

Indian River Aerodrome Property Owners Association

Board of Directors Meeting Minutes

Date: October 20th, 2025

Location: The Kaser Residence, 560 Gull Wing Drive

BOARD MEMBERS PRESENT

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

Absent: Brian Hayes (President)

GUESTS

Trudy von Linsowe, Dave von Linsowe, Brandon Zotter, Barbara Speece, Gary Hodge, Natalia Roscioli, Roy Pinner, Rocky Pinner

CALL TO ORDER

Bill Kaser, IRAPOA Vice President, called the meeting to order at 6:06PM.

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.
- A copy of the September Minutes will be stamped and signed by the President and Secretary within the month and filed correctly.

TREASURER'S REPORT

Carole Ballough reported the following account balances as of October 18th, 2025:

- **Operating Account:** \$5,897.54
- **Operating MMkt Savings Account:** \$37,699.83
- **Road Reserve MMkt Savings Account:** \$88,361.40
- **Irrigation Reserve MMkt Savings Account:** \$3,472.53
- Expenses are expected to slow down in winter, and the financial position was deemed satisfactory.
- Motion to accept the treasurer's report was made, seconded, and approved.

OLD BUSINESS

1. Irrigation System Replacement

- The Board discussed the irrigation system, which has not been run recently due to wet conditions, with a plan to operate it zone by zone to check for proper head function and clear any grass or debris.
- A concern was raised that the system's warranty is only one year, necessitating a thorough inspection soon to ensure it remains in good condition.
- The Board will schedule the system to be run and inspected within the next two weeks to address these concerns.

2. Island Bridge Railing

- Previous volunteers, Brian Hayes and Lamberto Roscioli, were unable to meet due to scheduling conflicts, with Lamberto stating he can no longer volunteer for the project due to time constraints, leaving no finalized design from prior discussions.
- Proposed solutions included a steel cable railing, valued for its simplicity and durability but met with concerns about flexibility on pilings and potential issues with insurance compliance for preventing falls, and a wooden railing using standard Home Depot materials as an alternative.
- A pressure-treated 2x6 or 2x4 top railing was proposed as a quick, cost-effective solution to address immediate liability concerns.
- With a budget of \$1,500 allocated for the project, which may be insufficient for contractor work, the decision was made to prioritize the installation of a pressure-treated 2x6 top railing secured with lag bolts, with edges rounded for safety.
- The next steps include researching the exact code requirements for bridge railings to ensure full compliance. Volunteers from the Board will procure materials and install the railing soon, with coordination to follow.

3. Road Paving

- Bids are being collected but the current budget is insufficient for comprehensive paving.
- The discussion highlighted that Nieuport's concrete foundation, though solid, is over 30 years old, and paving is recommended soon to avoid escalating costs in the future. Delaying the project would likely increase expenses, so it was suggested to prioritize paving Nieuport to leverage the existing foundation.
- The HOA agreed to continue gathering bids and to consider increasing the road fund budget for the next year to support this effort.

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

- The lack of progress on recent quotes for tree trimming was discussed, noting critical overgrowth on Gull Wing Drive. The previous contractor's work, which involved only trimming palm fronds, was deemed ineffective, as it requires cutting back to the property line for longer-lasting results or close monitoring if the same contractor is rehired.
- A suggestion was made to hire a new, cost-effective contractor, such as Bill Kaser's brother-in-law, to address the issue.
- The HOA agreed to obtain new bids and coordinate with Brian Hayes for follow-up on contractor selection.

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

- On October 20, 2025, an attorney consultation took place with Jim Davis, Brandon Zotter, Ray Dyson, and Nick Easterling in attendance to discuss changing Nieuport Drive's designation to a taxiway/road. The attorney believes this change is feasible, requiring 75% HOA approval to amend deed restrictions, and Jim Davis reported a poll showing 77.78% in favor and 22.22% opposed.
- The current deed prohibits taxiing, and the attorney proposes reinstating wording to allow taxiing with modifications.
- Concerns were raised about potential liability for future owners not carrying insurance, the need for a clear presentation of pros and cons to the HOA before voting, uncertainty about whether all correct documents were provided to the attorney, and the need to confirm that IRAPOA's insurance will cover Nieuport as a taxiway.
- A suggestion was made to widen Nieuport's pavement by two feet on each side for taxiway use, marked with a solid white line down the center.
- The attorney will draft a proposal outlining deed changes for HOA review and vote, ensuring all legal and insurance implications are addressed before finalization.

