

June 2026

Monthly Newsletter

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Welcome
SUMMER



Reminder for Ocean Dunes Owners: Golf Carts and EV Charging

As we head into the busy season, this is a reminder for Ocean Dunes owners to plan ahead if renters will be bringing a golf cart. Unless your carport already has a 110V outlet available for charging, renters may not have a place to charge their cart during their stay. Owners considering a new outlet installation should also keep in mind that any new exterior outlet would require prior ARC approval.

Please also remember that running extension cords from a unit down to the carport is strictly prohibited under the Ocean Dunes Rules and Regulations. In addition to violating community rules, extension cords used in this way can create safety hazards and are not an acceptable substitute for a properly installed outlet. Recent public property listings for Ocean Dunes units also note that some carports have no vehicle charging capability, which helps reinforce the need for owners and renters to confirm charging arrangements in advance.

Why EV Chargers Are Not Permitted at Ocean Dunes



EV chargers are not permitted at Ocean Dunes. The primary reasons include insurance and risk-management concerns, the significant electrical load that charging equipment can place on existing building infrastructure, and fire-safety considerations associated with lithium-ion battery incidents. Fire-safety guidance notes that EV battery fires can involve thermal runaway, may require very large amounts of water for cooling, and can reignite after the initial fire appears to be out. Those operational challenges are materially different from a conventional vehicle fire.

Owners and guests who need to charge an electric vehicle should plan to use public charging options off site. Current public listings show a charging location at the Fort Fisher Aquarium in Kure Beach, and other listings also reference chargers at Golden Sands in Carolina Beach; however, availability, access restrictions, and operating status can change, so drivers should verify details before relying on any specific location.

COMING SOON!!



