



www.oceandunesresortnc.com

Ocean Dunes Monthly, November 2018

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.
- **Insurance:** Is your bank or mortgage company asking for a Certificate of Insurance? Send email to Bethany.Coogler@Acentria.com.
- **Closing Information:** Any closing information can be obtained by visiting Homewisedocs.com or by contacting Nancy Sinclair. Nancy's e-mail is 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](https://www.facebook.com/kure.beach.5)

Reminders – Important Dates:

- Tuesday, November 7, 2018 – Allied Pest Control special contract spraying.
- Wednesday, November 28, 2018 – Budget ballots due
- Saturday, December 1, 2018 – Budget ratification meeting
- The Rec Center will be closed on Thanksgiving, Christmas, and New Year's Day

WELCOME

Robin & Lauren K Bryan – Unit 2112C

Important Community Updates:

**** Budget ballots (and instructions) are on the OD kuester.com website and online at https://kuester1.formstack.com/forms/oceandunes_2019_budget_vote . Only vote once.**

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

It is important for all homeowners to understand that this is a complex recovery process involving a multimillion-dollar insurance claim. The current scope for insurable repairs is any damage caused by the storm or any damage caused by the mitigation specialist in the removal of wet material.

The HOA authorized SouthernCAT as the mitigation specialist recommended by Acentria, the insurance agent. The insurance carrier, Ironshore, authorized Young and Associates on their behalf. SouthernCAT and Young and Associates together authorized the necessary removal of damaged material based on their combined expertise. They only pulled what both entities agreed to.

The scope of repairs will not be final until the restoration contractor, owner and HOA agree that all storm-related or recovery-related damage has been addressed. The HOA must make sure that any additional findings go on Young and Associates' scope, as that is what the insurance carrier will base the payment on.

As noted previously in multiple correspondences to homeowners, the HOA insurance will cover the entire unit back to "original specs." Homeowners' H06 insurance (depending, of course, on individual policy elections) policies should cover belongings and all upgrades beyond "original specs." Between the two insurance policies, all damage caused by the storm or the mitigation should be covered.

Reminder: As soon as your building is signed off by Young and Associates as fully mitigated and documented, they will release it for restoration. At this point, Bill Moore and team will assign a restoration contractor. NO restoration work will start in your unit until the assigned contractor speaks directly with you.

200 Building Project

The project for Building 200 is underway. The goal is completion within the next few months. The contractor is CCSI, the same group who completed the Rec Center renovations. CCSI will also be doing the hurricane restoration work affiliated with damage to the units in the 200 building.

Reminder: There will be a point where the 200 Building units will be inaccessible to owners or rental guests for a few weeks. The 200 Building project work will involve structural repairs, painting and NEW decks.

Town ordinances will NOT allow any owner or guest entry until ALL life-safety items such as deck railings and stairwells have been inspected and approved by the Kure Beach Building Inspector. At this point the Inspector may or may not be willing to issue a Partial Certificate of Occupancy and permit owners back in the building. Upon completion, the inspector will issue a Full Certificate of Occupancy.

Post-Hurricane Pest Control

All Ocean Dunes units will be sprayed by Allied Pest Control on November 7th, 2018 and December 18th, 2018. The Ocean Dunes HOA contract with Allied Pest Control does NOT normally include October, November, January or February. All other months have a contract spray on the third Tuesday of the month. Allied Pest Control canceled the September contract spray due to Hurricane Florence. The ongoing mitigation and restoration prevented the October "Winter Spray".

Allied Pest control is willing to spray in November and December under the contract at NO additional charge to the HOA. Due to having not been sprayed for two months and the condition of our buildings post-storm, we believe it prudent to spray every unit over the next two months. January and February 2019 will be "Winter Spray" and any owner who wishes to be sprayed will need to complete an order form for \$25 to be charged to their account. The form will be sent in November for owners requesting spraying in January and February.



New Painting in the Indoor Pool Replaces the Previous Solar System Painting!

Pleasure Island Events

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

Annual Cape Fear Kite Festival: Saturday, November 3rd



Cape Fear Kite Festival was organized as a “fun fly” without competitions or rules (other than safety!) to unofficially wrap up the kite-flying year. It is attended by serious kite flyers who enjoy showing their sky art to anyone who appreciates it. While weather and wind dependent, SOMETHING will fly, we assure you! Hundreds of spectators of all ages and all walks of life cover the beach and many (we hope) will get hooked on the fun and beauty of a kite string in your hand and color against the clouds. We hope to have tee-shirts and kites for sale. Held at Fort Fisher. Call (910) 520-1818 for more information.

Kure Beach Annual Holiday Market: Saturday, November 17th and November 24th

Kure Beach Holiday Market at Ocean Front Park


Saturday, 11/17 & 11/24

9am-3pm ~ 105 Atlantic Ave

**Food Trucks, DJ, and over 35
art, craft, and food vendors**

 **Toys for Tots Donation Drive:**
Bring a new, unwrapped toy to the Town table and be entered to win a raffle basket of amazing products donated by our generous vendors.

St. Paul's Community Life Center Fundraiser: Saturday, November 10th

Food Truck Rodeo & Silent Auction Fund Raising Event



Saturday Nov 10, 2018 at 1100 am

**St. Paul's United Methodist Church
300 Harper Avenue
Carolina Beach, NC 28428**

You are invited to a **Food Truck Rodeo and Silent Auction** fund raising event including **LIVE entertainment** and a chance to **bid on many outstanding items**. Event is to raise money for our new **7500 square foot Community Life Center** - with **concert seating for over 400** and **diner seating for 233**. the center will serve all of **Pleasure Island**. Please mark your calendars and join us for great food, entertainment and a chance to win some great items.



Other Island Activities for November

- Island of Lights Light Up Celebration at the Lake (910-458-5507)
November 23, 2018
- 10th Annual Christmas by the Sea (Carolina Beach Boardwalk) (910-458-2977)
November 24, 2018
- Island of Lights Parade (910-458-2977)
November 30, 2018
- Island of Lights Flotilla (910-386-8081)
December 1, 2018
-

The 25th Annual Pleasure Island Seafood, Blues, and Jazz Festival – Rescheduled for April 13th and 14th, 2019



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.

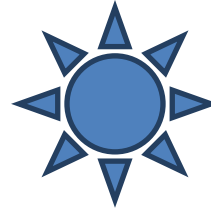
Sunrise Ocean Flow Yoga (7:30-8:30am)

Make every Thursday morning special with an all-levels oceanfront yoga practice - 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!



November

2018



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