

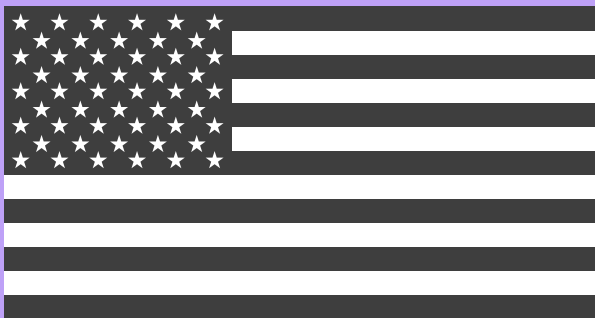
May 2026

Monthly Newsletter

In this month's edition:

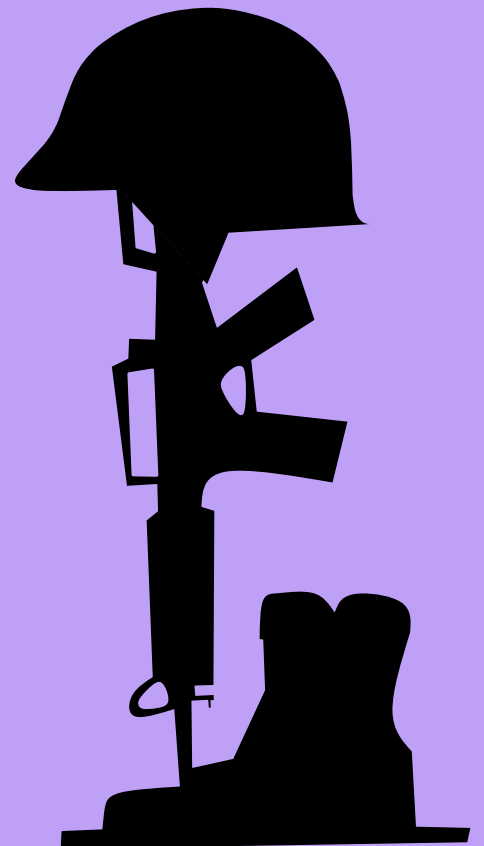
- *Meet Your Neighbors*
- *Ocean Dunes Cooks!*
- *Committee Reports*
- *Island Events*
- *Contact Information*

**Don't forget:
Annual Meeting
ODHOA in person and zoom
meeting 05/02/26 at 10:00
AM Eastern time.**



Memorial Day

★★★ HONORING ALL WHO SERVED ★★★



Meet your Neighbors - Bill and Carol Sutton

Frank and Carol Sutton, our neighbors in the 2000 building, are pleased to be with us. They love the easy going atmosphere here at OD, compared to the hustle and bustle at most beaches. The privacy and peacefulness suit their dispositions and they feel fortunate to have landed here.



Frank is our new board member for which we all owe him a big THANK YOU! He's Goldsboro, NC, born and raised with family members who still live there. His Dad grew up on a farm in LaGrange & his Mom in Goldsboro. He will have worked at American Airlines for 40 years this fall, a satisfying job that took him from Raleigh to his current home outside of Nashville, TN. Carol enjoys working part time now as a CareGiver after a long career also with the same airline & more in the travel industry. They have two sons far flung in New York and California and enjoy their grandson immensely, visiting as often as possible. The Suttons discovered Ocean Dunes during their search to fulfill their dream of owning a place on the ocean. They married in Topsail Beach, so naturally their search began there. There are few condos in Topsail, so they checked that one off.

Meet Your Neighbors.....

They moved onto Florida beaches, but found Destin too commercial and Pensacola a "maybe" because of the quietness, but much further from Frank's family. They went to Myrtle (yikes!), then up to Carolina Beach where they "came across Ocean Dunes." They stayed at a VRBO for Thanksgiving in 2024 and cruised around looking at potential places. "Once we hit OD, we started getting the feeling that 'okay, this is it.'" They like that it is far enough from Wilmington and that when they walked out on their spacious deck, the view sold them, comparing it favorably to North Myrtle Beach's offering of a 5' X10", noisy postage stamp. Frank says Kure reminds him fondly of boyhood trips with his dad and him going down Morehead City/Atlantic Beach where they would "drop in tackle, fish, sleep, fish some more, go home."



