

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. 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 in very good financial shape with a cash balance of \$31, 292. One of the main expense items has been the fencing project that not only restored fences along the old perimeters but also installed new fencing on the top the dunes from the Rolling Road pathway to the northern property line in order to prevent erosion.

Other major expense items were maintaining liability insurance for our 9.6 acre parcel, as well as payment for the Beach Ambassadors. The Treasurer also noted that since we maintain an A+ superior insurance rating 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 quatter then 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 the Block W (it appears underaged 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 them their violation. As a result, this year we do not have “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 important mission of Beach Ambassadors is to keep an eye on the umbrellas that Lynam beach service sometimes place for renters right in front of the path. If the owners complain to the Beach Ambassadors that the umbrellas take the best part of the beach, Beach Ambassadors correct that.

Beach Ambassadors also monitor if dog owners are from HA and do not come from Rehoboth. If a dog owner does not pick up after the dog, 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 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 look into 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 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. This year 4' wooden cedar polls replaced the old ones and openings in the fence on the beach side were added to allow easier clean-up of the dunes and a 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 be the Chair of the nominating Committee. Noting will be done by email. Ballots will be sent out in the second week of September. Wagner Marshall will count ballots and report the election outcome.

8. Q&A Session:

- (1) Ann Cameron asked to move the 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) Lisa McMasters asked to install beach removable mats on the sunny part of the path to the beach to allow wheelchairs to move and to avoid hot sand when kids and elderly come through the path. The Board of Governors investigated that request and after receiving a legal opinion came to the conclusion:

The HAPOC Board evaluated the request for a beach pathway mat, and whether it violated the "tidy and natural state" deed restriction, and it was determined the use of a beach pathway mat during the summer beach season would not be a violation.

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