

# Indian River Aerodrome Property Owners Association

## Board of Directors Meeting Minutes

**Date:** September 22nd, 2025

**Location:** The Kaser Residence, 560 Gull Wing Drive

### **BOARD MEMBERS PRESENT**

**In Person:** Brian Hayes (President), Bill Kaser (Vice President), Carole Ballough (Treasurer), Ray Dyson (Airport Manager), Nick Easterling

**Absent:** Karen Hodge (Secretary), Lamberto Roscioli

### **GUESTS**

John Mariani, Ian Wolfenden, Trudy von Linsowe, Dave von Linsowe, Jim Davis, Joan Kaser, Brandon Zotter, Cass Emmanuel, Gwen Garner, Barbara Speece, Michael Conway, Michael Leighton and guest (Tim Zorc)

### **CALL TO ORDER**

Brian Hayes, IRAPOA President, called the meeting to order at 6:11PM.

### **MINUTES**

- Attendees were asked if they had reviewed the minutes from the prior meeting. Several confirmed they had.
- A motion was made to approve the revised minutes, seconded, and passed unanimously with all ayes and no opposition.

### **TREASURER'S REPORT**

Carole Ballough reported the following account balances as of September 17th, 2025:

- **Operating Account:** \$5,326.16
- **Operating MMkt Savings Account:** \$44,565.16
- **Road Reserve MMkt Savings Account:** \$88,095.32
- **Irrigation Reserve MMkt Savings Account:** \$3,462.07
- No significant questions arose; the report was deemed reasonable and accepted without formal motion.

### **OLD BUSINESS**

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

- Brian Hayes stated that Mike from Advanced Irrigation would meet after the rainy season to review the system and any changes that need to be made.

## **2. Island Bridge Railing**

- Nothing to report.

## **3. Road Paving**

- The board reviewed paving project quotes and discussed options to address the funding shortfall, including a special assessment, obtaining a loan, or a combination of both. The matter will be further investigated, with updates to follow in the near future.

## **4. Tree Trimming - Roads, Taxiways, North End of Runway & Dead Palm Trees**

- Bill Kaser presented a drawing at the meeting, identifying areas requiring maintenance.
- Discussions covered concerns including palmettos, trees at the end of Sopwith Drive, hedge plant cleanup, and multiple areas along Nieuport Drive needing attention.
- Brian Hayes is obtaining quotes for maintenance work on Nieuport Drive, lake side, and the corner of Gull Wing Drive, near Gloria's home. Additionally, Brian Hayes and Bill Kaser will collaborate to secure another quote.

## **5. Discussion to Allow Taxiing on Roadways (with Potential ByLaw Changes)**

- Jim Davis diligently collected surveys from neighbors, securing 45 ballots in favor of the proposal, which he delivered to Brian Hayes in a signed petition envelope. The board briefly discussed voting rules and identified concerns regarding safety, insurance, and liability that require review by the association's attorney. Clear objectives must be established for the attorney's guidance. Brian Hayes and Brandon Zotter were tasked with researching relevant information, including deed restrictions on taxiing and applicable bylaws, to present at the next board meeting. They will also propose next steps for consulting the attorney to move forward.

## **6. Review of Current Bylaws**

- Nothing to report.

## **NEW BUSINESS**

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

- Nothing to report.

### **2. Revision of Member Directory**

- The revised member directory has been sent out via email. As the information was copied from prior versions, there are still several corrections to be made. Karen Hodge will update the directory again and distribute a final copy in the coming weeks.
- All residents are asked to review their information and send any corrections to Karen as soon as possible to ensure they are included in the next revision.

### **3. Email Consent Forms for New Homeowners**

- Karen Hodge will be sending email consent forms to new homeowners within the next few days. These forms must be completed and returned - either by email or by sending a screenshot via text to Karen.
- This step is required to ensure we have legal permission to send HOA communications and updates related to the Aerodrome.

### **4. Review of Proposed Hanger at 140 Sopwith Drive for Michael Leighton**

- Tim Zorc, representing Michael Leighton, presented the design for the Leighton's new hangar. Following a brief discussion on the design, the project is currently awaiting permitting. The board voted unanimously to approve the proposal, and all present board members signed the necessary paperwork.

## **OPEN FORUM**

- Brian Hayes read a letter from a concerned neighbor who wanted to warn everyone of fraud. They were nearly scammed out of \$40,000 via fake bank text and call claiming FBI involvement. Scammers accessed accounts but loss was stopped. Lessons: Ignore unexpected bank texts/calls, don't click unknown links or even say "yes," hang up on suspicious calls and call bank directly, keep devices secure. Grateful it was caught in time; hopes sharing helps others.
- Gwen Garner raised a concern about tacking mis-delivered envelopes in the mailbox area. To address this, she recommends placing any mail that does not belong to you back into the outgoing mailbox. The Board will discuss this and figure out if next steps are necessary.
- John Mariani expressed concerns about perceived unfair treatment of residents living on the east side of Nieuport Drive in the Aerodrome. He feels that pilots on this side are being treated as second-class citizens. To highlight his concerns, he shared an email he sent to the board, emphasizing the following points regarding taxiing on Nieuport Drive to the runway (applicable only to east-side residents): Taxiing under power from Spad Spur Drive to the runway takes about 3 minutes, versus at least 10 minutes by tow, during which vehicles behind must wait due to right-of-way rules. He strongly recommends powered taxiing as the better option. Having lived in the community for over 30 years for its aviation focus, he has always aimed to be a courteous neighbor. However, he perceives a shift from a pilots' community to a retirement haven, with east-side residents facing discrimination: they pay full HOA fees for runway maintenance but lack equal access rights. If taxiing is prohibited, he proposes a fair fee reduction for east-side residents to eliminate this inequity. The 30-year-old taxiing solution unfairly punished all east-side residents due to one reckless pilot's behavior, rather than targeting the individual. He urges rectifying this injustice now.

## **ADJOURNMENT**

Carole Ballough made a motion to adjourn, seconded by Nick Easterling. All in favor. The meeting adjourned at 7:16PM.

**Next Meeting:** October 20th @ 6PM; location: TBD