September 2024 Monthly Newsletter

OCEAN DUNES HOMEOWNERS ASSOCIATION

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It’s time to say goodbye.....

It is time to say goodbye to Ocean Dunes but not to our friends here. Jane and I have purchased a single-family home in Kure Beach, just beyond the Ft Fisher pillars, and not the oceanfront. Jane and I decided to test the waters and our condo sold somewhat quickly in this market.

During the almost 6-years since we bought our unit, it had not been in rental. We used it when we could cobble together a few days here and there and for longer periods during holiday vacations and summers. Several of our children have stayed here too. They are very happy that the home we just bought comes with deeded beach rights and a private beach access gate.

For six months in 2022 we stayed in our unit while our home in Myrtle Grove was being built. During that time, we got to really know the owners who were full-time residents.

Most of them have moved on to other parts of the state or out of state.
As we depart, I have to say that I enjoyed my time on the Board of Directors (BOD) and the other owners who served with me. I am leaving the BOD in better financial health than when I joined it. The budget each year for three years was composed of dues increases plus an assessment. That allowed us to slowly make up for the four years of no increases at all from 2016 to 2020. That gradual change would not have happened without input from owners who served and continue to serve on the HOA committees.

During the past few budget cycles, the master insurance has been our greatest challenge. In 2019, the master insurance was $660,000 and by 2023, the quote hit $2.2M. In one year alone, the proposed increase was $750,000. The threat of that increase resulted in the community members of the Insurance Committee advising the move to the NC wind plan and developing a Reserve Self-Insurance Fund.
The biggest problem that I now see is the increased number of self-managed units that are not well-managed. Owners and renters need to know the rules, all rules.



Gene Costa

Meet your Neighbors - Sarah and Jason Callahan



Sarah and Jason Callahan are two of the most recent members of our community, having bought in the 500 building this past June. They had always talked about "owning a retreat for getting away from it all and this turned out to be IT." They'd fallen in love with Wilmington area, then fell even more in love with Kure Beach when they started looking around for a place of their own. The dues initially gave them a bit of sticker shock, but when put up against what went into the coverage versus elsewhere, they realized it was realistic for what is provided. They weren't expecting to love it so much, but when they got here, it was love at first sight. They thought about it all the way home and made the decision: "This is what we want!"



Jason, Jackson, Sarah & Sadie Callahan



First sunrise from our deck June 2024.

Meet your Neighbors - continued.....

Some background on the Callahans: Sarah moved to Raleigh with her family, including her younger brother and sister, when she was five. She attended the University of North Carolina at Chapel Hill, receiving her undergraduate degree in biology and, later, her masters in clinical research.

After getting her undergraduate degree, she began her work at a pharmaceutical company, which is where she and Jason met. They married and later started their family of four with a girl (8 yrs old) and a boy (6 yrs old).

Back home, the family of four is very involved in their local Down Syndrome community, inspired by their daughter, Sadie, who is blessed with an extra chromosome. Family time is of utmost importance to them and is a prime reason for excitement of being together at Ocean Dunes, making memories. Jason is from a military family, his father having served as a Colonel in the United States Marine Corps, thus Jason moved a lot while growing up, finally landing in Jacksonville, NC, for his high school years. He attended NC State with his studies focused on biology and animal science (NC State being a premier university for this study) and did an internship at the same pharmaceutical company as Sarah.

As fate would have it, upon graduation, he was hired there and the rest was history for them. They still work in the pharmaceutical industry and are fortunate to be able to work from home.



When Sarah and Jason bought their place, it was already rented for most of the 2024 summer season, so they have "snuck in" a few days between renters with the anticipation of great times ahead. The two agree it will be nice to have the tranquility of Kure Beach in the off-season.

After marriage, the Callahans started out living in Rolesville, NC, then built their current home during the height of the covid epidemic in Apex, NC. Sarah gives Jason "all the credit for being the 'project manager' for our house, handling most everything during its construction."

The Callahans love to travel, especially to tropical climates, but their current interest is focused on the upcoming vacations at Ocean Dunes. They look forward to being a "part of our community and making a lifetime of memories here. We feel like we knocked the ball out of the park with this one!"