Frank's decision to offer to serve on the Ocean Dunes board is important and thought provoking. Carol and he, having a vested interest in the success of Ocean Dunes, make a point to attend every community board meeting possible be it by Zoom, in person, or the video supplied by management. They were "blown away" by the diligence, dedication, and time spent by our board. "I initially wasn't considering putting myself up for a place on the board because I'm still working fulltime and completing projects both at Ocean Dunes and in Nashville, but I don't want OD to fail and it takes enough people giving their time to get things done. I want to do what I can do to help. We get a good feeling from the board and, though we have our hands full, we need to be a part of the process and contribute. Mike and Laura Lee have been so much help to us and we are lucky to have them. Altogether, this is an amazing place we have and we must work to keep it that way."

Ocean Dunes Cooks!

Campisi's Inspired House Salad

For the Dressing:

- 1/3 cup distilled white vinegar
- 3 tablespoons extra virgin olive oil
- 2 tablespoons freshly grated Parmesan cheese
- 1 tablespoon pepperoncini brine
- 1 tablespoon olive brine
- 1 garlic clove, minced
- 1/2 teaspoon granulated sugar
- 1/2 teaspoon kosher salt
- 1/2 teaspoon freshly ground black pepper, or to taste



For the Salad:

- 4 cups roughly chopped iceberg lettuce (from about 1 small head)
- 4 green onions, finely chopped
- 1/4 cup finely chopped pitted green olives
- whole pepperoncini, for serving
- whole green olives, for serving
- freshly grated Parmesan cheese, for serving

Instructions :

- 1. In a small jar or bowl, combine all of the dressing ingredients and whisk (or shake) to combine.**
- 2. In a large bowl, combine the lettuce, green onions, and chopped olives. Drizzle the dressing over the lettuce and toss until well coated and combined.**
- 3. To serve, divide the salad among 4 shallow bowls. Garnish with 1 to 2 pepperoncini, a few whole olives, and more grated Parmesan cheese.**



Committee Reports

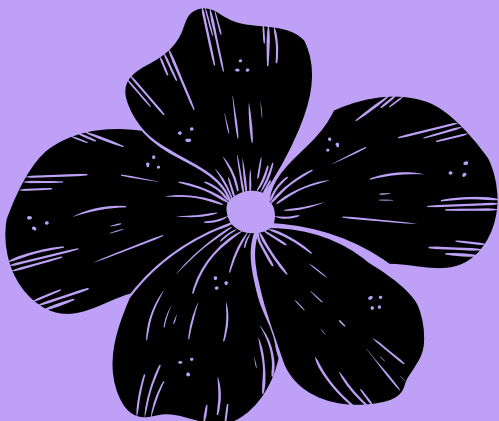
COMMUNICATIONS COMMITTEE

The committee last met on April 21, 2026 and discussed the upcoming May newsletter.

We are pleased that we have two owners that have volunteered to be interviewed for the next newsletters. If any owners want to be interviewed, please send me an email at davidbianchi@sbcglobal.net or to odhoaboard@gmail.com.

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

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



BEACH PROTECTION COMMITTEE

The beach renourishment project managed by the Army Corp of Engineers has been completed and the beach looks great.

There have been very many positive comments from our owners as to the size of the beach now.

In addition, we received permission from CAMA and completed the push of sand up towards the buildings from 900 south. This was initiated by Evan and UCC in conjunction with CAMA approval. It will create some dunes up to some of the buildings based on what CAMA allowed us.

The coastal engineering project we referenced in the December newsletter will begin in April as permits are approved so that work can begin.

There will be no disruption to the beach areas for owners or guests from this project / study of our coastal area.

RECREATION AD-HOC COMMITTEES

The committee last met on April 21, 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.

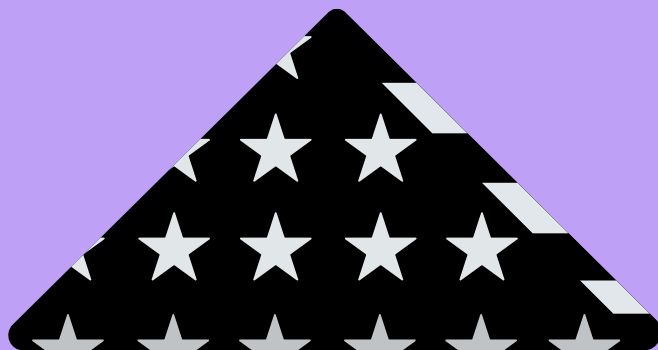
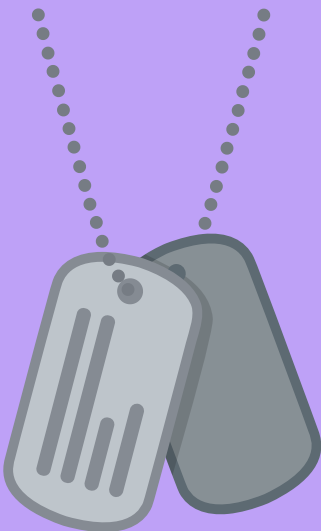
The funding for this project is in the reserve funding that is part of the 2026 budget vote which is ongoing.

