

INDIAN RIVER AERODROME PROPERTY OWNERS ASSOCIATION  
Board of Directors Meeting — Agenda

Tuesday, June 9, 2026 · 6:30 PM

Location: 475 Nieuport Dr (Carole Ballough)

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I. CALL TO ORDER / WELCOME

II. MINUTES RECAP

- Attendance noted (sign-in sheet)
- Review and approval of May 19, 2026 Board Meeting Minutes
- President and Secretary to sign off on minutes

III. TREASURER'S REPORT

- Cash management and operating funds update
- Outstanding dues collection — June 1 deadline has passed; status of certified mail notices to remaining delinquent members (4 unpaid as of May 19)
- Mike Conway dues — status of corrected invoice (Carole to verify mailing address)
- Tax return status — Bailey Accounting filed extension, July 31 filing deadline
- Investment discussion follow-up — Raymond James (5%) vs. PNC (2.5%) for association funds

IV. OLD BUSINESS

A. Community Landscaping / Lawn Service

- Review of community-wide feedback regarding current mowing quality and consistency
- Specific concerns raised: tennis court area, exterior fence line, taxiway overgrowth, runway grass condition (18-inch overgrowth reported)
- Current provider performance history — issues addressed with Mike on multiple occasions per Karen Hodge, Nick Easterling, and Lamberto Roscioli
- Alternative proposal: Bryan's enhanced service approach — fresh blades per cut, cross-cutting technique, 10-day service interval, two mowers, weed whacking around runway lights, rate-matched pricing

- Discussion: obtain competitive quotes vs. continue with current provider
- Board direction on next steps

#### B. Road Paving / Engineering Assessment

- Aaron Bowles has declined the engineering assessment
- Bill Kaser documentation — Bill is in Denver, will return in a couple of months; status update (Nick)
  - Mike Conway — status of contact with Dickerson (paving contractor, I-95 experience) for quotes
  - Ian Wolfenden — status of paving quotes and PNC loan inquiry
  - Joshua Pageau — FAA Airport Improvement Program (AIP) grant research update (grants can fund up to 60% of airport improvements)
    - Coordination opportunity with nearby interchange project contractor (mobilization within 3-4 months)
    - Cost projections: \$225,000-\$300,000 estimated; road fund balance ~\$99,822; ~\$200,000 borrowing needed

#### C. Northeast Runway Culvert Replacement

- Follow-up: Ray Dyson / Joshua Pageau coordination on updated pricing
- Locates (utility location surveys) needed before proceeding — status

#### D. Sopwith Drive Ditch Area Landscaping

- Status of bare spot assessment (Karen Hodge / Valerie Conway)
- Clusia bush replacement purchasing — 30-40 bushes at \$20-\$28 each (within approved \$1,200 budget)
  - Canady side mower — status of scheduled visit for lake edges and ditch area (~\$1,000)

#### E. Lake Algae Bloom

- Status update (Ray)

#### F. Airport Operational Documents — Formal Adoption

- MOTION TO ADOPT revised airport rules, regulations, and guidelines
- Includes 15-ft displaced threshold language (deferred from May 19 meeting for formal write-up)

#### G. FDOT Airport License / Registration

- Brief status — registered as non-licensed facility, expires November 2, 2027
- AirNav contact update propagation status (Ray submitted update; ~2 months to propagate)

#### H. Website and Community Apparel

- Website status — live at indianriveraerodrome.com
- Print-on-demand apparel service setup (Joshua Pageau) — status update
- Decals availability (4-inch ~\$2.65, 6-inch ~\$3.00 per 100)

### V. NEW BUSINESS

#### A. Community Landscaping Quotes

- Review of any competitive quotes received
- Bryan's proposal presentation and discussion

#### B. Meeting Start Time

- Board agreed to adjust start time to 6:30 PM going forward
- Ratification of new regular meeting start time

#### C. Irrigation System Soft-Start

- Follow-up on specialist evaluation for soft-start pump system
- Purpose: prevent water hammer / pipe blowouts between zone changes
- Benefits: allows larger nozzles, 12-15 feet additional throw distance
- Status of specialist contact and quotes (Ray Dyson + community member referral)

#### D. Governance Review Committee

- Committee status and scope update
- Voting threshold consistency review (Articles vs. Bylaws vs. CC&Rs)
- Abstention treatment per F.S. 720

#### E. Aviation Easements

- County commission engagement — south and east exposures
- Strategy discussion for future development protection

#### F. Runway Webcam

- Community interest follow-up — live webcam for runway condition checks
- Discussion of options (if member-funded/donated)

#### G. Community Cookout Planning

- Date and logistics discussion

#### VI. OPEN FORUM

- Open to homeowners for questions, comments, or suggestions

#### VII. ADJOURNMENT

Next Meeting: July 2026 (date TBD — typically 2nd Tuesday)