

HAPOC - BOARD OF GOVERNORS MEETING

PADDY RICHARD'S RESIDENCE

MAY 24, 2025

Attendees: Paddy Richards, Jeff Jacobs, Johan Poulsen, George Dotzel

Excused: Natalie McGregor

The meeting was called to order by Paddy Richards at 10:00 AM.

Treasurer's Report:

Jeff Jacobs presented the Treasurer's Report, including a cash roll-forward report for the period 9/1/23 thru 8/31/24 (attached) that reported an ending cash balance of \$31,292.86 as of 8/31/24. Jeff noted this cash balance is Board Restricted cash to fund dunes fence replacement and grass restoration costs in the event of a catastrophic event. Jeff also noted the current cash balance as of 5/24/25 was \$43,173, which is a "high water mark", in advance of many upcoming expenditures including new fencing (\$14,100), insurance bills, beach ambassador costs, etc.

Old Business:

1. Dunes seeding vs. plugs – a discussion was held about the use of plugs (vs. seeding) providing a better success rate for dunes grasses and related root structure that helps to maintain the dunes sand. There was further discussed that the area between the beach fence and the new fence at the top of the dunes being a prime area for planting of new plugs in the future.

2. Bonfires – George Dotzel reported there were only 4 bonfires during the summer of 2024 he was aware of, one of which occurred without the required permit application and approval. The party who failed to complete the permit application was unaware of the need for the application and approval, and indicated they would comply with this procedure in the future.

George Dotzel will provide suggested pencil changes to the current HAPOC "Block W Beach Reservation & Special Event Application" Form that included Bonfires to Jeff Jacobs for update and posting to Henlopen Acres Website and linked to the QR code on signage on the Block W beach pathway.

3. Dunes fencing – Jeff Jacobs noted existing fencing was repaired and new fencing installed at the top of the dunes by Double E fencing. He noted the new fencing at the top of the dunes provides additional protection from dunes erosion in the event of significant tidal storms. Jeff noted the Beach Club also used Double E fencing at the same time as Block W, which helps reduce contractor travel and set-up costs for jobs at both Block W and the Beach Club.

4. Insect spraying – Jeff Jacobs noted the main pathway was sprayed for ticks at a cost of \$57.

5. Beach Security – Johan Poulsen reported there was less underage drinking on the Block W during the summer of 2024 due to the presence of signage on the pathway forbidding trespassing and drinking of alcoholic beverages and the use of cameras. Johan mentioned that we monitor and deter underage drinking but take no enforcement action.

New Business:

1. Cameras – Jeff Jacobs reported there will be four cameras set up in near future, including one at the Rolling Road beach path entrance on a new pole; one on the main beach pathway close to the beach; one in the dunes facing the beach pathway; and, a new one on the south side boarder of the Block W dunes near the area where two homeless people lived in a tent during the summer of 2024.

2. End of Summer 2024 Report – Johan and George noted the presence of the Beach Ambassadors continues to limit access and use of the Block W beach to HA residents and their family, guests, and renters, which has significantly reduced the number of unauthorized users of the Block W beach.

3. Brian's end of year 2024 summary observations and suggestions for improvement – the Board reviewed and discussed the 11-page report provided by Brian. While numerous matters were discussed, the below is a summary of some of the more significant matters discussed:

a.) Camera Resolution – it was noted cameras do not provide sufficient resolution to be able to recognize faces, and suggested we have one camera with higher resolution so we can recognition faces.

b.) Camera Audio Capability – Brian suggests the camera facing the pathway and beach have audio capability so nighttime underage drinking party attendees can be asked to leave the beach remotely.

c.) Renters - accessing Block W without renters passes, but instead using property owner passes, and repeat renters who do not adhere to Block W rules were discussed. There was consensus that repeated problems with renters will be brought to the attention of the HA property owner requesting correction of the problems in the future or risk loss of use of Block W or loss of a HA rental permit in the future.

d.) Maintenance of an "Incidence Log" by the Beach Ambassadors was discussed and encouraged as a means to document the occurrence of improper behavior by HA property owners and renters, and develop appropriate corrective action plans.

e.) Lynam provided Umbrellas – Brian indicated that Lynam provided umbrellas has been a major problem to deal with, including property owners complaining they can't get their preferred spot on the beach; property owners and renters moving umbrellas; etc. etc. George Dotzel and Johan Poulsen will meet with Lynam to:

- Discuss options to provide both HA property owners and HA renters equal opportunity to have access to the most desirable beach front locations to set up.
- Discuss having Lynam handling most matters/problems dealing with the umbrellas they rent vs. the Beach Ambassadors handling them, and the procedure(s) for same.

f.) Dogs – problems with many non-HA residents entering Block W before 10 AM with their dogs and dog waste on Block W not being picked up was discussed.

4. HAPOC Annual Meeting – Sat. June 14, 2025 at 10:00 AM at HA Beach Club

HAPOC Annual Dunes Clean-up – Sat. June 21, 2025 at 10:00 AM meeting at the Pine Reach cul-de-sac

5. HAPOC Board Elections – Jeff Jacobs and Paddy Richards terms on the HAPOC Board expire in 2025 and their positions need to be filled. Pete Partridge will again serve as chair of the nominating committee to fill these open positions that will take place in August and September 2025.

6. Block W Summer 2025 Ambassador's Schedule – Paddy Richards reviewed the Ambassador's Schedule with the Board, noting June will be a Friday, Saturday, and Sunday schedule, and July and August will be six days a week excluding Mondays.

7. The Pierce Mills recognition plaque at the Rolling Road entrance to the beach path was refurbished by David Richards and will be reinstalled soon.

There being no further business matters to discuss, Paddy Richards adjourned the meeting at 11:23 AM.