

# Indian River Aerodrome Property Owners Association

## Board of Directors Meeting Minutes

**Date:** January 19th, 2026

**Location:** The Roscioli Residence, 8515 Waco Way

### **BOARD MEMBERS PRESENT**

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

### **GUESTS**

Gary Hodge, Peter Zavack, John Mariani, Louisa Mariani, Tammy Emmanuel Barnes, Mr. Barnes, Jim Davis, Trudy von Linsowe, Dave von Linsowe, Deborah Young, Mike Conway, Michael Leighton, Shannon Lewis, Mike Lewis, Joan Kaser, Michael Stimac, Cass Emmanuel, Natalia Roscioli, Mark White, Roy Pinner, Brandon Zotter, Riley Zotter, Ashlee Zotter, Joshua Pageau

### **CALL TO ORDER**

Brian Hayes IRAPOA President, called the meeting to order at 6:15PM.

*Secretary's Note: At the outset of the meeting, Brian Hayes advised that he would need to depart early due to scheduling constraints. As a result, agenda items were addressed out of sequence. These minutes reflect discussion as it occurred while remaining aligned with the posted agenda.*

### **OLD BUSINESS**

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

Ray Dyson reported that he met with Advanced Sprinkler earlier that day.

- Two heads in Zone 6 (southern zone) were tapped off, and the remaining heads in that zone were replaced with larger nozzles. The system was run; however, due to high wind conditions, performance could not be fully evaluated. A follow-up run is planned for a calmer day to better assess coverage and performance in Zone 6.
- Ray further reported that the 1-horsepower primer pump with header tank is not functioning. The motor is running, but the issue is believed to be related to the pump or turbine, possibly due to a plugged jet. He noted that the unit previously overheated and required plumbing repairs after a fitting melted, with one fitting still not fully operational. Ray stated that water is currently staying in the pipes and that water hammer is not occurring, suggesting the primer pump may no longer be necessary. He explained that the primer pump was originally installed to allow a gradual pressure increase when the main pump starts, but observed that even when

it was operational, pressure rose quickly because the line was already full of water. He also noted that a surge protector at the north end may further reduce surge-related issues.

- Roy Pinner commented on the original purpose of the primer pump, noting that it had been intended to bring pressure up slowly to prevent a sudden surge when the main pump starts. He acknowledged that conditions appear to have changed and that the surge issue may no longer be present.

## **2. Island Bridge Railing**

The Board acknowledged the bridge railing work and expressed appreciation to Nick Easterling for the work performed. Board members noted the railing appearance was improved. Follow-up discussion included:

- A request to inspect the work to confirm whether any larger gaps at the ends/approach/ramp area require an additional board for spacing/safety.
- Brief discussion of lighting ideas for visibility, including possible solar/programmable lights.

## **3. Road Paving**

The Board referenced a prior budget workshop and stated funds are being set aside in the road paving fund. Discussion included:

- Whether an engineering evaluation/study is needed to estimate remaining road life and project scope.
- Concern that current savings trajectory may be insufficient, potentially requiring either a future special assessment or increased annual contributions.
- Financing was discussed as a possible strategy to spread cost over time (“eat the interest” versus large assessment).
- Bill Kaser offered to contact an engineering company for pricing/assessment options.

Bill provided additional context that prior community intent was to preserve road reserve funds specifically for paving, and concern was expressed about past use of reserves for patching rather than paving.

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

Brian Hayes reported the Board is awaiting a quote from Rob for trimming at the north end of the runway. It was stated other trimming work had been completed.

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

### **Attorney Consultation and Insurance Status**

- Brian Hayes stated that a meeting with the association attorney (Doug) had not yet occurred but was expected within the next week or early the following week.

An amendment draft exists, and whether modifications are required will depend on legal guidance received.

