

Indian River Aerodrome Property Owners Association

Board of Directors Meeting Minutes

Date: June 30th, 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, again.

BOARD MEMBERS PRESENT

In Person: Brian Hayes (President), Carole Ballough (Treasurer), Karen Hodge (Secretary), Ray Dyson (Airport Manager), Nick Easterling

In Person, but late: Lamberto Roscioli

Absent: Bill Kaser (Vice President)

GUESTS

Valerie Marks, Ian Wolfenden, John Mariani, Trudy Von Linsowe, Dave Von Linsowe, Gary Hodge, George Ferguson, Barb Speece, Jim Davis

Late Arrivals:

Brandon Zotter, Natalie Roscioli

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 June 28th, 2025:

- **Operating Account:** \$5,561.00
- **Operating MMkt Savings Account:** \$55,119.00
- **Road Reserve MMkt Savings Account:** \$87,343.00
- **Irrigation Reserve MMkt Savings Account:** \$3,416.00

OLD BUSINESS

1. Irrigation System Replacement

- Brian evaluated a plan and noted that using every other sprinkler head might cause pressure or coverage issues due to pipe size limitations over longer distances.
- Brian will schedule a meeting with Mike Vereen (Advanced Sprinkler & Pump) for the week of July 7-11, 2025 to discuss further.

2. Verbal Request from John Mariani

- Brian observed someone parked on the side of Nieuport Drive and engaged in a discussion with them.
- A draft letter addressing parking trailers (e.g., on Nieuport Drive and suggesting alternative areas) is in progress, being created by Karen and Brian, and will be sent to residents before the next meeting. Residents will be responsible for notifying their lawn services, etc., with the board monitoring compliance and taking photos as needed.

3. Current Legal Actions

- Nothing to report.

4. Island Bridge Railing

- Brian Hayes and Gary Hodge discussed the need for action, noting approximately 16 hours of work required, not including researching and purchasing of material(s).
- No volunteers stepped forward to take on the task.
- The railing needs a full build with gaps no larger than 3.75 inches. Suggestions included a pressure-treated base and top rail with powder-coated aluminum posts (available on Amazon) and/or stainless steel cables.
- Brian and Gary will collaborate and present a design at a future meeting.

5. Road Paving

- Dave Von Linsowe and Brian Hayes discussed options: new paving, seal coating or an intermediate option (grinding, filling, etc.).
- A contractor used by Dave for driveway seal coating may provide a quote for the intermediate option.
- Bill Kaser was assigned to follow up but has not reported progress yet.

6. Discussion of Cash Management and Operating Funds

- Deferred to a financial report later in the meeting.

7. Certification of New Board Members

- Karen Hodge reported that this certification process is complete for all Board members.
- The Board agreed to remove this item from 'Old Business', as it no longer requires further discussion.

8. Consent to Receive Official Notices via Email – Signatures from New Board Members

- Karen Hodge reported that this has been completed by all Board members.
- The Board agreed to remove this item from 'Old Business', as it no longer requires further discussion.

9. Annual Dues Payments

- Carole Ballough reported that all dues are paid and up to date.
- The Board agreed to remove this item from 'Old Business', as the matter has been resolved.

NEW BUSINESS

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

- Deferred to budget planning for next year. Carole Ballough suggested designating funds for new projects, noting a \$1,300 pump repair cost.
- The pump motor, replaced over 20 years ago, was recently rebuilt and is in good condition. Replacement value estimated at \$10,000-\$12,000.
- Proposal to maintain a \$5,000 annual maintenance budget (previously \$1,000-\$1,500) with a rollover escrow for contingencies. Excess funds could offset deficits.

2. Tree Trimming – Roads, Taxiways, and North End of Runway & Dead Palm Trees

- Volunteers sought to meet with tree contractors and assist in obtaining accurate estimates.
- Brian Hayes and Dave Von Linsowe agreed to collaborate to get this done.

(SECRETARY'S NOTE: BIG 'thank you' to both Nick Easterling and Bill Kaser, who worked together to remove and dispose of the dead palm trees)

3. Taxiing on Roadways and Potential Bylaw Changes

- Jim Davis presented 40 years of historical documents, highlighting a 1981 restriction on taxiing on Nieuport Drive following a dispute between Trevor Linton Smith and Michael Cannon.

(SECRETARY'S NOTE: These documents will be uploaded and available on www.IRAPOA.org before the next meeting)

- The Nineteenth Circuit Court ruling was contested as invalid for private roadways. Historical taxiing occurs on Gullwing Drive and Wright Circle, and many airparks (e.g., Spruce Creek) allow it.
- Past surveys (e.g., Tammy Emanuel's 78% approval) and legal opinions (e.g., Ben McClure's opposition) were discussed. Insurance concerns were debunked by a former agent.

- John Mariani and others with hangars support taxiing for convenience and safety. A two-step process was proposed by Jim: a community survey (requiring 78% approval) and a \$40 filing fee with Indian River County to amend the 1981 decision.
- The Board could license taxiing with annual renewals and the right to revoke for misuse. Volunteers (Jim Davis, Brandon Zotter and John Mariani; affected residents) will conduct a door-to-door survey, with results to be reviewed at a future meeting. A mail survey was suggested as an alternative.

OPEN FORUM

- Update on runway maintenance: A total of 63 tons of ball field sand and 15 tons of topsoil were applied to the runway. Of this, 6 tons of topsoil were used by Ian Wolfenden for personal use and have been paid for. Additionally, 40 bags of fertilizer, 3 bags of seed, and 4 gallons of Roundup were applied.

(SECRETARY'S NOTE: BIG thank you to Ian for donating his time to get this completed for our community)

- It was negotiated to mow twice a year for \$1,150 (down from \$1,400), providing 9 hours with a machine and driver. Proposal to increase the \$2,500 budget to \$4,000 for four mowings annually due to overgrowth, with mixed opinions on cattails surrounding lakes (some prefer leaving sections for privacy or wildlife). It was decided that before the next mowing, homeowners whose privacy may be affected can choose to leave the cattails in front of their property uncut.

(SECRETARY'S NOTE: If you'd like to retain the cattails for privacy, please contact Karen Hodge)

- The wooden dock on the lake at the south end of the runway behind a resident's house was raised as a liability concern due to disrepair. No action currently planned.
- Runway conditions reported as soft on the south end due to rain. Irrigation was shut off. A rain sensor for the irrigation system was suggested.
- An incident involving a pilot landing with a 15-20 knot tailwind and flying too close to houses was discussed. Documents reinforcing pilot responsibility were distributed, with suggestions to include them in future notices and estoppel certificates for new homeowners.
- A letter for storm debris removal was received and will be handled by Carole Ballough.
- County water and sewer were briefly mentioned by Brian Hayes as future value-enhancing options, deferred to a later discussion.

ADJOURNMENT

Brian Hayes made a motion to adjourn, seconded by Nick Easterling. All in favor. The meeting adjourned at 7:14PM.

Next Meeting: July 22nd @ 6:00PM; location: TBD