

Henlopen Acres Property Owners Corporation – Block W

Minutes of the Annual Meeting

June 20, 2026

10:00am at the Henlopen Acres Beach Club

1. Call to Order

President Paddy Richards called the meeting to order at **10:00 a.m. ET.**

2. Board Members Present

Board members in attendance included:

- Paddy Richards
- Johan Poulsen
- Jeff Jacobs
- George Dotzel
- Nathalie McGregor

3. Attendance

A total of **41 community members** attended the meeting.

4. Approval of 2025 Annual Meeting Minutes

The Secretary called for a motion to approve the draft Minutes of the 2025 Annual Meeting. The motion was seconded, and the minutes were approved unanimously.

5. Treasurer's Report

Treasurer Jeff Jacobs presented the organization's current financial status, including revenues to date and projected expenses for the remainder of the fiscal year. He provided a handout to residents summarizing the organization's financial operations for the fiscal year ending August 31, 2025

He stated HAPOC remains in a strong financial position with 100% of 2025 member assessments collected, and a 2025 fiscal year ending cash balance of **\$23,256.99**. One of the primary expenses during the year to date was **\$1,500** for fencing repairs following winter storm damage. This represented a significant reduction from prior years, as the fencing sustained only minimal damage during the most recent winter.

6. Beach Passes

Paddy Richards reported that HAPOC has a sufficient supply of beach passes. New property owners continue to request passes, while owners leaving Henlopen Acres typically return their passes.

7. Bonfires

George Dotzel reminded attendees that all beach bonfires require prior approval from HAPOC. He outlined the streamlined approval process:

- Submit a bonfire application.
- Email the application to George Dotzel.
- Receive HAPOC approval.

No more than **two bonfires are permitted per evening**.

All bonfires must be arranged through **Lynam**, which provides firewood, setup, chairs, and post-event cleanup. Lynam continues to be used because of its reliable service. A total of **14 bonfires** were held during 2025.

8. Beach Ambassadors & Lynam Umbrellas

George Dotzel reported that the five Beach Ambassadors performed an excellent job during the 2025 season, assisting both property owners and renters.

Use of Beach Ambassadors continues to limit the use of Block W to property owners and their guests and renters, which has resulted in significantly less people on Block W. Trespassers no longer use Block W when the Ambassadors are working.

The increased presence of Beach Ambassadors has significantly improved compliance with the Rules for Use of Block W Beach. Ambassadors also check beach passes to help track owner and renter usage. Most owners now display their beach passes electronically on their mobile phones.

George also noted that Lynam umbrella rentals are often placed in the most desirable oceanfront locations. Lynam was again “asked” to stagger the setup of their umbrellas in 2026, so property owners and renters have equal access to the prime beach front locations.

9. Beach Security. Johan Poulsen described the 2025 season as another successful year for Block W security. Cameras installed at three locations have served as an effective deterrent to unauthorized use.

He noted one trespassing incident during early spring on the side of the Beach Club not covered by cameras. Johan personally approached the individuals involved, and no further incidents occurred.

Johan credited HAPOC's improved security to:

- Early proactive engagement.
- Installation of security cameras at key locations.

10. Fencing

Jeff Jacobs reported that Block W fencing remains in good condition. HAPOC spent approximately **\$1,500** on fencing repairs this year, compared with **\$14,100** the previous year to repair fencing along the beachfront, the southern property line, and the dune line extending from Rolling Road to the northern property line.

HAPOC maintains its fencing in good condition to help protect its dunes and woodlands which have both an aesthetic and safety value to the community as a form of protection against flooding

Jeff explained that as the dunes continue to grow, fencing naturally becomes buried beneath accumulating sand. This buried fencing helps trap additional sand and strengthens the dune system.

The fencing maintenance program will continue next year by maintaining perimeter fencing and fencing installed atop the dunes to promote sand accumulation.

Recent improvements included:

- Replacement of aging fence posts with four-inch cedar posts.
- Addition of openings on the beach side to improve dune maintenance access and facilitate deer crossings.

11. Dune Grass Seeding

Jeff Jacobs reported that HAPOC continues its dune restoration efforts through annual grass seeding.

Seedlings were planted several years ago, followed by USDA-recommended dune grass seed last year. Since dune grass typically requires two to three years to establish, the Board is now seeing encouraging results from earlier planting efforts.

Jeff noted that recent rainfall has contributed to particularly healthy dune grass growth.

HAPOC will continue seeding selected sections of the dunes each year, focusing on areas where soil moisture provides the best opportunity for successful establishment.

12. Board Elections

Paddy Richards announced that **no election for the Board of Governors** will be held this year.

13. Annual Dune Cleanup

Nathalie McGregor updated members on the Annual Dune Cleanup.

The cleanup is normally scheduled around Memorial Day weekend after Brasures completes seasonal spraying of the pathways. However, severe weather prevented the event from taking place this year.

Although the dunes are currently in relatively good condition following removal of fallen trees and branches, Nathalie asked whether owners wished to proceed with the cleanup despite warmer summer temperatures.

Members supported holding the event for two primary reasons:

- To teach younger generations the importance of protecting and maintaining healthy dunes. Since summer is the time that most of the children at the beach the Dune Cleanup should take place during the summer.
- To begin the cleanup at **8:00 a.m.**, before temperatures become too warm.

14. HAPOC Website

Nathalie McGregor reminded owners that HAPOC regularly updates its website:

www.henlopenacres.delaware.gov/hapoc

The website includes:

- Rules for Use of Block W Beach
- Bonfire and special event application procedures
- Board election information
- Treasurer's reports
- Annual and Board meeting minutes
- News and announcements, including Annual Meeting notices, elections, and Dune Cleanup dates

15. Pathway Cleanup

Nathalie McGregor reported on the cleanup of beach access paths following the winter storm.

The pathways had become blocked by fallen trees and large branches. The Board obtained three bids and selected the proposal offering the best value from an arborist who had previously worked with several Board members.

Before work began, Paddy Richards walked the property with the arborist to ensure that the natural character of the pathways and the tree canopy would be preserved.

Following completion of the work, Nathalie inspected the project to verify that all debris had been removed and that the work met expectations.

The cleanup was completed before Easter, allowing owners to enjoy improved beach access for the unofficial start of the season. The pathways are now wider, brighter, and retain an attractive tree canopy.

16. 2026–2027 Assessment

Jeff Jacobs confirmed that the 2026–2027 member assessment will remain unchanged at \$150 per property. He noted that HAPOC's capital reserves remain healthy and that expenditures during the 2025–2026 fiscal year were average.

17. Dogs on the Beach

George Dotzel reminded property owners and renters that dogs are only allowed on Block W Beach before 10 AM and after 6 PM, and that it is their responsibility to pick up their dog waste.

Ambassadors also monitor compliance and remind dog owners to clean up after their pets.

HAPOC maintains a dog waste bag station at the Block W beach entrance. However, there is currently no similar station at the Henlopen Acres Beach Club entrance. The Board agreed that it may be worthwhile to discuss installation of an additional station with the Beach Club.

18. Questions and Answers

A property owner noted that trash cans are no longer located at the beach entrance as they had been in previous years. The owner also suggested installing dedicated dog waste receptacles at both beach access paths.

The Board agreed to investigate these possibilities.

A motion to adjourn was made and approved at 10:32 am ET