- Brian also noted that multiple Board members have contacted the association's insurance company regarding coverage implications related to potential roadway taxiing, but no response has been received to date. The Board discussed that, if necessary, it may seek information or quotes from other insurance agencies to obtain clearer guidance.
- The Board discussed potentially limiting attendance at the attorney meeting. Brian Hayes stated that he may attend alone or with one additional person, subject to Board input. Trudy von Linsowe expressed concern that differing viewpoints on taxiing should be considered and that representation at the meeting should not reflect only one perspective. No decision was made at this meeting regarding attendance.

### **Historical Perspective Presented**

Tammy Emmanuel Barnes (long-time community member) provided historical background regarding past community practices and expectations in the early Aerodrome years, including:

- Community understanding that aircraft utilized the road historically for access, and that residents/children/animals were taught to yield when an aircraft was taxiing.
- Statement that, in her experience, there were no accidents during that era of operations.
- Reference to a past dispute between neighbors, subsequent petitions, and lawsuits/attorney involvement, and belief that petition validity was questioned.
- Opinion that restrictions affecting taxiing have been unfair to certain property owners not located directly on the airstrip.
- Reference to road paving history and the belief the roadway was intended to function as a taxiway.

Dave von Linsowe stated that, based on information he received from long-time resident Betty Ketner, it was his understanding that taxiing on the road was not originally intended and that there is no written language explicitly designating the road as a taxiway. He also noted his view that references to a "private road" should not be assumed to mean taxiway use without specific written authorization, and he distinguished between language allowing aircraft to cross a roadway versus taxiing along it. Dave further stated his understanding that prior action to stop taxiing was connected to insurance concerns, and that an earlier membership vote addressed the matter prior to subsequent legal proceedings. No determination was made on these points at the meeting; the Board indicated legal and document interpretation questions will be reviewed with counsel.

### **Safety/Enforcement/History Discussion**

Discussion included:

- Comments that prior issues stemmed from the conduct of an individual and that an injunction had been issued historically (including reference to a warning light).

- Multiple attendees expressed support for allowing taxiing with restrictions/safety controls and asked whether the association could create an enforcement mechanism to address unsafe conduct without litigation.
- **[REVISED]** Roy Pinner expressed concerns regarding the safety implications of permitting taxiing along Nieuport Drive. He noted increased vehicle traffic, pedestrian activity, children, bicycles, and delivery vehicles compared to prior years, and emphasized the risks associated with operating aircraft with turning propellers in a residential setting. He also raised concerns about potential liability exposure to the association should an accident occur on a privately owned roadway.
- The Board stated that, based on current research, there appears to be limited ability in current governing documents to “discipline” for behavior-specific issues and that this would be a topic to discuss with legal counsel.

During this discussion, the Board distributed documents titled “Proposed Taxiing Amendment - Community FAQ” and “Enforcement, Discipline, and Fining Authority - Current Status” to provide background information and clarify the association’s current authority under the Bylaws and CC&Rs. *These documents will be attached to the meeting minutes for reference.*

### **Joshua Pageau’s Presentation / Plat & Property Rights Points**

Joshua stated his view that:

- A prior amendment (referenced as added around 1981) was invalid/unenforceable if it removed property rights granted by recorded plats.
- Certain plats label private roads in a way he believes implies taxiway use and thus creates a property right.
- HOA actions are sometimes “valid until contested,” but he asserted this situation would be “void from the start.”

This led to resident debate regarding:

- Whether taxiing was ever expressly written as permitted;
- Interpretation of plat language and comparison to other road language (example discussion referencing 5th Street SW wording);
- Whether historical legal actions were driven by insurability concerns versus other reasons.

Brian Hayes stated the meeting would not resolve legal disputes and reiterated the Board’s intent to obtain guidance from counsel, then provide an update at a later meeting.

### **Additional Safety Comparisons / Data Presented**

Residents referenced other airpark communities and aviation operations as comparisons, including:

- Discussion of Spruce Creek as an example of mixed roadway/taxiway operations and safety protocols; reference was made to accident history shared by Jim Davis, stating no incidents involved taxiing conflicts with vehicles.
- Comments referencing aviation events (e.g., Sun ‘n Fun) and pilot responsibility for safe taxi operations.

