

# Henlopen Acres Property Owners Corporation – Block W

## Minutes of the Annual Meeting

June 15, 2024

*10:00am at the Henlopen Acres Beach Club*

1. The President called the meeting to order at 10:00 am ET.
2. Board members present included Paddy Richards, Johan Poulsen, Jeff Jacobs, George Dotzel and Nathalie McGregor
3. 41 members of the community were in attendance
4. Secretary reported that (1) the Board of Governors met twice in FY23 and that the minutes of both meetings are available on the HAPOC webpage; (2) the HAPOC webpage has been updated, and property owners may find it useful to visit the page to learn about upcoming events, review rules for use of Block W beach or look for the Special Events and Bonfire approval Request Form among other things.
5. Treasurer reported on the current financial status of the organization, revenues to date and expected expenses for the balance of the fiscal year. It was noted that HAPOC does not carry property insurance, however, maintaining liability insurance for this 9.6 acre parcel is one of the main expense items, as well as cost for fence repairs and payment for the Beach Ambassadors. It was also noted that the 2024 annual members assessment is expected to remain unchanged from the prior year.
6. Summaries of past and current business activities were reviewed by members of the Board:
  1. Summary of past activities:
    - Three solar-powered cameras with motion activation installed
    - Beach Ambassador Program expansion to include an extra day per week
  2. Insurance policies update – liability and D&O coverage
  3. Distribution of beach passes – please contact Paddy Richards if you do not have one
  4. Brian Diacont’s (Beach Ambassador) End of the Year report for 2023
7. Summary of new business activities

1. Deauville beach transition
  2. Dune preservation and security
  3. Evening trespassing
  4. Election to the Board of Governors will be held next year for which there will be two vacancies
  5. 2024 Assessment – no changes are expected but hopefully it will cover expenses to complete the replacement fence on the top of the dune from the Rolling Road pathway to the northern property line.
8. Q&A Session:
- (1) Consider reaching out to boy scouts to engage them in repairs of the fence. Board will look into that
  - (2) Is tick and mosquito spraying done in the dunes. Yes, Brasure's sprays paths to the beach in the dunes once a month from May-September at a cost of \$56 per application
  - (3) On July 4 bonfires prevent community from enjoying fireworks and make it difficult to be on the beach with small children. The Board will contact David Lynam to make sure that the location of bonfires (max 2) on July 4th is far away from the entrance and placed at the end of downwind point
  - (4) Discussion was held on beach security in the evenings. The community was advised of the recurring issues of trespassing and underage alcohol consumption on Block W. In general, members present would like to see this issue addressed with the collaboration of the Town of Henlopen Acres, and the neighboring communities. In particular the question was raised why can HA security patrol not stop at night in cul-de-sac and walk the path in the dunes with flashlight?
  - (5) Can electricity be installed at the beach? Installing electricity on the beach for lighting and security will be very expensive, but Board will look into using solar powered lights

A motion to adjourn was made and approved at 11:17 am ET