6. Review of Current Bylaws

- The Board discussed the need to review the bylaws, which are required to be evaluated every 25–30 years, with the next review likely due in 2026. Bill Kaser proposed forming a committee to examine and suggest updates to the bylaws, focusing on meeting procedures and director responsibilities. All Board attendees were tasked with reviewing the bylaws and proposing changes by the next meeting, at which point a committee will be formed to consolidate the revisions.

7. Revision of Member Directory

- Karen Hodge emailed the revised edition of the IRAPOA member directory.

8. Email Consent Forms for New Homeowners

- Karen Hodge reported that consent forms were emailed to new owners, with most forms returned, though a few remain outstanding. She will follow up with the non-responsive owners to ensure all forms are collected.

NEW BUSINESS

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

- Nothing to report.

2. Drainage Issues

- Ray Dyson raised concerns about significant drainage issues in the Aerodrome following recent heavy rainfall, with backups caused by clogged culverts filled with pine needles and branches on Gull Wing Drive, Nieuport, and near the runway - a problem several attendees

agreed was a definite issue. Specific problem areas include completely clogged culverts near the mailboxes on Gull Wing Drive, overwhelmed culverts at Nieuport and 5th Street SW due to high water volume, and silted canals and swales near the runway and island lake, which are slowing drainage.

- The Board proposed hiring Caleb, a contractor previously used by the Aerodrome, to clear debris and address the drainage issues.
- Brandon Zotter mentioned he has a different contractor with specialized mulching equipment scheduled to work on his own property on Monday and/or Tuesday of next week, and Ray Dyson agreed to meet with them to discuss the drainage situation and explore potential solutions.
- The Board will coordinate to inspect and prioritize areas such as Nieuport, runway exits, and culverts, and the Board agreed to consider implementing annual maintenance to prevent future clogs.

OPEN FORUM

- Trudy von Linsowe raised a question about how taxiing restrictions on Nieuport Drive would be enforced, specifically regarding the revocation of privileges for non-compliance. The response indicated that enforcement would be similar to the process for non-payment of dues, which results in the loss of runway access, but challenges were acknowledged due to potential non-compliance. Further discussion on enforcement mechanisms is needed and will be incorporated into the deed change proposal.
- A safety concern was raised regarding a recent incident where a truck ran a stop sign near the runway, nearly colliding with Nick Easterling's landing airplane. The discussion highlighted that the current stop sign at the taxiway may be too low due to airplane wing clearance, and while flashing red lights were proposed, there was concern they might distract drivers from looking for airplanes. A suggestion was made to add signage, such as "Look Up" or "Airplanes Have Right of Way," to increase driver awareness. The HOA agreed to review signage options and FAA recommendations, with proposed updates to be presented at a future meeting.
- The Annual Christmas party is proposed for December 7, 2025, at 6:00 PM. Last year's event cost roughly \$650.00, so a \$10.00+ per head donation and a dish to pass are suggested and appreciated for the anticipated 65-75 attendees. Bill Kaser will cover the main dish, Patty Davis will cover the turkey and dressing, while other dishes will be assigned by street, including salads, hot dishes, and desserts. Tables, chairs, and decorations will be provided. The Board and Rocky Pinner will confirm who will host, and a notice will be sent out for donations and dish assignments.

ADJOURNMENT

Bill Kaser made a motion to adjourn, seconded by Nick Easterling. All in favor. The meeting adjourned at 6:56PM.

Next Meeting: November 17th @ 6PM; location: The Kaser Residence, 560 Gull Wing Drive