

July 2026

Monthly Newsletter

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*Happy
Birthday
America*





Town of Kure Beach

Latest News

ISLAND ARTS COUNCIL MOSAIC TOTEM PROJECT

Jun 24, 2026 11:35am

Island Arts Council is thrilled to introduce a new public sculpture project that brings more colorful art across the island. The Pleasure Island Mosaic Totems Project is a public sculpture initiative that will install multiple hand-crafted mosaic totems throughout Pleasure Island.

These sculptures will reflect the spirit, values, and identity of our community, including:

- Ocean stewardship
- Environmental conservation
- Historical preservation
- Civic pride
- A supportive and connected community

The Pleasure Island Totems Project will consist of clusters of artist-made and community-made mosaic totems installed in highly visible public locations. This year's project plans to install 6 sites. Totems will vary in size and height, with designs reflecting the character and history of each site.

The first site to be installed is at Kure Beach's premier Ocean Front Park at 105 Atlantic Ave. In collaboration with Friends of Kure Beach, the Island Arts Council has select two colorful designs from local artists to be featured in the installation. A community-made totem will be a focal-point in this cluster of 3 mosaic totems.

Island Arts Council is holding workshops to build the community totem, which will be held at the Kure Beach Community Center this summer. People interested in participating in the workshop can get more information at: <https://islandartscouncil.net/island-mosaic-totems>

Friends of Kure Beach has been instrumental in bringing this project to Kure Beach. Cindy Maier, Chairperson, said, "We saw this as perfect project to bring more colorful art to the park and we look forward to seeing this public sculpture project expand across the island."

Island Arts Council and Friends of Kure Beach worked closely with the Town of Kure Beach to bring this project to fruition. Many thanks to Allen Oliver, Mayor of Kure Beach, and Kure Beach Council for their input and support. The Town of Kure Beach is excited to be the first location on the island to showcase the mosaic totems.

The project received a \$5000 grant from the annual Arts & Culture Grants Program, powered by the New Hanover Community Endowment and managed by The Arts Council of Wilmington.



Moore's Creek National Battlefield



In this month of celebration of our Nation's birth, what could be better than a trip back to its inception? We are fortunate to have such a spot an hour away:

40 miles from Ocean Dunes, Moore's Creek National Battlefield lies as a testament to the tenacity and bravery of our forefathers. Moore's Creek is the site of the first Patriot victory that turned rebellion to Revolution, thus ending British rule over North Carolina. It features a Visitors Center with a Gift Shop, exhibits including a new Gullah Geechee exhibit, artifacts, introductory video, walking trails, and picnic areas.

Stroll past cannons and militia earthworks, walk on the reconstructed bridge and explore the boardwalk over the wide creek in this picturesque park. Boasting the beginning of the Gullah Geechee Trail containing the last remaining segment of the road leading south, this area was partial inspiration for the global phenomenon Outlander series.



Meet your Neighbors - Robyn and Billy Soffera

Our very new neighbors, Robyn and Billy Soffera, are gearing up to enjoy time at their place in the 2200 Building. Having just bought their unit, they anticipate with high hopes what lies ahead. The two met at a mixer between their adjoining dorms at the University of North Carolina at Chapel Hill (Carolina!) and hit it off. Billy went onto graduate from the prestigious UNC Eshelman School of Pharmacy, while Robyn completed her studies in public relations from the UNC School of Journalism.

Robyn and Billy at Top of the Hill in Chapel Hill before a football game. You can find us in Kenan Stadium many Fall Saturdays.



The two have worked in their respective fields ever since while raising two children, son Kenan (19) and daughter Isabella (14). Billy's career is "managing managers" who supply medical information to pharmaceutical companies worldwide. Since graduating, Robyn's work path in development has taken her from her first job at Duke Children's Hospital to her current position as the Director of Development at UNC School of Education. The Sofferas reside in historic Hillsborough, NC, where Isabella will benefit from the superior school system in the Orange County area.



Robyn, Isabella, Kenan and Billy at UNCW Families Weekend 2025. Kenan is a sophomore education major.

