



[www.oceandunesresortnc.com](http://www.oceandunesresortnc.com)

## Ocean Dunes Monthly, January 2019

### WHAT'S NEW at Ocean Dunes

- The Kuester Management after-hours maintenance number is 1-888-600-5044. Please choose option 1 for the maintenance department.
- Have you checked out your **website** lately? Go to [www.oceandunesresortnc.com](http://www.oceandunesresortnc.com).
- **Insurance:** Is your bank or mortgage company asking for a Certificate of Insurance? Send email to [Bethany.Coogler@Acentria.com](mailto:Bethany.Coogler@Acentria.com).
- **Closing Information:** Any closing information can be obtained by visiting [Homewisedocs.com](http://Homewisedocs.com) or by contacting Nancy Sinclair. Nancy's e-mail is [NancyS@Kuester.com](mailto:NancyS@Kuester.com).
- **Charter Spectrum Cable:** 1-888-345-7139

### Office Hours:

Mon - Fri 9:00am-5:00pm

### Recreation Center Hours (Nov. 1 – March 30):

9:00 am – 8:00pm – every day of the week

### Recreation Center Hours (April 1 – Oct. 31):

9:00 am – 9:00pm – every day of the week



*\*\*Visit us and "like" us on Facebook!*

*OceanDunesKureBeach or*

*[kure.beach.5@facebook.com](mailto:kure.beach.5@facebook.com)*

### Reminders – Important Dates:

- The Rec Center will be closed on New Year's Day.
- **Saturday, January 19, 2019** – open meeting at 10am in the Rec Center.

# WELCOME

Philip Ferrazzo – Unit 1005

Jane and Eugene Costa – Unit 2205B

### Important Emergency Telephone Numbers

Kure Beach PD	910-458-7586
Kure Beach Fire Department	910-458-2014
Kure Beach Public Works	910-458-5816
Kure Beach Animal Control	910-798-7500
Poison Control	800-222-1222
Duke Power (report power outage)	800-419-6356

## Hurricane Florence Recovery Process

Progress continues to move along, and Bill Moore (despite a trying knee!) continues to send weekly updates. What follows is an excerpt from his latest:

All scopes are assigned out to our contractors. Obviously they cannot all be addressed at once. Contractors will be contacting unit owners as soon as they review the scopes of the buildings and compare it to a walk-through to ensure all the necessary work is being addressed. Please keep in mind each telephone conversation with an owner can run up to 15 minutes depending on the work or upgrades involved. In addition, the contractor must contact the insurance company to settle any disagreements on the scope of work. When all that is done, they must apply for a permit from the town to start work. Permits are being issued on a unit by unit basis. For example, when they finish redoing the installation, they must make an appointment with the inspector to check the work before they close up the walls. Numerous other inspections are required based on the scope of work. All this slows down the repair process.

Further, keep in mind this week will have abbreviated work schedules as our contractors and their employees take time off to enjoy the holiday with their families.

As a reminder, we have 6 contractors working buildings and 2 contractors are working exterior issues. There are 21 buildings that need repair, so obviously it cannot all be done at once. As an update:

**Building 100** - As soon as the last unit is cleaned, the building will be complete.

**Building 300, 400** - This coming week, units will be prepped for painting, and flooring will be started.

**Building 500** - Sheetrock should be completed by the end of next week.

**Buildings 600, 1100, 1200, 1300, 1500, 2000** –

Contractor is completing walk-throughs and preparing supplemental scopes for the insurance company.

Permitting process has begun. Building 600 starts drywall next week as soon as necessary town inspections are completed.

**Buildings 700, 800, 900, 1000**–Walk-throughs complete and updated scopes submitted to insurance company.

**Buildings 1100, 1400, 1600, 1700** –Walk-throughs have been completed. Supplemental scopes are being prepared to be submitted to the insurance company.

**Building 1800**- Awaiting adjusted scopes from the insurance company.

**Building 1900**- Awaiting adjusted scopes from the insurance company. 1904 roofing to be done next week.

**Building 2100**- 90% of drywall complete for the building. Drywall complete next week and the painting process will begin the week after.

