

Indian River Aerodrome Property Owners Association

Board of Directors Special Meeting Minutes

Date: January 14th, 2026

Location: The Ballough Residence, 475 Nieuport Drive

BOARD MEMBERS PRESENT

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

In Person, but Late: Nick Easterling

Absent: Bill Kaser (Vice President), Lamberto Roscioli

GUESTS

Roy Pinner, Rocky Pinner, Trudy von Linsowe, Dave von Linsowe, Michael Stimac, Dave Cadorette

CALL TO ORDER

Brian Hayes IRAPOA President, called the meeting to order at 6:08PM. Board members present constituted a quorum.

BUDGET DISCUSSION

Carole presented:

- The current fiscal year budget
- Actual expenditures through January 12th, 2026
- A comparison showing over/under budget by line item

The review was for informational purposes to help guide forecasting for the upcoming fiscal year.

Key discussion points:

- Several line items still show remaining balances due to timing (insurance renewals, utilities, etc.).
- Insect control, grass seed, fertilizer, and tractor maintenance are not expected to require significant additional spending before fiscal year-end.
- Mowing expenses are expected to be fully utilized by year-end.

- Fire extinguisher inspection is expected to occur before fiscal year-end.
- Office expenses exceeded the current budget, largely due to mandatory board training and administrative requirements. Increasing this line item for next year was discussed.
- Tree trimming exceeded budget this year; discussion occurred regarding whether future budgets should be increased.
- Lake and ditch trimming came in close to budget; frequency of service will be revisited.
- General maintenance funds should remain available due to pending signage repair (*Taxiway/runway sign 17-35*) and potential pressure washing and repainting projects.
- Road maintenance funds will be used for patching and materials as needed.

Carryover Funds Discussion:

The board discussed historical practice regarding estimated year-end surplus and carryover into the next budget year.

- The board agreed that surplus amounts are typically estimated prior to fiscal year-end and later reconciled.
- Carryover funds have been used in recent years to reduce annual dues.
- It was agreed that a reasonable estimate of carryover (approximately \$7,000-\$9,000) can be assumed for budget planning.

Accounting & Tax Matters:

- The association has taxable income from interest earned on reserve funds.
- Estimated taxable income and tax liability were reviewed.
- Estoppel fees were discussed; amounts were minimal and not expected to materially affect tax liability.
- The board discussed the accounting relationship with Bailey Accounting and the possibility of obtaining a quote from Paul for continued services.
- Carole will follow up regarding contracts and pricing.

Capital Improvement Projects Discussion:

The board reviewed proposed capital projects and reserve planning.

Projects discussed:

- **Common Area Culvert Replacement (Northeast corner of runway):**
Included in the proposed budget at \$6,000 based on prior estimates.
- **Equipment Building:**
Proposed as a multi-year project with \$19,000 allocated in the upcoming budget. Timeline estimated through 2027. Site plan approval and permitting requirements were discussed.
- **Road Resurfacing:**
Continued funding recommended, but no immediate resurfacing planned. Patch-and-repair approach favored.
- **Irrigation System Expansion:**
Long-term planning discussed for extending irrigation to the west side of the runway. Estimated future cost approximately \$50,000. No immediate action approved.
- **Irrigation Pump & Equipment Reserves:**
Modest reserve contributions discussed; board agreed to keep reserves flexible and avoid unnecessary complexity.
- **Tractor/Roller Replacement:**
Small reserve contribution recommended to avoid future special assessments.

Proposed Budget and Annual Dues

- Initial projections showed an increase in annual dues to approximately \$1,860 per lot.
- The board expressed a strong preference to keep annual dues at \$1,600 per lot.
- Adjustments were discussed, including:
 - Reducing reserve contributions
 - Adjusting capital allocations
 - Factoring in estimated carryover funds
- Consensus was reached to revise the proposed budget to maintain dues at \$1,600 per lot through reallocation of line items.

RESIDENT COMMENTS

- **Nieuport Signage with Lighting:**

A request submitted in advance by resident John Mariani, who was unable to attend the meeting, was presented regarding the potential installation of signage at each end of Nieuport Drive, incorporating an aircraft radio-activated or similar controlled lighting mechanism, for use during aircraft towing and possible future taxiing. The Board noted the inquiry and advised that the matter would require further evaluation, including legal and operational considerations. *{Secretary's note: The signage being requested was contemplated in the language of the 1981 amendment restricting taxiing on Nieuport Drive; however, records indicate that such signage was never installed.}*

- **Road Condition Commentary:**

Residents noted that roads remain in generally good condition and favor continued patching over full resurfacing at this time.

- **Future Considerations:**

Dave Cadorette raised a question related to autonomous vehicles and aircraft safety on Nieuport Drive. The Board noted the comment but did not engage in substantive discussion, as the meeting was limited to budget-related matters.

ADJOURNMENT

Nick Easterling made a motion to adjourn, seconded by Ray Dyson. All in favor. The meeting adjourned at 7:15PM.

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