- John Mariani explained his flight safety background and discussed relative risk considerations, including low-speed taxi kinetic energy compared to other vehicle traffic, such as golf carts and cars.

### **Board Summary / Next Steps**

Brian Hayes thanked attendees for input, asked residents to avoid escalating neighbor conflict, and stated:

- The Board will continue due diligence.
- Brian expects to speak with counsel and insurance agent and provide an update at the next meeting (subject to attorney and agent availability).
- Spruce Creek governance and safety protocols may be reviewed as part of next steps.

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

No changes identified at this time.

### **7. Interest Check Requested by Fannie Hipe / Community Apparel**

The Board discussed interest in creating a community logo and potential apparel items, such as hats and shirts. Discussion emphasized the importance of gathering community input on any logo design to avoid finalizing a design without adequate feedback. The Board also discussed avoiding large inventory purchases in favor of vendor or print-on-demand options. Karen Hodge offered to send an email to the community to solicit interest and gather logo concepts.

### **8. Website Update**

Karen Hodge stated that Joshua Pageau volunteered to take over responsibility for the association website. Bill Kaser will ensure that Joshua has the necessary credentials and existing template information to facilitate updates and improvements to the site.

### **9. Appointment of Nominating Committee**

A formal nominating committee was discussed; however, Karen Hodge noted that volunteers had already expressed interest in running.

### **10. Discussion of Timelines for Upcoming Board Elections**

The Board discussed timelines and logistics for the upcoming Board elections. As of the meeting date, the following candidates have expressed interest in running for the Board: Mike Conway, Joshua Pageau, and John Mariani.

There are three (3) Board seats scheduled for election. The seats currently held by Bill Kaser, Ray Dyson, and Karen Hodge are up for consideration. It was noted that Bill Kaser confirmed he will not be seeking reappointment to the Board.

The Board stated that Carole Ballough, Karen Hodge, and Bill Kaser will coordinate preparation and distribution of ballots, with the goal of sending ballots to the membership prior to the February deadline.

The Board confirmed that the Annual Meeting has been scheduled for March 8, 2026, to be held at Carl and Donna Miller's residence. Additional details regarding time and logistics will be provided to the community.

The Board asked that any additional homeowners interested in running for the Board notify the Board by February 1, 2026, so their name may be included on the ballot. The Board also requested additional volunteers to assist with ballot counting. As of the meeting date, Donna Miller and Peter Zavack volunteered to serve as ballot counters.

## **NEW BUSINESS**

### **1. Pressure Washing of Common Areas - Quote from Manny Freitas**

The Board discussed a quote from Manny Freitas for pressure washing of common area items, including signage, the tennis court, the mailbox area, and the bridge, as well as repainting stop bars to improve visibility. The specific quote details were not fully available at the meeting, and discussion included whether sufficient funds exist within the current budget. The item was deferred to allow the quote information to be circulated to the Board for review prior to further consideration.

### **2. Mark White's Request for Clarification on Training at FL74**

Mark White raised questions regarding flight training activity at FL74, including the distinction between routine proficiency landings and repeated touch-and-go operations, concerns about runway wear on the grass runway, and whether training activity should be limited to residents rather than non-resident or commercial flight training operations.

In response, the Board distributed a document titled "Flight Training and Student Pilots at FL74 | FAQ," which was prepared to outline what the Board can and cannot regulate under the association's Bylaws and CC&Rs, and to clarify the current limitations of the governing documents as they relate to flight training activity. *The document will be attached to the meeting minutes for reference.*

Board and resident discussion referenced existing pilot operating rules and whether additional guidance or communication to the community may be helpful. The Board acknowledged the concerns raised and indicated it will review existing rules and consider further clarification or communication as appropriate.

*Secretary's Note: At approximately 7:15 p.m., Board President Brian Hayes departed the meeting. Vice President Bill Kaser assumed the role of presiding officer for the remainder of the meeting.*

## **MINUTES**

- The Board reviewed the November 2025 meeting minutes and discussed requested clarifications to ensure the record accurately reflects material discussion points. The

Board agreed to update the November minutes to include Carole Ballough's question regarding the need for a formal reserve study for the road project, which had been raised for inclusion in the record.