Old Tennis & Basketball courts



Phase One

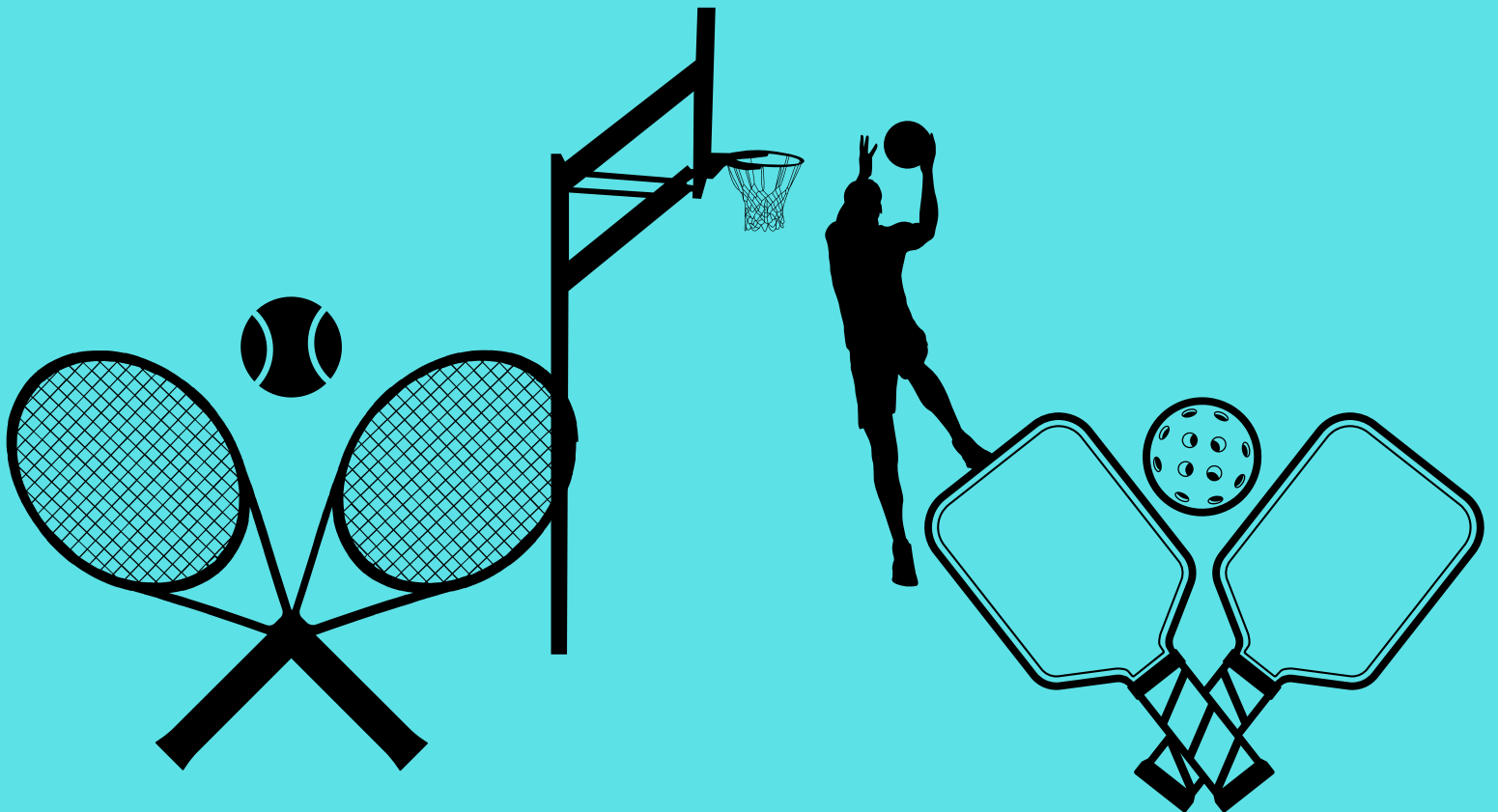
Demolition May 5th, 2026



Flat courts May 8th, 2026



This is a proposed picture of the new courts!



Joe Eakes Park



Joe Eakes Park, at the corner of K and 7th Avenue, is a viable solution to where to go for tennis and pickleball while we anticipate the renovation of our resort's private courts.

The park includes a children's playground, a picnic area, a full basketball court, a regulation baseball field, two bocce ball courts, two tennis courts with a practice backboard, five pickleball courts (lines painted on the basketball and tennis courts), and an 18-hole disc golf course. It's first come, first served, so check before you make firm plans.

Your guests and family will find something for everyone here, including the Gurney Hood Barking Lot for your pooch. It's the only public area in Kure where dogs are allowed off-leash. There are plenty of benches throughout the complex for people watching or reflecting. Picnic tables are available for your picnic or after-play refreshments.



Layout of Park



Disk Golf



Playground



Tennis Courts



Dog Park



Pickle Ball Courts

Meet your Neighbors - Cora VanMiddlesworth

Cora VanMiddlesworth, our neighbor in the 2300 Building, has been in our community for eleven years, most of that time as a fulltime resident. Born and raised in Nebraska, Cora still has a family farm there. When she was in the sixth grade, her family moved to Martinsburg, WV, and it was in West Virginia that she attended Marshall University, receiving her undergraduate and masters degrees, in Special Education with a specialty in working with students with dyslexia. As a special ed teacher, Cora found tremendous satisfaction in her profession. "I helped so many kids to read and get a great education. They continue to get in touch with me which gives me great satisfaction." She taught at West Virginia schools, then on to Eastern Kentucky University's Model Laboratory School, where she was the only special education teacher, along with being an academic advisor and the cheerleader advisor, which afforded her trips everywhere with the team. She attended three Kentucky Derbys in the infield. As a fluke, she made a \$5 bet on a horse to win/place/show and darn if it didn't win. She by good fortune had put her money on Alysheba, the renown thoroughbred who won two of the three races that comprise the Triple Crown. From there, she went cross country to the Marianne Frostig School in Pasadena, CA, a facility dedicated exclusively for learning with dyslexia. A memorable highlight of her tenure there was going to the Rose Bowl at which William Shatner, Leonard Nimoy, and James Doohan (Scotty) were the grand marshals. "The aroma of the roses during the parade was wonderful. We could smell them in the stands! Then, the Star Trek guys driving past in their convertible was truly memorable."

Cora and her fiancé' John



Cora



Easter at St. Paul's United Methodist Church in Carolina Beach where Cora sings in the choir

After her time in California and with her parents getting up in years, Cora returned to the east coast, specifically Silver Spring, Maryland, to the Chelsea School, a facility specifically for the learning disabled. She bought a house in Rockville and taught there, then later in Prince George's County. When her husband passed away, she made the decision to retire. After 35 years of teaching, she was able to move to the beach! The search for the perfect place took her up and down the North Carolina coast, "I knew I wanted to be somewhere here, but WHERE was the quandry." By chance, during her quest, she serendipitously camped at Carolina State Beach Park. It was instant fondness for the area with its small town atmosphere. She lived at Pelican Watch for a year and decided it was time to move. That's when she knew Ocean Dunes was for her, "...all the live oaks and a peaceful feel. I love watching the interaction of the families on the beach, the surfers, and the sunsets. The free concerts at Blakeslee and the Kure Beach pier are so enjoyable. I go often."



BB, Cora's dog

Cora's great-nephew, Hunter, who is the chef at Gulf Stream Restaurant in Carolina Beach, and his son, Kyna

A main element of Cora's life on our island is her church, St. Paul's UMC, on Harper Avenue. She sings in the choir, including a singalong every third Sunday at Good Hops Brewery, which is called "Beer & Hymns"! "We are there not to convert, just to sing along." She volunteers for a meal program which provides for those who have food insecurity. And, all and all, has a rewarding and fun time in these activities. In winding down the interview, Cora sums up her life with these words, "I'm thankful for what I've got and I play the cards I'm dealt." Wise words, Cora, keep it up.