**Please remember when I say “complete,” I am talking about the work where the HOA is responsible for repairs. Any upgrades you have negotiated with your contractor are between the two of you and are not covered in my report.**

Electricity and water has been restored to all buildings.

### **Exterior Work**

The 1300 pipe will be moved as soon as the Town engineer approves the plan drawn up by our engineer.

The Board has approved the bid to do the exterior work at building 1800 and work should begin after the 1<sup>st</sup> of the year. Sandbags are complete at buildings 1100 and 1300. Sand covering the new bags requires a separate CAMA permit, and we are waiting to get them all done at once. We are in process of preparing new permit requests for the next round of sand bags at buildings 1500 and 1700.

The permit for the flow-able fill for the carports at 1100 and 1300 are expected to be issued early next week and the fill installed thereafter. When this is completed, all exterior work at 1100 will be complete.

Our gutter repairs/replacement for the complex is expected to begin after the 1st of the year.

Again, David Brauer is the person you contact should you have any insurance questions. Please contact him directly. Also questions on the 200 building should be referred to Mark Hamlet.

### **Free Christmas Tree Pick-Up**

The Town of Kure Beach Public Works Department will be picking up Christmas trees at no cost on Thursday, January 5<sup>th</sup> and Thursday, January 12<sup>th</sup>, only. Trees must have all lights, ornaments, tinsel and other decorations removed and be placed on your property line near the street by 7:00am. Christmas trees put out for pickup after January 12<sup>th</sup> must be scheduled in advance through the Kuester Office (910-458-3005) and there is a fee for that pick-up.

## **2019 OD Budget Passes**

The rule is that a budget passes, unless a simple majority of owners votes no. For the 2019 budget, the votes were as follows: 19.98% yes and 0.53% no. These votes represent 39 units or 20.51% of owners.

This vote represents only one-fifth of the owners, probably the lowest participation since we opened up the budget vote to ballots submitted in person, via email, FAX, and online. (State law only requires us to have an in-person vote of owners who show up at the meeting.)

The 2019 budget total is the same as in 2018. Owners may see their monthly dues differ by plus or minus up to \$1, because of how cable payments are assessed.

We do not know at this time how repairs from Florence will affect Ocean Dunes funds. We had some unspent storm reserves and other reserves, and are still awaiting reimbursement of most insurance monies. We do not know yet if we will need to reallocate the proposed 2019 capital expenditures or submit a budget revision for a vote.

## **2019 Window Stickers to be Mailed**

To get back on Pleasure Island after a mandatory evacuation (for example, after a hurricane) owners and residents need a window sticker in their cars identifying them as residents. Previously, you had to purchase these stickers at Kure Beach Town Hall for \$5 each (\$15 after April 1).

This year, Kure Beach is mailing the stickers out with town utility (water/sewer/trash) bills. However, Ocean Dunes owners don't get individual bills from the town. (The homeowners' association pays for water/sewer/trash for all units and common areas; homeowners pay for these as part of their maintenance fees.)

So how will Ocean Dunes owners and residents get their stickers this year? The town will send stickers for all 196 units to Ocean Dunes management, which will then distribute them to unit owners. The town will send two (2) free stickers for each unit. Any owners needing more than two stickers can purchase additional stickers for \$20 each from Town Hall.

