August 2026
Monthly Newsletter



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Ocean Dunes Rec Center Facelift

Busy bees have been working hard to make this rec center shine again. Thank you to Adrian and UCC for all your work!





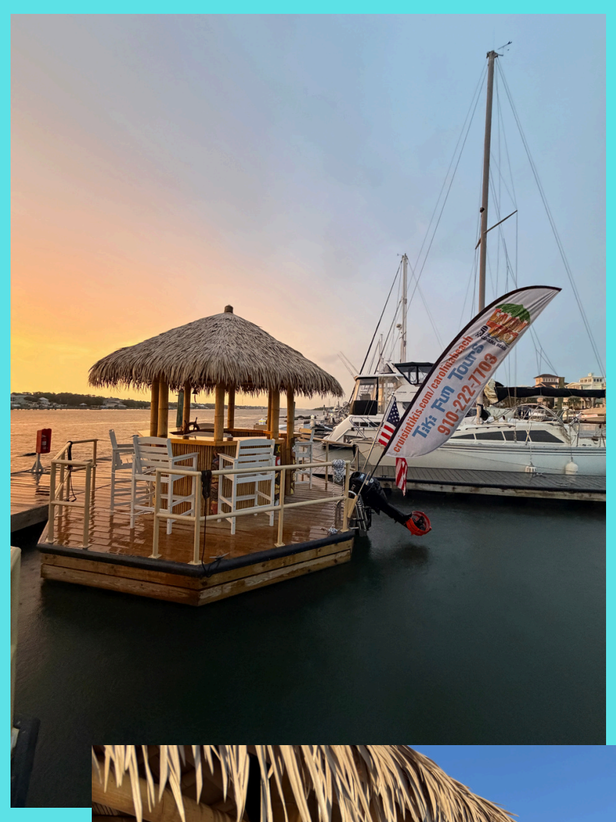






Tiki Cruises in Carolina Beach

Talk about a fun way to entertain guests, family, and oneself, how about a cruise around our island? Cruisin' Tikis is a blast! Boat Captain Clayton Morrison is ready to set you up with a voyage to suit your taste. Scenic? Sunset? Fireworks? Or how about the ultimate--a 3.5 hour sandbar tour, stopping to swim and walk around "on the ocean" at one of several sandbars surrounding Pleasure Island. The tours can be private or public depending on how many folks are going. There are two tiki boats, each can hold 6 folks. Cruisin' Tikis provides the ice and the speakers; you bring your beverage and music of choice and it's instant party! The cruises range from 1.5 to 3.5 hours with the tiki crew being adaptable to your wants.













Cruisin' Tikis came to Carolina Beach when Captain Clayton's folks moved to Wilmington. The family is originally from Maine with Clayton being drawn to the water from an early age. He graduated from Maine Maritime Academy and has spent 10+ years as a tug boat captain from deep sea Alaska to the East Coast to currently working out of south Florida. He's worked on cargo ships, fishing vessels, and tug boats. In Florida, he experienced the tiki boat experience and thought, "Wow, this is really cool! I'll bet it would be a hit at the Wilmiington beaches." He talked it over with his business partner/dad who agreed, so they approached the company about obtaining a franchise and here they are! The Morrisons have found everyone, "I mean everyone," to be great and super welcoming at Carolina Beach. "This has been an awesome experience. Business is going really well. We couldn't ask for a better place to be."

CruisinTikis.com/Carolina Beach
(910) 222-770

Ocean Dunes Cooks!

Beach House Recipe Corner
Summer's Easiest Fresh Tomato Sauce

OD owner and chef ectraordinaire Dorren Ross contributed this yummy dish!

Some of the very best summer recipes are also the simplest, and this one has been a favorite in my kitchen for years. Growing up in an Italian family, everyone had a garden. There was an abundance of fresh tomatoes, basil, zucchini and a lot more.

As this no-cook sauce rests on the counter for a couple of hours, the tomatoes release their sweet juices while the garlic, herbs, and olive oil blend together into a wonderfully fresh, flavorful sauce. It truly gets better by the hour!