- Dave von Linsowe requested that the November 2025 minutes reflect questions regarding whether the association's insurance underwriter has been contacted regarding coverage related to potential roadway taxiing, and why insurance clarification was not pursued earlier in the process. It was stated that the Board has contacted the insurance agent multiple times and has been awaiting a response.
- In addition, Dave von Linsowe requested a correction to the special meeting minutes to clarify that discussion regarding a culvert pipe referred to the northeast runway culvert, and not the culvert pipe located on Nieuport Drive. The Board agreed that this clarification should be reflected in the special meeting minutes to ensure accuracy.
- During this discussion, Karen Hodge noted that meeting minutes are intended to serve as a summary record of actions taken, decisions made, and material discussion points, consistent with standard association governance practices, and are not intended to function as a verbatim transcript. The Board discussed balancing completeness and accuracy with reasonable length and clarity in the official record.

Karen Hodge will update the November 2025 minutes and the special meeting minutes to reflect the agreed clarifications.

### **“Board Consensus” Wording**

The Board reviewed a request from Trudy von Linsowe regarding the use of the phrase “Board consensus” in the November 2025 minutes and stated the decision was to leave the wording as written.

### **December 2025 Minutes**

Review and approval of the December 2025 meeting minutes was deferred until the next meeting.

### **Minutes Standard**

Meeting minutes are intended to record official actions taken, decisions made, and a summary of material discussion points relevant to those actions. They are not a verbatim transcript of the meeting.

## **TREASURER'S REPORT**

Carole Ballough reported the following account balances as of January 16th, 2026:

- **Operating Account:** \$5,973.00
  - **Operating MMkt Savings Account:** \$22,955.00
  - **Road Reserve MMkt Savings Account:** \$89,042.00
  - **Irrigation Reserve MMkt Savings Account:** \$3,500.00
- Motion to accept the treasurer's report was made, seconded, and approved.

## **OPEN FORUM**

### **Common Area Hedge and Ditch Landscaping**

Deborah Young raised concerns regarding the condition and maintenance of hedges and vegetation along the common-area Sopwith Drive ditch, noting deterioration, weed overgrowth, and ongoing maintenance challenges. The Board discussed that prior trimming has not resolved the issue and that alternative plantings may provide a more sustainable solution. Options discussed included removal of existing material and replacement with a lower-maintenance hedge, such as clusia. Brandon Zotter agreed to obtain pricing for replacement options and report back to the Board.

### **Sheriff's Department Training Demonstration**

Eric Trax advised the Board that the Sheriff's Department is planning a training demonstration at the Aerodrome on April 21, 2026. The demonstration was described as a coordinated law enforcement training exercise involving aircraft and personnel. The Board approved allowing the training demonstration to take place as described.

### **Bridge and Common Area Lighting**

Mike Conway commented on the appearance, brightness, and color of recently installed lighting in the bridge and nearby common areas. Discussion included whether lighting should be standardized in color and setting for consistency and reduced visual impact. The Board acknowledged the comments and indicated the item may be revisited in the future. No action was taken at this meeting.

### **Clarification Regarding Voting Thresholds**

During Open Forum, clarification was provided by Karen Hodge that the Board has not discussed, proposed, or pursued any changes to voting percentage requirements for the purpose of advancing amendments or other actions. It was stated that references to voting thresholds made by Jim Davis appeared in prior meeting minutes and communications but that no action, planning, or initiative related to changing voting requirements has been undertaken by the current Board. The Board confirmed that any future consideration of such matters would require proper notice, legal review, and formal Board and membership action in accordance with governing documents and applicable law.

## **ADJOURNMENT**

Bill Kaser made a motion to adjourn, seconded by Ray Dyson. All in favor. The meeting adjourned at 7:49PM.

**Next Meeting:** February 16th @ 6:00PM | The Kaser Residence; Gull Wing Drive

**Respectfully submitted,**

Karen Hodge  
Secretary, IRAPOA