ceramic baking dish (it should be just big enough to hold the fish) and tilt the dish to coat the bottom with oil. Place the fish fillets in the dish and turn to coat both sides with the oil. Sprinkle the fish with 1½ teaspoons salt and ½ teaspoon pepper and bake for 10 minutes.

Meanwhile, combine the cracker crumbs, panko, parsley, garlic, lemon zest, and 1 teaspoon salt in a small bowl. Add the melted butter and stir until evenly moistened. Set aside.

Remove the fish from the oven and pour the wine and lemon juice directly on the fillets. Pat the crumb mixture evenly onto the fillets, pressing gently to help them adhere. (Don't worry if some crumbs get into the sauce!)

Return the pan to the oven for 12 minutes, until the fillets are just cooked through in the center, depending on the thickness of the fish. Sprinkle with salt and serve hot with the pan juices and lemon wedges.



# Committee Reports

## BEACH PROTECTION COMMITTEE

It is our understanding, based on information out of Carolina Beach and Kure

Beach that the renourishment is being paused and will start up again in February as new dredging equipment is brought in.

We look forward to this renourishment as a way to protect our property and enhance the beaches.

The coastal engineering project we referenced in the December newsletter should begin in December and take about 6-8 weeks to complete.

There will be no disruption to the beach areas for owners or guests.

Happy  
New Year

2026

## BUILDING COMMITTEE

The Building Committee is pleased to report extraordinary progress on the renovation of Building 1000. The contractor and his team are ahead of schedule with the painter keeping pace right behind them.

Insurance claims have been whittled away to now working on the last one. The relationship with the insurance people was taken up notches to our now dealing with the higher-ups, after months of trying to work through the usual chain of command. Because of the effort and determination of the committee, there is optimism that Ocean Dunes will receive more funds with a significant payment hopefully in the works.

Many hours are being devoted to planning for the upcoming year. Projects are being prioritized based on several elements including projected available funds. The assessment monies are to replace what was used from the Self insured Fund for immediate needs before the insurance payments kicked in and for items not covered under our policies. Expenses for unexpected emergencies such as pipe breaks had to be covered immediately, revealing the importance of having this budget line item kept adequate and, when used, made whole as soon as possible.

With winter just begun, there are plenty of projects for work that needs to be done in the slower seasons.

A large, stylized, orange cursive text reading "Happy New Year". The text is written in a flowing, artistic script with varying line thicknesses and some decorative flourishes. It is positioned in the lower right quadrant of the page.

# LONG RANGE PLANNING COMMITTEE

# FINANCE COMMITTEE

## Long Range Planning and Finance Committee Update – 12/29/2025

As we begin the new year, it is time to focus on the reserve fund projects that were identified in the reserve study. The project list for 2026 is as follows:

2026 Project List	Amt Budgeted
Concrete	\$70,000
Repair Entrance /Lighting	\$10,000
Replace timber retaining wall in front of 2100 Building	\$60,000
Storm/dune repair contingency	\$100,000
Replace sliding doors and windows at amenity center - Phase 1	\$50,000
Near-term mansard roof and sheathing replacement - Phase 1	\$130,000
Allowance to paint/repair siding, trim, railings, decks, etc.	\$120,000
Replace exterior building lights	\$5,000
Interim paint, siding repairs, and deck replacement allocation	\$910,000
Allowance for structural inspections and repairs	\$80,000
Repair/replace pool pump & filtration equipment	\$5,000
Replace amenity center HVAC systems - Phase 1	\$20,000
Contingency for buried utility repair	\$15,000
Near-term tennis court reconstruction project - Phase 1	<u>\$150,000</u>
Total Reserve Fund Budget	\$1,725,000

The RF budget includes carryover expense to complete the 1000 building and potentially doing one more building prior to the rental season. The task for the committee now is to determine timing and any cost updates. I will be reviewing this data at our next open meeting.

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](mailto:msposato@twcny.rr.com), or the board at [ODHOAboard@gmail.com](mailto:ODHOAboard@gmail.com).

Thanks  
Mark Sposato

## AD-HOC COMMITTEE

The committee last met on December 16th, 2025 and our next meeting will be January 22, 2026.

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.

With the amount of time we have before the project begins the committee and board decided to add some vendors to the bidding process to see if we can improved the project costs and maybe get some other inputs on how to improve the project.

In early 2026 we will do a core sample of the area below the courts to see its depth, content, and ability to support the courts and how the results could impact the project costs.

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.



# COMMUNICATION COMMITTEE

The committee last met on December 17th, 2025 and discussed the upcoming January 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) or to [odhoaboard@gmail.com](mailto:odhoaboard@gmail.com).

We are also always looking for good article suggestions or recipes for the season.

The February newsletter will have an article about the opportunity of a Lifetime!!!!!! In February we begin the self nomination process for owners who want to run for a Board of Director seat. It's guaranteed you will meet interesting people, work on projects that help and improve the community with a salary that is unmatched anywhere on the island.

Thanks to the members of the committee for their participation. They are Blossom Gardner, Laura Lee Kendziora, Laura Haring, Evan Wittels, and Mike Brown.



- 12/17 THE TROPICAL POP UP MARKET 4PM**
- 12/17 ST PAUL'S UMC UKULELE CHRISTMAS SINGALONG 7PM**
- 12/18 BRUNCHES BRUNCH ON US DAY 7:30AM**
- 12/19 KURE BEACH WHOOBIE WHATTY 6PM OCEANFRONT PARK**
- 12/19 SEAWITCH CUSTOMER APPRECIATION PARTY 8PM**
- 12/20 SURF'S UP MINI GOLF MEET THE GRINCH 12-5PM**
- 12/20 SANTA AT THE FORT FISHER AQUARIUM 10:30AM**
- 12/20 SANTA BY THE SEA 5-7PM CAROLINA BEACH LAKE**
- 12/21 GOOD HOPS BREWING CHRISTMAS CAROL SINGALONG 6PM**
- 12/24 LAZY PIRATE CHRISTMAS EVE PARTY 3PM**
- 12/31 SEAWITCH NYE BASH 6PM**
- 12/31 FACE FIRST ASTHETICS NYE PARTY 9PM**
- 1/01 FRIENDS OF PLEASURE ISLAND STATE PARKS FIRST DAY HIKE 10AM**
- 1/17 FORT FISHERS 161<sup>ST</sup> ANNIVERSARY COMMEMORATION 10AM**



## 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. -  
8:00 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 - Bryan Barton

Brandon Krieger - Maintenance Tech

Rec Center Attendant (M-F)- Olivia Granquist

Rec Center Attendant (Sat) - Zach Pearce

Rec Center Attendant (Sun)- Chas Elbinger

\* 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>