

Indian River Aerodrome Property Owners Association

Board of Directors Meeting Minutes

Date: December 22nd, 2025

Location: The Ballough Residence, 475 Nieuport Drive

BOARD MEMBERS PRESENT

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

Absent: Karen Hodge (Secretary)

GUESTS

Roy Pinner, Rocky Pinner, John Mariani, Natalia Roscioli, Trudy von Linsowe, Dave von Linsowe, Mark White, Mary Wood, Lee Dee, Betty Ketner

CALL TO ORDER

Brian Hayes IRAPOA President, called the meeting to order at 6:03PM.

MINUTES

- A comment was raised regarding the previous meeting minutes from November 17, 2025. Board member Carole Ballough asked whether a formal reserve study had been completed for the road project. Dave von Linsowe requested that the minutes reflect that this question was asked. Additionally, Trudy von Linsowe expressed concern about the use of the phrase "Board consensus" in the fourth bullet point under Discussion Item 5, feeling it might imply a finalized decision.
- The Board acknowledged both comments. No changes to the minutes were made at this meeting; approval is deferred until the next meeting pending revision.

TREASURER'S REPORT

Carole Ballough reported the following account balances as of December 22nd, 2025:

- **Operating Account:** \$6,573.14
 - **Operating MMkt Savings Account:** \$27,883.00
 - **Road Reserve MMkt Savings Account:** \$88,813.00
 - **Irrigation Reserve MMkt Savings Account:** \$3,491.00
- Motion to accept the treasurer's report was made, seconded, and approved.

OLD BUSINESS

1. Irrigation System Replacement

- Brian Hayes reported that the irrigation contractor, Mike, was expected to make adjustments following a site meeting with Ray Dyson, Brian Hayes, Dave von Linsowe, and Ian Wolfenden to improve westward coverage, which is currently approximately 15 feet short of expectations. As of this meeting, the adjustments had not been made. Brian Hayes will follow up with Mike regarding timing for the modifications.

2. Island Bridge Railing

- Nick Easterling installed a top rail on the bridge. Brian Hayes and Nick Easterling will review the railing to determine if any additional work is needed.

**Secretary's Note: By the time of preparation of these minutes, horizontal rails/slats had been added by Nick Easterling to provide additional support, improve safety, and enhance aesthetics.*

3. Road Paving

- The Board continued discussion regarding road paving. Dave von Linsowe provided MBV's previous proposal to evaluate the roads and provide recommendations. No action was taken at this time.

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

- Ongoing tree trimming was discussed. It was noted that Rob is scheduled to remove a dead pine tree on the island. Brian Hayes will walk the property with Rob prior to final payment.

**Secretary's Note: By the time of preparation of these minutes, the dead pine tree on the island has been removed.*

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

- A lengthy discussion took place regarding the possibility of allowing aircraft taxiing on roadways. Dave von Linsowe presented multiple documents, including deed restrictions, information from a past lawsuit, photographs of roads in other air-parks, photographs of roads within IRAPOA, and county plat maps.
- Topics discussed included safety concerns, costs, insurance coverage, liability, and the distinction between taxiing and towing.

- The Board has been in contact with the association's insurance agent regarding coverage implications.
- Brian Hayes also discussed meeting with the association's attorney along with several community members. By consensus, the Board authorized Brian Hayes to speak with the attorney to address the identified concerns.

6. Review of Current Bylaws

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

NEW BUSINESS

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

- This may be addressed at a Special Board Meeting focused on the budget.

2. Interest Check Requested by Fannie Hipe / Community Apparel

- Brian Hayes presented a logo created by Fannie Hipe's son-in-law and discussed the possibility of having IRAPOA community merchandise produced. The Board agreed to continue working with Fannie's son-in-law on logo development and revisit the topic at a future meeting.

3. Website Update

- The Board discussed the need to update the association website, including the member directory. The Board plans on reaching out to the community to identify residents with relevant expertise.

4. Appointment of Nominating Committee

- The Board discussed upcoming elections, noting that three Board seats will be open in the coming year. The tentative election timeline includes candidate nominations in January, ballots in February, and a voting deadline with the annual meeting in March.
- Potential candidates mentioned included Mike Conway and/or Valerie Conway.

5. Discussion of Timelines for Upcoming Board Elections

- Discussion folded into the appointment of nominating committee item above.

6. Review and Discussion of 2026 Annual Budget Draft

- Carole Ballough read the required statutory language that must accompany the annual budget. This language will be included when the budget is distributed to the community. Several budget items were discussed, including a proposed storage shed, ongoing operational items, and equipment.
- Brian Hayes will obtain and provide cost estimates for the shed in the future.

OPEN FORUM

- Nothing to report.

ADJOURNMENT

Brian Hayes made a motion to adjourn, seconded by Ray Dyson. All in favor. The meeting adjourned at 8:32PM.

Next Meeting: January 19th @ 6:15PM | The Roscioli Residence; 8515 Waco Way