Jason, Sarah, Jackson and Sadie!

Ocean Dunes Cooks!

Easy Tomato Pie

Reciepe by Guy Gardner



What to do with extra tomatoes? This is the easiest, least soggy tomato pie recipe of all. Pre-baking the pie crust is crucial.

1 (9-inch) pie shell
3 to 4 large tomatoes
1/2 teaspoon kosher salt
1/2 cup chopped yellow or red onion (about 1/3 onion)
1/4 cup thinly sliced basil (optional, yummy without)
2 cups (8 ounces/225 g) grated cheese (combination of sharp cheddar and Monterey Jack, or Gruyere or Mozzarella)
1/2 cup mayonnaise
1 teaspoon Frank's Hot Sauce or Tabasco, or to taste
Freshly ground black pepper
Preheat the oven to 350°F (175°C).
Pre-bake the crust:
Follow the directions on the package for pre-baking, or pre-bake it in the oven for about 8 to 10 minutes (a little longer for a frozen pie shell), until lightly browned.

Chop, salt, and drain the tomatoes:
Halve the tomatoes horizontally and squeeze as much juice from them as you can. Then roughly chop the tomatoes; you should have about 3 cups. Sprinkle the salt on the tomatoes and set them in a colander over a bowl to drain while you are pre-baking the crust.Layer pre-baked pie shell with onions, tomatoes, basil:
Spread the chopped onion over the bottom of your pre-baked pie crust shell.
Squeeze as much moisture as you can out of the chopped tomatoes, using either paper towels, a clean dish towel, or a potato ricer.
Spread the drained chopped tomatoes over the onions. Sprinkle the sliced basil over the tomatoes.



Make cheese mixture, spread over tomatoes:
In a medium bowl, mix together the grated cheese, mayonnaise, Tabasco, a sprinkling of freshly ground black pepper.
Spread the cheese mixture over the tomatoes.
Place in the oven and bake at

Place in the oven and bake at 350°F (175°C) until browned and bubbly

delicious!



Sharks Teeth in Kure Beach





Our beach at Ocean Dunes is known for being a goldmine of shark's teeth. Here's some info and tips on finding them:

Sharks have 4 rows of teeth and lose hundreds of them daily with the lost teeth sinking to the bottom of the ocean and becoming buried in sediment. Eventually they fossilize. The minerals in the sediment gradually replace the original tooth material. This process takes thousands of years to complete.

Most shark's teeth range in size from less than a half-inch to over six inches. Rarer finds such as a tooth from a prehistoric Megladon are over 7 inches. On average the tooth of a great white shark is about 3 inches.

Best place to look is along the tideline of a beach, keeping an eye out for triangular shapes. Newer teeth are still white, black teeth—which are more common finds—have been fossilized over time.

Sometimes, shark teeth will have serrated edges and are curved in a certain way, depending on what side of the mouth they are from. Chances of finding shark teeth increase the more you dig and sift through the sand. A sieve or sifter might help you sort through the sand faster and more efficiently than your fingers.





Where there are sharks there are shark's teeth. There are some beaches more well known for having lots of shark's teeth, but they can be found on any beach. Topsail Beach, North Carolina, is one of the most well-known shark tooth islands along the East Coast. Kure Beach is a great beach for finding them.

A lot of finding shark's teeth is knowing when and where to look. Any time there is movement on the ocean floor is a good time. This could mean after a big storm or if there is nearby dredging. Sandbars and tidepools at low tide are also a great place to look because the water is constantly moving.

Some claim that there are more sharks teeth during and around full moon cycles because the pull of the tide is stronger, but there is no evidence that this is true. Looking for shark's teeth is a fun activity on a walk on the beach, alone or with family and friends. A shark can produce up to 25,000 teeth over a lifetime so there's plenty out there to find!





Committee Reports

FINANCE COMMITTEE

The Finance Committee met on Monday, August 12 and 26, 2024 at 7 pm. In addition to the monthly review of finances, each area of the budget was analyzed and projections were made for the coming year.

