

Indian River Aerodrome Property Owners Association

Board of Directors Meeting Minutes

Date: November 17th, 2025

Location: The Kaser Residence, 560 Gull Wing Drive

BOARD MEMBERS PRESENT

In Person: Brian Hayes (President), Bill Kaser (Vice President), Carole Ballough (Treasurer), Karen Hodge (Secretary), Ray Dyson (Airport Manager)

In Person, but Late: Lamberto Roscioli

By Phone: Nick Easterling

GUESTS

Gary Hodge, Roy Pinner, Rocky Pinner, Jim Davis, John Mariani, Louisa Mariani, Joan Kaser, Ian Wolfenden, Natalia Roscioli, Manuel Freitas, Trudy von Linsowe, Dave von Linsowe

CALL TO ORDER

Brian Hayes IRAPOA President, called the meeting to order at 6:01PM.

MINUTES

- Attendees were asked if they had reviewed the Minutes from the prior meeting. Several confirmed they had.
- Motion to approve the Minutes of the previous meeting. All in favor. Minutes approved unanimously.
- A copy of the October Minutes was stamped and signed by the President and Secretary.

TREASURER'S REPORT

Carole Ballough reported the following account balances as of November 15th, 2025:

- **Operating Account:** \$8,451.00
 - **Operating MMkt Savings Account:** \$32,809.00
 - **Road Reserve MMkt Savings Account:** \$88,610.00
 - **Irrigation Reserve MMkt Savings Account:** \$3,482.00
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- Board agreed to consider increasing future annual road funding.
 - Motion to accept the treasurer's report was made, seconded, and approved.

OLD BUSINESS

1. Irrigation System Replacement

- System is fully operational; recently used to water newly seeded rye grass.
- Zone 4 over-watering attributed to soil conditions; run times on the last two zones will be shortened.

2. Island Bridge Railing

- Repair plan approved: Nick Easterling to install intermediate 4×4 treated posts between existing pilings and attach 8-ft decking boards.
- Work awaiting access via a small stable flat-bottom boat (offers received; coordination in progress).
- Target completion: prior to next board meeting, weather and boat availability permitting.

3. Road Paving

- **[REVISED]** Board member Carole Ballough asked whether a formal reserve study had been completed for the road project.
- Bids received range from approximately \$350,000 to over \$500,000; wide variance suggests some contractors are intentionally pricing high to avoid the job.
- Bill Kaser will reach out to contractors currently paving the nearby interchange to explore the possibility of obtaining a competitive bid for our road resurfacing project as their work approaches the community.

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

- Quotes received: \$4,000 (Rob) and \$16,000 (Final Choice Landscape Management).
- Higher quote included shrubs/weeds along Sopwith Drive.
- Additional quote to be obtained by Bill Kaser from a licensed/insured company.
- Board to finalize selection and execute ASAP.

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

- Attorney (Doug) recommends treating the amendment as adopted if 75% of total membership approves and revising the quit-claim deed accordingly.
- Current tally: 10 “No” votes (9 from pilots); 12 “No” votes would block passage (55 lots total)
- Passionate discussion followed, led primarily by Jim Davis, covering perceived liability risks (noting that “liability” was repeatedly cited in opposition comments without specific examples being provided, and calling for concrete details); the historical context that taxiing on Nieuport Drive had been permitted for decades until the privilege was revoked community-wide due to one resident’s misuse; safety concerns involving loose dogs, wildlife such as sandhill cranes, pedestrians, and limited visibility along Nieuport Drive; frustration that a small group of opponents,

predominantly fellow pilots, appeared to have coordinated nearly identical objections; the difficulty of accomplishing any community change under the existing 75% super-majority requirement (with comparisons drawn to the 66⅔% threshold in the U.S. Constitution); and counter-arguments that taxiing aircraft present no greater practical risk than many currently allowed activities and that common sense and pilot responsibility would prevail.

- **[REVISED]** Dave von Linsowe requested the minutes reflect questions about insurance coverage related to potential roadway taxiing and the timing of clarification. The Board stated that the insurance agent had been contacted multiple times and that the Board was awaiting a response. *Secretary's note: The assigned agent was no longer with the agency at that time, and no replacement contact had been provided, which resulted in unanswered emails and voicemails.*
- Board consensus: once Nieuport Drive is formally designated as a taxiway in the governing documents, the community's existing aviation-specific liability policy is expected to extend coverage to that taxiway, the same as it currently does for all other taxiways and the runway. Written confirmation from the carrier or broker will be obtained prior to final implementation of the amendment.
- Attorney will finalize language and proxy.

6. Review of Current Bylaws

- Discussion folded into the taxiing item above; no additional bylaw changes identified at this time. Board will review.

7. Drainage around the Aerodrome

- Ditch behind mailboxes recently cleaned by C&S Land Services using a bucket loader.
- Additional swale cleaning performed on 5th ST SW.
- Board will continue to monitor drainage performance.

NEW BUSINESS

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

- Focus remains on completing island bridge railing, tree trimming, road paving bids, and taxiing amendment.
- Budget planning for next fiscal year to begin in November/December 2025.

2. Thompson Request to Discuss Prevention of Possible Rapid Silt Buildup in Recently Cleared Ditch

- Karen Hodge read email submission from Winnie and Roy Thompson, which raised concerns about potential rapid silt buildup in recently cleared ditch; suggestion of

concrete lining discussed; board will clean areas first, then evaluate preventive measures.

OPEN FORUM

- Safety reminder: increased number of children in community; runway is not a play area; parents to instruct children to look for aircraft and remain clear when planes are operating.
- Rocky Pinner asked for a moment of silence observed for recently deceased resident, Jan Newcombe.
- Rocky briefed the Board on Christmas party planning (December 7): setup Saturday afternoon, brisket and ham will be ordered, BYOB, possible bartender, children's game(s), trivia with additional details to be discussed.
- Manuel Freitas (Manny) - resident (Petticrew residence) and U.S. Navy Veteran - introduced his new pressure-washing business; offered 10% veteran discount; Board to obtain quote for common-area cleaning (mailbox pads, island signs, island pavers, tennis court, etc.). *(Secretary's note: Manny of Full Force Pressure Washing, LLC distributed business cards - for any residents interested in obtaining quotes for pressure-washing services. Contact information: fullforcewashing@aol.com | 772-579-8787)*

ADJOURNMENT

Brian Hayes made a motion to adjourn, seconded by Carole Ballough. All in favor. The meeting adjourned at 7:03PM.

Next Meeting: December 22nd @ 6PM | The Ballough Residence; 475 Nieuport Drive