UCC will be the general contractor for the project and has begun doing some test demolition of the courts to determine the quality of the fill and the depth.

We will be working with the engineering company that did the core sampling to finalize the scope of work for construction of the base for the courts.

We also continue to work with fence companies in the area to finalize the specs for fencing in regards to height, materials, finishes, and durability.

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.



BUILDING COMMITTEE

This is the time of year for winding down all major projects, the current ones being the 800 Building and the rec center.

The interior of the rec center is being painted to complete the much needed upgrade over the facility which sets Ocean Dunes above any place else on the island. If you haven't been inside the pool area, go in and check it out. It has not looked this good since it was built

Power washing is being completed.

LONG RANGE PLANNING AND FINANCE COMMITTEES

Most months, I write about our project status and financial position in the operating and reserve funds. We have an open meeting on Saturday, 5/2, where we will review projects, financials, and expenses, so I will not discuss that here. Rather I would like to invite any of you interested to join the Finance/LongRangePlanning Committee. You will learn how your dues are spent, and how we plan projects. You will be part of the budget process for the upcoming year.

Over the last few years, owner involvement has declined considerably, to the point where we can't even get enough people to run for the board. Some of the board members have served a long time, more years than any of us expected. We need new members. If you are interested, you can email the board at ODHOAboard@gmail.com, or directly to me at msposato@twcny.rr.com.

**Thanks
Mark Sposato**



LANDSCAPING COMMITTEE

Hobbs has removed the row of shrubs adjacent to the tennis courts. Not only had they become unruly and difficult to maintain, but this is also in anticipation of the tennis court work after season.

The pine straw is about 75% complete. Hobbs is waiting on the last delivery; it should be completed over the next week.

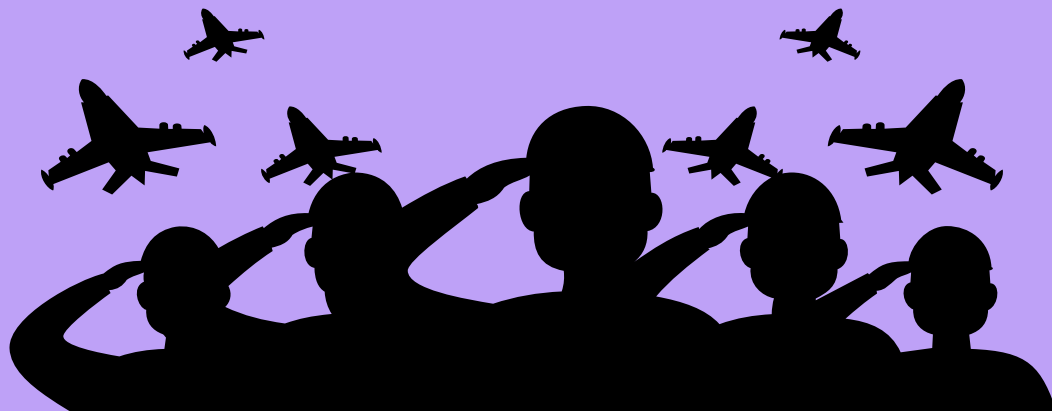
Weeds were sprayed, however in speaking with Justin some inevitably are popping up. They will continue to spray as needed. Fertilizer and post emergent are scheduled for the first week of May.

Fitness tree completed the tall tree trimming that was slated for this year. The palms will be addressed after they pod.

As the buildings are being redone, UCC is encasing the islands with timber. The board is evaluating what can be planted that stays small and is drought tolerant.

The committee met 4/8 and discussed the islands and hopeful owner involvement, maybe in fall after the rental season when more owners visit. River rock was suggested; it would never have to be replaced and would not blow away in heavy winds. We will price this and other options when the time comes.

Evan brought up the areas between buildings. He and I will both be here at the end of the month to walk them. We will focus first on the areas with walkways. The purpose is to make them more aesthetically pleasing while keeping in mind each area withstands the weather differently.



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)- Bennett Craven

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>