Robyn and Billy chose Ocean Dunes for the flexibility it affords them to allow son Kenan to live there during his school days at UNC–Wilmington, occasional rentals, and for their own enjoyment. Kenan currently is an RA, so spends his time on campus, thus they hope to have a solid income stream from rentals, while making time to get to know our amenities, most especially proximity to a beach in an area where life is quieter and more serene than any place they encountered while looking.



The Soffera family ready to head out to Thanksgiving at Robyn's sister's house.



The Sofferas enjoy two tickets to the Durham Performing Arts Center's Broadway Series, but for Harry Potter Cursed Child everyone went!

We heartily welcome our new folks. It is evident from talking with them that they will be a positive addition to our Ocean Dunes family.

Ocean Dunes Cooks!



No bake, practically no fuss, check out this impressive looking dessert, a celebration in a bowl!

1 premade angel food cake, pound cake, or sheet cake, cut into 1-inch cube

1 pound cream cheese, at room temperature

2 cups heavy cream, at room temperature

2 pints blueberries

2 pints strawberries, hulled and sliced

2/3 cup sugar

Beat 2/3 cup sugar and the cream cheese with a mixer on medium speed until smooth and light. Add the cream and beat on medium-high speed until smooth and the consistency of whipped cream.

Arrange half of the cake cubes in the bottom of a 13-cup trifle dish or big mixing/salad bowl. Sprinkle evenly with a layer of blueberries. Dollop half of the cream mixture over the blueberries and gently spread. Top with a layer of strawberries. Layer the remaining cake cubes on top of the strawberries, then sprinkle with more blueberries and top with the remaining cream mixture. Finish with the remaining strawberries and blueberries, arranging them in a decorative pattern. Cover and refrigerate 1 hour



Committee Reports

COMMUNICATIONS COMMITTEE

The committee last met on June 24th, 2026 and discussed the upcoming July 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.

There are many interesting articles in this month's newsletter including a new owner interview.

We hope you enjoy the newsletter and have a great 250th year, July 4th celebration.

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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.



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 and the goal is to try and get 12 months of data.

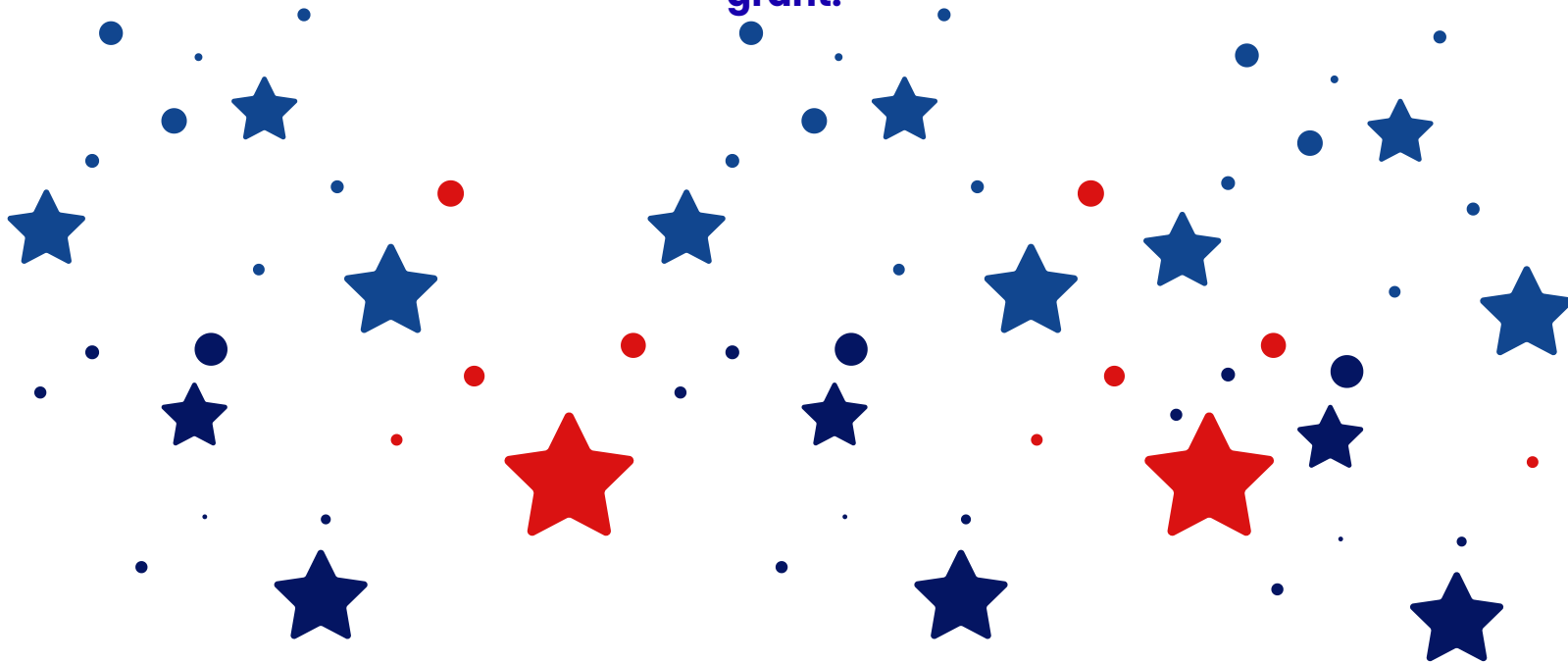
This plan would be just part of the first step in the planning process to protect Ocean Dunes from coastal erosion.