The increase in the Reserve Fund assessment (dues) for 2025 will be in the order of the increase last year, which was less than $14/month on average. There will be one more joint meeting before the budget is finalized in September.

Please consider joining the Finance Committee or any other committee for 2025. The Finance Committee meets once a month for an hour. That is 12 hours for regular meetings. In July and August, the committee meets twice a month so that is +2 = 14 times. In rare instances, there is a second meeting in September so that would be +1 = 15. Only fifteen hours spread over a year to contribute toward your investment. Please give it serious consideration.

Gene Costa

COMMUNICATION COMMITTEE

The Communication Committee did not meet in August. Our next meeting is September 12th.

We have updated the oceandunesresortnc.com website to include all 2024 newsletters and the updated rules and regulations.

The newsletter continues to grow in content and my thanks to Laura Lee, Mike, Blossom, Lawrence and Laura for all their help.

Dave

LONG RANGE PLANNING COMMITTEE

The LRPC and Finance Committee held a joint meeting on Monday, 7/28/24. This is an important step in the budget planning process for 2025. We reviewed the Reserve Fund project status for 2024 and reviewed the planned RF projects for 2025.

We continue to follow the RF plan identified in the G&F Engineering reserve study done in 2023. The funding plan approved at that time called for a 3% increase in reserve funding yearly. While this has not been finalized and will require owner and board approval, we feel confident that we should continue to follow the plan. There will be another joint meeting w the Finance Committee on 9/9/24 to finalize the reserve fund budget.

One of the larger projects for 2025 (in addition to building work) will be the “restoration” of our recreational courts (tennis, basketball and shuffleboard). A sub committee has been formed and will begin meeting soon. Many thanks to the owners who signed up to join this effort.

FYI, the LRPC works closely with the building committee in planning these projects. The LRP is the blueprint for all of our capital improvement projects. Anyone interested in joining the LRPC can contact me at msposato@twcny.rr.com

Thanks
Mark Sposato



BEACH PROTECTION COMMITTEE

The Beach Protection Committee continues to work on advocacy support with our government officials.

We are now almost 3 months into the hurricane season and we made it through Tropical Storm Debby with minimal damage to the property.

We continue to wait on updates to our grant applications.

Thanks.

INSURANCE COMMITTEE

There are no new updates from the Insurance Committee at this point.

We have settled the claim for the elevator damage at the 2200-2300 building and the work will proceed as materials are received.

Thanks.

Evan Wittes

GOVERNING DOCUMENTS COMMITTEE

LANDSCAPING COMMITTEE



BUILDING COMMITTEE



The end of the summer season with occupation at near maximum means most work going on is that which can be accomplished behind the scenes with individual work orders being handled at a sharp clip.

The big storm/rain event brought damages to building roofs, including shingles and gutters. Ocean Dunes is fortunate to have on-site contractors who are making the repairs thus avoiding interior damages to units.

Trying to get the work done were we not so fortunate would mean being added to long waiting lists. Thanks go out to Adrian and the others for being here for us.

The details for starting the major reno on Building 1000 are close to complete. The drawings are with the project engineer and the final bids are ready to be offered. The elevators remain a problem because "parts is parts" and there is no such thing as hurrying the manufacturer, though our elevator representative is trying his best to expedite the process.

The fans went on the dehumidification system for the inside pool on 08/26, so its completion is at hand. Budget season is beginning with the numbers for all anticipated work for 24/25 needing to be submitted to the treasurer.

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. - 9:00 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)	855-855-8679

Board of Directors

Gene Costa - President
Barry Ehret - Vice President
Mark Sposato - Treasurer
Debbie Stock - Assistant Treasurer
David Bianchi - Secretary
Kristin LoMonaco - Assistant Secretary
Evan Wittels - Director

Management Staff Community Manager - Mike Brown
Assistant CM - Laura Lee Kendziora
Maintenance Lead - Siobhan Wilson
Maintenance Tech - Bryan Barton
Maintenance Tech - Chris Jackson
Rec Center Attendant - Olivia Granquist
Rec Center Attendant - Zach Pearce
Rec Center Attendant - Deana Stephens

* 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