

# **Henlopen Acres Property Owners Corporation – Block W**

## **Minutes of the Annual Meeting**

**June 14, 2025**

***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. 31 members of the community were in attendance
4. Secretary reported that (1) the Board of Governors met twice in FY24 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. The 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 is currently in good financial shape with a cash balance of \$31, 292. One of the main expense items was the fencing project to prevent erosion that restored fences along the beach face, the southern property line, and on the top of the major dune line from the Rolling Road pathway to the northern property line.

Other major expense items include maintaining Directors and Officers, and Liability insurance for the organization, as well as payment for the Beach Ambassadors. The Treasurer also noted the 2025 annual members assessment is expected to remain unchanged from the prior year.

6. Summaries of past and current operational and business activities:
  - (A) Trespassing, homeless on the Block W, nighttime underage drinking:

Since the end of last summer these prior issues have ceased. In general, 2024 was much quieter than 2023. As far as the 2025 season, we had no such problems yet. The main reasons for these changes are the three solar-powered cameras with motion activation installed on Block W (it appears underage drinkers do not like being filmed) and the continuous presence of the Beach Ambassadors.

Lesson learned from the previous year: Early Proactive Engagement, when Johan Poulsen, George Dotzel and HA Security approached the homeless on Block W and explained to them their trespassing violation. Thus far in 2025, we have not had “tenants” in the dunes.

(B) Brian Diacont (Beach Ambassador) updated owners on winter clean-up and beach monitoring. In summary:

Beach Ambassadors did a fall clean-up of the two places where homeless used to stay in the dunes. They collected 130 gallons of trash. They also did a once-a-month full walk through the dunes during the off-season to make sure all was quiet, neat and that no “tenants” had moved in.

In general, increased presence of Beach Ambassadors made owners, their guests and renters obey the Rules for Use of the Block W Beach. Beach Ambassadors check the Beach Passes to collect information on how many owners vs. renters use Block W. Owners usually have their passes on their phones. Renters sometimes use owner’s passes. The Beach Ambassadors remind renters to bring the correct pass next time.

Another activity Beach Ambassadors handled was complaints from property owners concerning the location of Lynam umbrellas being in the prime beach front locations. George Dotzel and Johan Poulson met with Lynam and they agreed to: a) Space umbrellas so renters, property owners, and their guest have equal access to the prime ocean front locations; b) Ambassadors will refer any future umbrella problems and issues to Lynam who rents the umbrellas.

Beach Ambassadors also monitor if dog owners are from HA and do not come from Rehoboth or elsewhere. If a dog owner does not pick up after the dog, the Beach Ambassador will remind them to do so. We have a dog waste station right at the entrance to the beach path and there should not be any excuse not to collect dog waste.

(C ) Dune grass seeding:

Nathalie McGregor selected a sample plot in the dunes and seeded grass in April. Although she watered the plot for a couple of weeks and this spring was rather rainy, the grass had a hard time growing. It was pointed out that the proper way to seed grass in the dunes is to make a trench 8-10” deep and fill it with potting soil

before depositing seeds. Given this information, Nathalie will seed more grass on another sample plot in October. If the second plot does not produce enough grass, HAPOC will investigate purchasing and planting plugs next year.

#### (D)Dune fencing

The fencing project will continue next year through maintaining the existing fence along the perimeter of Block W and the fence placed on top of the dunes to capture sand. There are no plans to install new fencing. By sharing fencing mobilization expenses with HABC the price of maintenance is currently down to \$8.75/linear feet which is 17% less than it was several years ago. Four-inch diameter (4') wooden cedar polls replaced the old ones and openings in the fence on the beach side were added to allow for easier clean-up of the dunes and deer crossing.

7. Election to the Board of Governors will be held this year for which there will be two vacancies. The letter to members asking for nominations will go out on August 15. Nominations will be accepted until August 29. Pete Partridge will again serve as the Independent Chair of the Nominating Committee. Voting will be done by email. Ballots will be sent out in the second week of September. The firm of Marshall Wagner will count ballots and report the election outcome.
8. Q&A Session:
  - (1) A property owner asked to move the start time of the Annual Dune Clean-up on June 21 to 11 am to accommodate tennis players after their practice. The change was made.
  - (2) A second property owner requested the board consider installing sand mats on the sunny part of the path to enable people to avoid hot sand when they come through the path. The Board of Governors stated they would consider the request and advise the members of their findings and conclusions.

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