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.

In addition, we made a presentation to the Town of Kure Beach Town Council on our efforts to keep them updated.

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



RECREATION AD-HOC COMMITTEES

The committee last met on June 24th, 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.



BUILDING COMMITTEE

A more experienced elevator technician has been assigned and we should be having fewer problems. Frequent power outages, as we've been experiencing, wreak havoc on elevators.

Cameras are being installed at the outside pools.

Budget projections are being formulated and months of financial determinations are being examined.



LONG RANGE PLANNING AND FINANCE COMMITTEES

The Long-Range Planning/Finance committee met on Monday, 6/22/26.

At this meeting we reviewed current finances, planned projects, and the timeline for the 2027 budget process. Our current 2026 operating and reserve funds are in good shape and will be reviewed at the next open meeting. Creating the operating and reserve fund budgets is the single largest task that our committee takes on. A lot of work goes into creating the budget, including gathering and reviewing historic data for all spending, reviewing long range plans based upon the reserve study, contacting vendors on future rates, and in some cases getting quotes from potential new vendors to compare prices. Our timeline for creating the budget is as follows:

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. 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@gmail.com or directly to me at msposato@twcny.rr.com.

**Thanks
Mark Sposato**



LONG RANGE PLANNING AND FINANCE COMMITTEES

	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
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

- 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
- 4/14-21** 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**
- 5/24-26** 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**
- 5/16-5/17** CAROLINA BEACH MURAL PROJECT MURALEST **CB LAKE**
- 6/20-8/26** ISLAND WOMEN FLAMINGO BINGO **CAROLINA BEACH BOARDWALK**
- 7/23-10/3** CAROLINA BEACH MARKET (SATURDAYS) **CAROLINA BEACH LAKE 8AM-1PM**
- 7/24-8/30** MOVIES AT THE LAKE (SUNDAYS) **CAROLINA BEACH LAKE AT DUSK**
- 7/28-8/27** BOARDWALK BLAST FIREWORKS BY THE SEA (THURSDAYS)
- 8/01-8/17** TURTLE TALK (MONDAYS) **OCEAN FRONT PARK 7-8PM**
- 8/02-8/18** KURE BEACH MARKET (TUESDAYS) **OCEAN FRONT PARK 8AM-1PM**
- 6/06** CAROLINA BEACH MUSIC FESTIVAL
- 6/08** ISLAND MEN SCHOLARSHIP FOUNDATION GOLF OUTING
- 8/10-8/12** STORY TIME BY THE SEA (WEDNESDAYS) **OCEAN FRONT PARK 10-11AM**
- 8/11-8/13** 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**

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>