You'll Need

🍅 Fresh tomatoes (any variety works—I love a mix of heirloom tomatoes and sweet Flavor Bomb tomatoes) between 4-5lbs (that would be approx 4-5 palm-sized beefsteak/heirloom toms) and a container of assorted organic multi-colored cherry tomatoes, chopped

🫒 Organic extra virgin olive oil (first cold press) (1/2 c)

🧄 2–4 cloves garlic, minced

🌿 A handful of thoroughly washed and patted dry fresh organic basil and parsley torn into pieces

🧂 Sea salt and freshly ground black pepper to taste

Optional:

🌿 Fresh oregano leaves, if available, or a pinch of dried oregano (rub the dried oregano between your palms before adding to release its natural oils)

🌶️ Pinch of Red pepper flakes (for those of us who love it a little spicy)

Simply combine everything in a ceramic or glass bowl, stir gently, and let it sit at room temperature for at least two hours. Give it an occasional stir if you happen to walk by—but no need to fuss over it!







Serving Ideas
This fresh sauce is delicious:
Tossed with hot pasta
Spooned over grilled chicken
Served with grilled shrimp or fresh grouper
Paired with grilled zucchini or eggplant
Piled onto toasted bruschetta
Served alongside warm focaccia for dipping
One bowl…countless possibilities.
Here’s to slow summer days, fresh tomatoes, and meals shared with family and friends at the beach. Enjoy!
I think this would be a fun feature to end with something like:
🍅 Chef’s Tip: Use the ripest tomatoes you can find. Summer tomatoes are naturally sweet and require very little to become something truly special. And remember—good olive oil makes all the difference!
Happy cooking! 🌊☀️🍅



Committee Reports

COMMUNICATIONS COMMITTEE

The committee last met on July 27th, 2026 and discussed the upcoming August newsletter.

We continue to try and interview new owners to introduce them to the community and hear the story of our new neighbors.

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.

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



BUILDING COMMITTEE

Summer season continues to have Ocean Dunes occupancy at a high rate while extensive building projects are being examined and prioritized for winter.

The outdoor recreation courts project is the prime thrust. Once solid budget projections for this extensive renovation are completed, the Building and Budget Committees in concert with the entire Board will set the order for this winter's goals.

Storm season will soon be here and all that it entails. The structural engineer continues to examine the buildings and offer expert advice.

On-site maintenace staff continues to keep up with work orders and everyday maintenance.

BEACH PROTECTION COMMITTEE

The coastal engineering project we referenced in the December newsletter began in May with deployment of a buoy 2000’ off shore of the northern edge of our beach. This buoy will be gathering data on wave speed and strength and this data will be used to create a coastal protection plan.

Data is currently being processed as it is transmitted.

This plan would be just part of the first step in the planning process to protect Ocean Dunes from coastal erosion.

We have an active grant application in with FMA / FEMA to provide funds for the planning phase.

FMA/FEMA has reached out to us multiple times in the last three months seeking additional information.

We hope to hear soon as to whether or not we will receive the grant.



RECREATION AD-HOC COMMITTEES

The committee last met on July 27th, 2026.

The old tennis court surfaces have been totally removed and our next step will be to begin the compaction of the sub surface.

