

# Indian River Aerodrome Property Owners Association

## Board of Directors Meeting Minutes

**Date:** May 21, 2025

**Location:** Marks Residence, 8560 De Haviland Court

### CALL TO ORDER

Brian Hayes, IRAPOA President, called the meeting to order at 6:02 PM, with gratitude expressed to Valerie Marks for hosting.

### BOARD MEMBERS PRESENT

- **In Person:** Brian Hayes (President), Bill Kaser (Vice President), Carole Ballough (Treasurer), Karen Hodge (Secretary), Ray Dyson (Airport Manager), Lamberto Roscioli
- **Absent:** Nick Easterling

### GUESTS

Valerie Marks, Natalie Roscioli, Ian Wolfenden, Gwen Garner, Peter Zavack, John Mariani, Trudy Von Linsowe, Dave Von Linsowe, Connie Zorc, Bill Zorc

### MINUTES

- No corrections or additions were made to the minutes from the previous meeting, which were sent via email, with hard copies available at the mailbox. Copies were made available at the meeting. Brian made a motion to accept the minutes, seconded and approved by all present.

#### **MOTION PASSED.**

- President and Secretary signed a final copy of the minutes and the corporate seal was stamped.

### TREASURER'S REPORT

Carole Ballough reported the following account balances as of May 21, 2025:

- **Operating Account:** \$8,472.00
- **Operating MMkt Savings Account:** \$70,000.00
- **Road Reserve MMkt Savings Account:** \$87,096.00
- **Irrigation Reserve MMkt Savings Account:** \$33,321.00

Annual Dues; outstanding: \$8,000.00 (5 parcels)

## **OLD BUSINESS**

### **1. Irrigation System Replacement**

- Ray provided a debrief on the irrigation system, noting its completion despite initial issues with water hammering due to incorrect 27-gallon-per-minute nozzles. This caused excessive flow, damaging joints.
- Mike Vereen (Advanced Sprinkler & Pump) replaced the nozzles and repaired joints with steel joints at his expense. An overpressure relief valve was added to the pump.
- Mike is researching a standpipe with a pressure relief valve for the north end to handle excess pressure (not hammering, which is resolved). A three-inch blow-off valve was suggested but deemed potentially excessive.
- *Payment:* Ray and/or Brian will meet with Mike to negotiate two options upon completion: (1) full payment with a two-year warranty, or (2) 90% payment with 10% held for 30 days, with a two-year warranty. A special meeting will be called if any issues arise.
- *Schedule:* System runs twice daily for testing. Regular schedule to start May 22nd: 2:30 AM, 40 minutes per zone (five zones), adjusting for wind and evaporation factors.

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

- John reported trailer parking on Nieuport Drive blocking airplane towing, requiring at least 30 feet of clearance. Parked vehicles force pilots into the grass or to stop, causing delays and potential breaches despite airplanes having right-of-way.
- The board proposed: (1) a sign on Nieuport Drive to prohibit parking, possibly at 5th St SW; (2) a letter to homeowners with a bilingual insert for lawn services (and contractors), outlining parking rules; (3) a potential remote-controlled light to signal airplane movement. Homeowners are responsible for ensuring contractors park off-road (e.g., driveways or near mailboxes). The right-of-way extends to the swale's center, banning parking there.
- Brian and Karen will work on drafting the letter and insert to homeowners. Enforcement will focus on homeowners, with bylaws requiring clear access; violations may face future ramifications.

### **3. Current Legal Actions**

- Nothing to report.

### **4. Island Bridge Railing**

- No specific action; tied to future planning.

### **5. Road Paving**

- Efforts to get bids continue, with 20,000 square yards measured, but responses are pending.
- Bill noted that paving the road sooner than later would be beneficial, as the current road has a good concrete foundation that has lasted 30+ years - but it is starting to show signs of wear, especially when wet. Paving over it now would avoid the need to strip it later, which would be required if delayed too long. The other roads, paved twice, are holding up but may need a third paving soon, potentially lasting 20-30 years if done comprehensively.
- Bill also suggested that this be a priority to consider once the irrigation project is complete.

## **6. Website**

- No changes; no plans to update unless needed.
- A motion was made by Bill Kaser to remove this from the Old Business section of future agendas, as the website is on autopay, requires no updates and is functioning adequately. The motion was seconded by Karen Hodge and passed unanimously by the board.

## **7. Discussion of New Savings Account for General Savings, Cash Management**

- A general savings account was opened in early May, holding \$70,000, earning 3.5% interest. It enhances fund accessibility and security (replacing exposed ACH accounts).
- The irrigation fund has \$33,321.00, with \$5,000 budgeted from general operations for maintenance. Future irrigation maintenance savings will continue in a reduced account (e.g., \$2,500 minimum).

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

- Brian, Carole, Karen and Ray are certified. Nick, Lamberto and Bill need certification. Links will be resent by Karen. Reimbursement for any costs associated is confirmed.

## **9. Consent to Receive Official Notices via Email – Signatures from New Board Members**

- Email Consent forms distributed and signed by new board members.
- Board of Director Member Certification forms distributed and signed by all board members present.

## **NEW BUSINESS**

### **1. Continuity of Current Projects / Outline of Future Goals and Priorities**

- To be detailed at the next meeting. Projects include a shed for equipment (near tennis court), tree trimming and road paving.
- Equipment lifespan discussion: Tractor (new, financed at 0%) and roller (~\$8,000, reconditioned) expected to last long with maintenance (~\$1,500/year, approximate).

### **2. Tree Trimming – Roads, Taxiways, and North End of Runway**

- No specific action; tied to future planning.

### **2. Annual Dues Payments**

- There are currently five unpaid annual dues. Four of these have been addressed through conversations, with payment expected soon. One remains unpaid with no contact. Carole mentioned that June 1, 2025 is the deadline to start lien notifications for unpaid dues, with the attorney handling certified letters as part of the procedure.

## **OPEN FORUM**

- **Lamberto Roscioli** raised a concern about grass maintenance on the runway, noting two-foot weeds growing in front of his house and along the runway, posing a risk to his new propellor. He asked if he could mow the grass himself at the highest setting (approximately 5") if the lawn maintenance company does not return to mow, to avoid damage to their airplane. Ray Dyson agreed to call the lawn maintenance company to confirm their schedule, expecting them to mow by Thursday or Friday of this same week. It was agreed that cutting at 5" would be acceptable if needed.

## **ADJOURNMENT**

Brian Hayes made a motion to adjourn, seconded by Bill Kaser. All in favor. The meeting adjourned at 7:17PM.

**Next Meeting:** June 30th @ 6:00PM; location: Marks Residence at 8560 De Haviland Ct.