

Henlopen Acres Property Owners Association – Block W

June 10, 2023 – Minutes of the Annual Meeting

10:00am at the Henlopen Acres Beach Club

1. The President called the meeting to order at 10:06am ET
2. Commissioners present included Paddy Richards, Ron Peele, Johan Poulsen, and Jeff Jacobs
3. 21 members of the community representing 13 properties were also present
4. Brian Diacont and Achilles Demurtis also attended representing our Beach Ambassador program
5. Paddy Richards reviewed the minutes for the 2022 annual meeting which, upon a motion made and seconded, were approved.
6. Treasurer reported on the current financial status of the organization and revenues to date and expected expenses for the balance of the fiscal year. It was noted that any surplus would be held in the reserve fund for use on future fence repairs. It was also stated the 2023 annual assessment would be established upon receipt of the insurance invoices, and completion of the dune fence repairs.
7. Summary of past and current was provided by members of the board and volunteers
 - a. Distribution of permanent beach passes
 - b. Insurance policies
 - c. Maintaining/updating the organizations email address list
 - d. Dune grass plantings
 - e. Bonfire permits issued last season (11 resident, 3 guest rentals)
 - f. Fall beach clean-up (Nathalie McGregor)
 - g. Spring panic grass seeding
8. New business matters introduced and discussed included
 - a. Overview of dune fence repairs to be completed this season
 - b. The annual election to the Board of Governors will be held in September. Three openings are to be filled, interested individuals were directed to speak with Pete Partridge
 - c. A long discussion was held on the subject of beach security in the evenings and the community was advised of the recurring issues of trespassing and underage alcohol consumption on Block W. In general, members present agreed the issues should be actively addressed with the collaboration of the Town of Henlopen Acres, and the neighboring communities. It was agreed that next steps include the Governors requesting the assistance of the Board of Commissioners of Henlopen Acres and its security patrol.
9. A motion to adjourn was made and approved at 11:17am ET