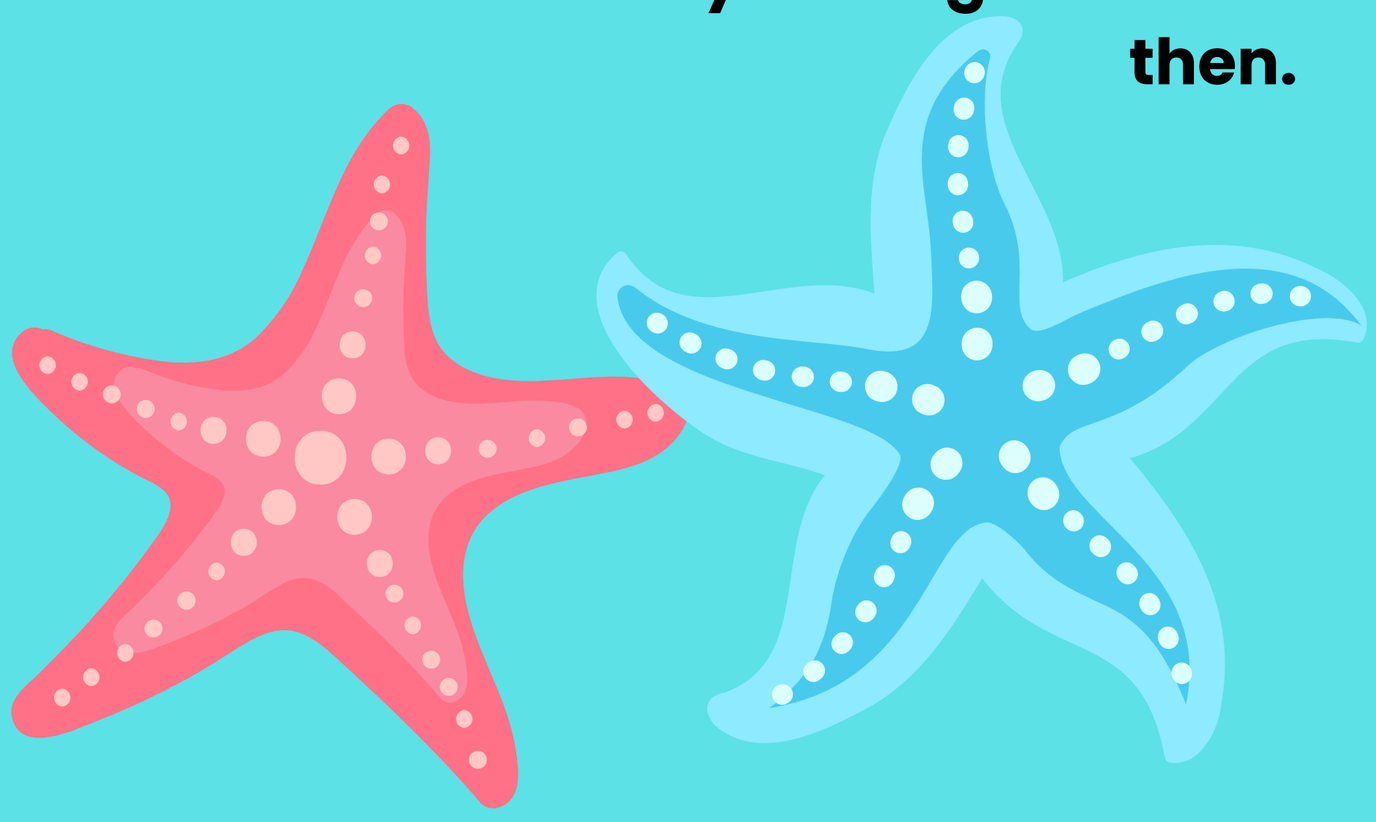
We received good news from the engineering consultants that much of the removed fill can be used to fill back in. This will help with the project costs.

We will be hiring a surveyor to survey the area to make sure we are still within Ocean Dunes property lines as the western boundary is close to the Federal property.

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.

UCC will be the general contractor for the project and has completed the tear off of the asphalt surfaces.

Thanks to all the committee members who have participated in this project. We began this committee almost two years ago and have come a long way since then.



LONG RANGE PLANNING AND FINANCE COMMITTEES

August marks the beginning of the 2027 budget planning season. The combined Finance and Long-Range Planning Committee will begin this very important task per the timeline below. We will be reviewing current expenses, including both operating and reserve funds. We will be contacting vendors for projected 2027 costs and estimates. We will also be looking at cost savings initiatives wherever possible.