## **Ocean Dunes Rec Center Well-lit Gym Room Incentive for 2019 Resolutions!**



## Pleasure Island Events

<http://www.pleasureislandnc.org/events>

**POSTPONED**  
**RESCHEDULED FOR APRIL 13th-14th, 2019**  
Due to damages at Ft. Fisher Air Force Recreation Area caused by Hurricane Florence



**ANA POPOVIC**

**DANIELLE NICOLE**

**HEATHER GILLIS BAND**

• LADIES AUXILIARY • JUSTIN CODY FOX • LUXURIANT SEDANS •  
• POLAR BEAR BLUES BAND • JAKE HALDENVANG •  
• THE WOLFE GANG • NINA REPETA • BENNY HILL TRIO • FEEBS •  
• THE RHYTHM BONES • CARL NEWTON'S JAZZY REVIEW •

**Two Days • 14 Bands • Two Stages**  
**April 13 • 14, 2019**  
**Ft. Fisher Air Force Recreation Area**  
**Kure Beach, NC**

**PLEASURE ISLAND**  
*Seafood, Blues & Jazz Festival*

910.458.8434 • [www.PleasureIslandNC.org](http://www.PleasureIslandNC.org)

## Mindful Yoga for the New Year (2-3:15pm)

Date: Tuesday, January 1, 2019

Start Time: 2:00pm (GMT-05:00) Eastern Time (US & Canada)

End Time: 3:15pm

Location: Community Center

\$10 drop in or buy a class pass and save

Instructor: Paula Huffman

Step into the New Year with Awareness! Join us for this rejuvenating Mindful Yoga class in which we will move deliberately through a comprehensive yoga practice. We will stretch, flow, hold poses, and restore as we pay attention to how we are experiencing the poses in our body. There will be an incorporation of awareness of physical sensations, thoughts and feelings that arise during the yoga experience. This paying attention to our present moment to moment experiences allows us a freedom and freshness that can be carried into our New Year's set of Intentions. This class is open to all, regardless of experience. Poses will be tailored to each individual's level of practice. Please join us!

## Ongoing Kure Beach Community Center Recreational Activities

### Core Power Fusion Yoga (9:15-10:15am)

Core Power Fusion Yoga - Mondays, 9:15-10:15am at the Community Center - \$10 drop-in or buy a discount pass.

### Stretch & Restore Yoga (10:30-11:30am)

Stretch & Restore Yoga - Mondays, 10:30-11:30am at the Community Center - \$10 drop-in or buy a discount pass.

### Hatha Yoga with Meg (6:30-7:30pm)

Hatha Yoga with Meg - Mondays, 6:30-7:30pm at the Community Center - Pay What You Can.

### Chair Yoga (9:15-10:15am)

Chair Yoga Tuesdays, 9:15-10:15am at the Community Center (No Class 2nd Tuesday of the month) - \$10 drop-in or buy a discount pass.

### Kure Beach Aikido (6-9pm)

Classes held every Tuesday and Thursday evening at the Kure Beach Community Center. 6:00-7:00pm (youth), 7:00-9:00pm (adult). To register, call 919-465-0403. Visit Cape Fear Aikido Association website for more information. There is no charge for this activity.

### Hatha Yoga (9:15-10:15am)

Hatha Yoga- Wednesdays, 9:15-10:15am at the Community Center - \$10 drop-in or buy a discount pass.

### Reggae Yoga Flow (6:30-7:30pm)

Reggae Yoga Flow Wednesdays, 6:30-7:30pm at the Community Center - Pay What You Can.

### Line Dance (10-11am)

Thursdays from 10am-11am. Cost of class is \$1 per person. Instructor: Elaine Stewart.\*For all yoga classes, a "Pay What You Can" option exists.

### And right here at Ocean Dunes . . .

Don't forget the water aerobics classes right here in the Ocean Dunes Rec Center indoor pool, Wednesdays and Fridays from 9am to 10am. Jane leads a fantastic workout for all ability levels.

# January

## 2019



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 Trash and recycling Pick-up	8	9 Water Aerobics 9am-10am	10	11 Water Aerobics 9am-10am	12
13	14 Trash and recycling Pick-up	15 Allied Pest Control Optional Spray	16 Water Aerobics 9am-10am	17	18 Water Aerobics 9am-10am	19
20	21 Trash and recycling Pick-up	22	23 Water Aerobics 9am-10am	24	25 Water Aerobics 9am-10am	26
27	28 Trash and recycling Pick-up	29	30 Water Aerobics 9am-10am	31	Water Aerobics 9am-10am	