Ocean Dunes Cooks!

Chicken Bog

If you're going to have a place in North Carolina, serve your guests a regional dish. Chicken Bog is easy, delicious, and easily doubled, tripled, or even quadrupled. A One Dish Wonder. A hint: The best rice to use is Carolina Gold; if not available, use parboiled (Uncle Ben's) and you'll not risk starchy lumps. The traditional side is field peas, "little blackeyed peas" to the uninitiated.

BIG BATCH with 6 cups of rice.



Prep Time: 10 Min

Cook Time: 3 Hour

Total Time: 3 H & 10 M

INGREDIENTS

1 large chicken or 8 chicken thighs

6 cups chicken broth

2 1/2 teaspoons salt

2 teaspoons black pepper

1 1/2 teaspoons paprika

1/2 teaspoon dried thyme

1 bay leaf (optional)

6 cloves garlic

1 large onion

3 stalks celery

1 stick butter (1/2 cup)

2 lbs smoked sausage

1 teaspoon red pepper flakes

3 cups uncooked white rice

In a large skillet, heat butter over medium heat. Add chopped onion, celery, and sausage; cook until sausage is lightly browned. Add garlic for 30 seconds. Transfer to a 5-qt. slow cooker. Add chicken, herbs, s&p. Add broth. Cook for 2-3 hours on low. Remove, cool, and shred chicken. Refrigerate.

Stir in rice. Cook, covered, on low until rice is tender, 1-2 hours. Stir in chicken and return the lid until heated through, about 30 minutes. If desired, sprinkle with green onions. Serve with hot sauce.

Committee Reports

COMMUNICATIONS COMMITTEE

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

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



RECREATION AD-HOC COMMITTEES

The committee last met on April 21, 2026.

There is a picture of what the courts will look like when completed in this month's newsletter.

Also, thanks to owner and committee member Eric Ryan and Mike Brown for the great design of the sign that is now placed at the NE corner of the old tennis courts. This sign gives guests and owners a visual of what the project is and when it will be completed.

**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.**

We had the fill that was below the asphalt tested and most of it is suitable for use under the new courts. This will help us control the total costs of the project and it will reduce the amount of fill we need to bring in.

We now have a quote from a fence company and we will work with them directly on the fence design and installation.

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

BEACH PROTECTION COMMITTEE

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

The beach has not looked this wide in many years.

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 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.

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.

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



LANDSCAPING COMMITTEE

The landscape committee continues to discuss the current landscaping in Ocean Dunes and what we can do to continue the great appearance.

We have removed the shrubs behind the tennis courts and 2200 that needed constant trimming and were over grown.

Some palm trees have been removed that were too close to buildings or other structures.

The pine straw application continues and a new load of pine straw was received May 19th with application May 22nd.

At the 1000 and 800 building our contractor has completed a box out of the area around the stairwells as we decided what to place in those areas.

In addition we will address the open areas between buildings where there is limited or no ground coverage.

Thanks for the committee's help.

BUILDING COMMITTEE

The punch list for the 800 Building is reaching completion.

Rec Center exterior is getting new paint.

Unique Construction Concepts is dispersing teams to take look-sees at the buildings and surrounds for maintenance issues, including walkways, stairwells, etc.

On the insurance front: all is calm.



LONG RANGE PLANNING AND FINANCE COMMITTEES

The Long-Range Planning/Finance committee will have our next meeting in June. This will be tentatively scheduled for Monday 6/22. Currently our finances are in good shape, the Operating and Reserve funds are to budget, and the self-insured fund is healthy enough to cover reasonable uninsured losses. At our meeting we will review all OF expenses, project costs, and our RF cash flow. We will also begin planning for the 2027 budget.

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.

Lastly, just a comment on those who follow the Facebook group page, it is not an official BOD means of communication. Not all board members follow the FB group. Often members voice concerns or unfortunately make unwarranted accusations without any knowledge of the facts. While I support and follow the group page, if you have a question or concern, please contact the board at ODHOAboard@gmail.com, or directly to me at msposato@twcny.rr.com. We live in a time when there are those who try to divide us by making wild accusations, rather than working together to solve our problems, let's not let that happen to our community.

**Thanks
Mark Sposato**



- 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
- 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
- 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
- 8/24-8/30** MOVIES AT THE LAKE (SUNDAYS) CAROLINA BEACH LAKE AT DUSK
- 8/28-8/27** BOARDWALK BLAST FIREWORKS BY THE SEA (THURSDAYS)
- 9/01-8/17** TURTLE TALK (MONDAYS) OCEAN FRONT PARK 7-8PM
- 9/02-8/18** 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 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

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](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](https://www.facebook.com/groups/42704092681)**

•Kure Beach Pier:

**[https://www.facebook.com/search/t
op?q=kure%20beach%20pier](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/](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](https://www.facebook.com/groups/1122812144558265)**