Our timeline for creating the budget is as follows:

	2027 Budget Planning Timetable
	Meeting Schedule - All Mtgs will be joint LRPC and FC
8/10/2026	Review 2026 Budget Worksheet Operating and Reserve Funds
8/24/2026	Review Budget Worksheet YTD status. Determine Budgeted amts for all categories
9/14/2026	Review CAMs budget proposal and compare to FC proposal
9/28/2026	Finalize Proposal for BOD approval
9/30/2026	Board Mtg - will be on agenda for discussion and approval
10/5/2026	Tentative Mtg Date if needed
10/12/2026	Budget Info sent to owners if approved by BODs
10/15/2026	Zoom presentation of budget to owners-Thursday @ 7 pm
10/20/2026	Zoom presentation of budget to owners Tuesday 7 pm
10/26/2026	Voting begins
11/9/2026	Voting ends

As I do most every month. I encourage you to join our committee. It is an excellent way to learn how your dues are spent, and what the plans are for capital improvements. You do not have to commit to doing any tasks; we value all input. If you are unsure about joining, you can attend and see if being a committee member is for you. You can contact the board at ODHOAboard@gnail.com or directly to me at msposato@twcny.rr.com.

Thanks

Mark Sposato

Pleasure Island CHAMBER OF COMMERCE

2026 CALENDAR OF ISLAND EVENTS

/02-3/21 ISLAND WOMEN ISLAND TASTING PASSPORT
1/30-31 MARTHA'S KITCHEN COMMUNITY FUNDRAISER
2/21 ISLAND MEN WING CRAWL
3/07 ISLAND MEN PLEASURE ISLAND NEEDS TALENT SHOW
3/07 OCEAN CURE NEON BIKE BRIGADE
/14-21 PICC RESTAURANT WEEK
3/21 ISLAND MEN MAC & CHEESE FESTIVAL GOOD HOPS BREWING
4/11 CB INLET ASSOCIATION CHOWDER COOKOFF GOOD HOPS BREWING
4/19 CAROLINA BEACH MURAL PROJECT FANCY PANTS CROQUET MIKE CHAPPEL PA
4/24-26 WINGS OVER CAROLINA BEACH AIR SHOW
4/25 KURE COMMUNITY FEST 11AM-3PM
/03-10/18 BOOGIE IN THE PARK CONCERTS (1ST & 3RD SUNDAYS) OCEAN FRONT PARK 5-7P
/16-5/17 CAROLINA BEACH MURAL PROJECT MURALFEST CB LAKE
/20-8/26 ISLAND WOMEN FLAMINGO BINGO CAROLINA BEACH BOARDWALK
/23-10/3 CAROLINA BEACH MARKET (SATURDAYS) CAROLINA BEACH LAKE 8AM-1PM
/24-8/30 MOVIES AT THE LAKE (SUNDAYS) CAROLINA BEACH LAKE AT DUSK
/28-8/27 BOARDWALK BLAST FIREWORKS BY THE SEA (THURSDAYS)
/01-8/17 TURTLE TALK (MONDAYS) OCEAN FRONT PARK 7-8PM
/02-8/18 KURE BEACH MARKET (TUESDAYS) OCEAN FRONT PARK 8AM-1PM
6/06 CAROLINA BEACH MUSIC FESTIVAL
6/08 ISLAND MEN SCHOLARSHIP FOUNDATION GOLF OUTING
/10-8/12 STORY TIME BY THE SEA (WEDNESDAYS) OCEAN FRONT PARK 10-11AM
/11-8/13 NEIGHBOR NIGHT (THURSDAYS) OCEAN FRONT PARK 6:30-7:30PM
6/20 GOOD HOPS 5K'ISH BEER RUN GOOD HOPS BREWING
7/10 BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
7/24 BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
7/25 OCEAN CURE LIFE ROLLS ON
7/26 OCEAN CURE LIFE ROLLS ON CB SKATEPARK
8/14 BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
8/28 BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM
9/04 KURE BEACH END OF SEASON FOAM PARTY 6:30-7:30PM
9/11 BLAKESLEE CONCERT SERIES BLAKESLEE AIR FORCE REC 6:30-8:30PM

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 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

Kure Beach PD "non-emergency" 910-452-6120

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
Frank Sutton - Assistant Secretary

Management Staff

Community Manager - Mike Brown
Assistant CM - Laura Lee Kendziora
Maintenance Lead - Bryan Barton
Maintenance Tech - Brandon Krieger
Rec Center Attendant (M-F)- Bennett Craven
Rec Center Attendant (Sat) - Zach Pearce
Rec Center Attendant (Sun)-

*** 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