

# Indian River Aerodrome Property Owners Association

## Board of Directors Meeting Minutes

**Date:** April 23, 2025

**Location:** Roscioli Residence, 8515 Waco Way

### CALL TO ORDER

Brian Hayes, IRAPOA President, called the meeting to order at 6:31 PM.

### BOARD MEMBERS PRESENT

- **In Person:** Brian Hayes (President), Carole Ballough (Treasurer), Karen Hodge (Secretary), Ray Dyson, Lamberto Roscioli, Nick Easterling
- **By Phone:** Bill Kaser (Vice President)
- **Absent:** None

### GUESTS

Natalie Roscioli, Ian Wolfenden, Mark White, Roy Pinner, Rocky Pinner, Gwen Garner, Peter Zavack, Gary Hodge, John Mariani, Mary Wood, Barb Speece, Ryan Speece, Trudy Von Linsowe, Dave Von Linsowe

### MINUTES

Secretary Karen Hodge read the minutes from the March 23, 2025, IRAPOA Board meeting. Ray Dyson made a motion to accept the minutes as read, seconded by Carole Ballough. All members present voted yes. **MOTION PASSED.**

### TREASURER'S REPORT

Carole Ballough reported the following account balances as of April 23, 2025:

- **Operations Account:** \$82,662.78
- **Road Fund:** \$72,044.08
- **Irrigation Fund:** \$33,299.01

Annual Dues; received to date: \$64,000.00 (40 parcels)

Annual Dues; outstanding: \$22,400.00 (14 parcels)

Monthly expenses included QuickBooks subscription fees, electricity (FPL), and bookkeeping fees (Bailey's Tax & Accounting). Carole noted she is still learning QuickBooks Online and will provide a detailed accounting at the next meeting.

Brian Hayes, Bill Kaser and Carole Ballough visited PNC Bank to add Brian and Carole to the accounts and order a debit card for Carole. The bank reviewed the money market accounts (Road Fund and Irrigation Fund), increasing the interest rate to 3.5% per annum, effective immediately. Carole proposed opening a general savings account for excess funds to earn interest, targeting a checking account balance of \$5,000–\$10,000. Bill Kaser made a motion to authorize Carole to open a general savings account, seconded by Ray Dyson. All in favor, none opposed. **MOTION PASSED.**

## **OLD BUSINESS**

### **1. Irrigation System Update (Ray Dyson)**

- The contractor is working on Zone 5, with pipe installation underway. They expect to reach the south end of the runway by Friday.
- The contractor is aware of compacting trenches, especially across the runway, and has equipment to backfill and smooth the area. Sand is available if additional fill is needed.
- Concerns were raised about liability if accidents occur. The current notice advises that the runway is closed and if pilots choose to fly, it is at their own risk. Pilots are advised to make a low pass to alert workers before landing. Lamberto Roscioli suggested consulting an attorney if needed, but the board agreed to leave the notice as is for now.
- Roy Pinner noted a main conduit across the runway (marked) that must be hand-dug to avoid damage, as a previous repair cost \$8,000. Ray confirmed the contractor is aware.

### **2. Hodge Family Request**

- The Hodge family received approval to build a pool, with construction starting this week and expected completion in 2–3 months.

### **3. Mike Spanos Taxiway Update**

- Nothing to report.

### **4. Verbal Request from John Mariani**

- John raised concerns about a landscaping trailer parked on Nieuport Drive, blocking the road and hindering airplane towing. The trailer was unattended for hours, with an open door obstructing traffic.
- John proposed “No Parking” signs on Nieuport Drive. Brian Hayes will meet with John within the next week to assess the situation and report back.
- Suggestions included notifying homeowners to ensure landscapers park in driveways and including a notice in the newsletter to address the issue, before installing signs.

### **6. Current Legal Action(s)**

- Nothing to report.

### **5. Island Bridge (Ian Wolfenden)**

- Ian reported no progress due to time constraints. Gary Hodge and others volunteered to assist. Brian will coordinate with Ian and Gary to move the project forward.

### **6. Culvert Repair**

- Work by Caleb is complete; the culvert and ditch are blended.

#### **7. Road Paving Status (Bill Kaser)**

- Bill reported difficulty obtaining bids. He is seeking 4–5 bids for quality asphalt work. Deferred to the next meeting.

#### **8. Website Update (Bill Kaser)**

- The website is functional but basic, serving as a backup for Google Drive documents and hosting the directory. Usage is low. Bill suggested upgrading if more robust features are needed, but no updates have been made. Brian will meet with Bill in mid-May to discuss further.

### **NEW BUSINESS**

#### **1. Discussion on Reading Previous Meeting Minutes**

- Brian Hayes and Karen Hodge proposed discontinuing the practice of reading the previous board meeting's minutes at the start of each meeting to avoid redundancy and save time. Instead, it will be confirmed that all members received a copy of the minutes, and any changes will be requested. A motion to accept the minutes will then be made. Motion made by Brian Hayes to adopt this new process, seconded by Carole Ballough. All in favor, none opposed. MOTION PASSED.

#### **2. Certification of New Board Members**

- Board members must complete a certification course within 90 days of the last meeting. Members must also complete 4 hours of annual continuing education. Karen Hodge will send a link to the course and continuing education website.

#### **2. Consent for Email Notices**

- The board reviewed required consent for email notices and signatures from new board members and community members. All must sign to receive board emails. Confirm if your signature is on file; otherwise, complete the emailed form. Contact Karen Hodge with any questions.

#### **3. Webcam Proposal (Brian Hayes)**

- Brian suggested installing a webcam on the runway for monitoring, citing other communities' use. Concerns were raised about legal implications and privacy. No decision was made.

#### **4. Community Sign Proposal**

- Karen Hodge proposed a community sign at the entrance with a “Smile, You’re on Camera” message to deter crime, given the new I-95 ramps increasing accessibility. It was suggested to revisit this idea should there be an uptick in crime.
- Brian Hayes suggested there be a “No Outlet” sign attached to the “5th Street SW” sign located outside of the community.
- Concerns were raised about 82nd Avenue and 5th Street changes. Brian suggested inviting a county representative to discuss road plans and safety concerns.

## 5. Savings Account Discussion

- Covered under Treasurer’s Report.

## OPEN FORUM

- **Ryan Speece** confirmed he can fly out on April 24th, with workers posing no obstruction. Ray Dyson reiterated the runway is closed, fly at your own risk, with communication needed for the south-end trench work.
- **Rocky Pinner** suggested a newsletter notice to address landscaping trucks parking on roads, urging homeowners to have contractors park in driveways.
- **Trudy Von Linsowe** proposed placing notices on improperly parked vehicles.
- **John Mariani** noted landscapers may not respond to notices, emphasizing homeowner responsibility.

## ADJOURNMENT

Brian Hayes made a motion to adjourn, seconded by Nick Easterling. All in favor. The meeting adjourned at 7:35 PM.

**Next Meeting:** May 21, 2025, at 6:00 PM, location TBD (Ian Wolfenden to confirm with Valeria Marks at 8560 De Haviland Ct).