

# Indian River Aerodrome Property Owners Association Board of Directors Meeting Minutes

**Date:** February 16, 2026

**Location:** The Kaser Residence | 560 Gull Wing Drive

## BOARD MEMBERS PRESENT

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

## GUESTS

Gary Hodge, Ian Wolfenden, John Mariani, Luisa Mariani, Donna Scott, Joan Kaser, Victor S., Joshua Pageau, Geoff Newcombe, Dave Cadorette, Ryan Speece, Barb Speece, Dave von Linsowe, Trudy von Linsowe, Sue Kaser, Jim Davis, Natalia Roscioli, Eric Trax, Mike Stimac, Manuel Freitas, Michael Conway, Valerie Conway, Rex Deffendall, Deborah Young, Rocky Pinner, Roy Pinner, Lee Dee

## CALL TO ORDER

Brian Hayes, IRAPOA President, called the meeting to order at 6:02PM.

Brian reviewed meeting procedures, clarified that minutes would reflect a summary of actions and material discussion (not a verbatim transcript), and explained that homeowner comments would be taken during Open Forum following completion of Board business.

## MINUTES RECAP

### Attendance Noted

An attendance sheet was circulated.

### Revision of January 19, 2026 Meeting Minutes

Karen Hodge confirmed that Roy Pinner's requested comments had been added to the January 19, 2026 minutes.

### Approval of January 2026 Minutes

Motion to approve the January minutes as revised.  
Seconded. All in favor. Motion passed.

## TREASURER'S REPORT

Carole Ballough reported balances as of February 15th, 2026:

- **Operating Account:** \$5,865.00
- **Operating MMkt Savings Account:** \$16,304.00 (*Interest earned: approx. \$1,006.00 YTD*)
- **Road Reserve:** \$89,241.00 (*Interest earned: approx. \$2,198.00 YTD*)
- **General Reserve:** \$5,209.00 (*Interest earned: approx. \$209.00 YTD*)

No further questions. Report accepted.

## OLD BUSINESS

### 1. Irrigation System - Status Update

Ray Dyson reported that the irrigation experiment (removing two nozzles and installing a higher-volume southern nozzle) did not improve performance. Advanced Sprinkler restored the original configuration, retaining the higher-volume southern nozzle for extended reach.

Discussion included:

- Seasonal dormancy of Bahia grass
- Effects of drought and freeze conditions
- Rye grass remaining green due to winter growth

Board consensus: System is functioning adequately. Item may be removed from agenda unless new issues arise.

Additional seed purchase was discussed and approved as needed.

## **2. Road Paving / Patching - Status Update**

Extensive discussion occurred regarding:

- Road age (estimated 25-40+ years)
- Need for resurfacing vs. milling
- Approximate pricing estimates between \$300,000-\$400,000
- Potential financing options
- Special assessment considerations
- Phased approach vs. full overlay

Board members discussed coordinating with Indian River County regarding repaving of 5th Street SW and potentially piggybacking contractor mobilization.

Brian Hayes and/or Bill Kaser to obtain quote(s) from contractors and explore engineering oversight.

No formal vote taken.

## **3. Sopwith Drive Ditch Landscaping**

Two planting quotes were discussed (clusia and viburnum). Concerns included:

- Freeze damage to clusia
- Maintenance requirements of viburnum
- Indian River Farms ditch access
- Soil condition after removal

Board discussion concluded that removal of existing hedge material may be the best first step.

Karen Hodge to obtain quote for full removal and soil stabilization (including sod if necessary).

No planting decision made at this time.

## **4. Community Apparel - Logo Voting**

Karen Hodge reported eight community logo submissions. Voting link distributed via email.

- Voting deadline: February 28, 2026
- One vote per email (first and second choice allowed)

Results will be shared with the community via email once finalized and formally announced at the Annual Meeting on March 8, 2026.

## **5. Website Updating - Transition to Joshua Pageau**

Josh has assumed control of website email and administrative access. Further updates expected before next meeting.

## **6. Pressure Washing of Common Areas**

Quote from Manny Freitas (~\$3,959.00) reviewed, including:

- Mailbox concrete
- Road stop bars
- Tennis court
- Island bridge
- Island pavers (sealing discussed)
- Sign cleaning

Budget availability confirmed.

Motion to approve the quote was made and seconded.

The motion passed by majority vote, with one Board member opposed.

*Additional discussion:*

- Replacement of the damaged taxiway/runway sign was discussed. Brian Hayes and/or Lamberto Roscioli will obtain quote(s).
- Staining and sealing of the island bridge and railing to match the existing structure was discussed and deferred until the wood has properly cured.

## **7. Flight Training at FL74 - Clarification**

Discussion included:

- Resident vs. non-resident training
- Commercial instruction concerns
- Insurance considerations
- Enforcement limitations under current governing documents

Board stated updated pilot operating rules and responsibilities are being drafted and will be circulated for community input.

## **8. Annual Meeting Ballots**

Ballots were prepared and mailed by Carole Ballough and Karen Hodge.

## **9. Confirmation of Board Candidates**

Confirmed candidates:

- Ray Dyson
- Mike Conway
- John Mariani
- Joshua Pageau

## **10. Confirmation of Ballot Counters**

Confirmed counters:

- Peter Zavack
- Donna Miller

## **11. Annual Meeting Logistics**

- Location: Carl & Donna Miller's hangar; 545 Gull Wing Drive

The Annual Meeting schedule was confirmed as follows:

- 11:45 AM - Arrival and social time
- 12:00 PM - Lunch
- 12:45 PM - Pilot Briefing
- 1:00 PM - Annual Meeting

- Board of Directors Meeting and Election of Officers to immediately follow the Annual Meeting
- Estimated food/refreshment budget: \$400 (approved)

## **12. Taxiing on Roadways - Proposed Amendment**

Brian Hayes and Karen Hodge reported that they met with the Association's legal counsel to review the historical background of the Aerodrome, including the 1981 amendment, the 1983 lawsuit, and related governing documents. Legal counsel also reviewed and revised the proposed amendment language.

Board discussion included:

- The voting packet preparation process
- A 30-day ballot period
- Anonymous ballot counting prior to a special meeting
- The requirement to record the amendment with the County if approved

It was confirmed that voting packets will be prepared and mailed within approximately two (2) weeks. The ballot period will commence on the date of mailing.

A motion was made to submit the proposed amendment to the membership for vote. Seconded. All in favor. Motion passed.

## **NEW BUSINESS**

### **1. Northeast Runway Culvert**

Updated quote needed.

\$6,000 allocated in upcoming budget.

### **2. Pilot Meeting / Annual Meeting / Board Organization**

Schedule confirmed during 'Annual Meeting Logistics' topic.

### **3. Lake Algae Bloom**

Ray Dyson reported:

- Significant algae bloom in south lake
- Contacted State, County, IFAS, and property owners
- No government action due to private ownership
- No fish kill observed
- Likely nutrient/fertilizer related

Residents encouraged to minimize fertilizer runoff.

### **4. Pet Waste in Common Areas**

Discussion included:

- Waste on overrun and taxiway
- Impact on golf cart and aircraft tires
- Courtesy reminder to clean up after pets
- Brief discussion of leash considerations

Board will issue reminder to community.

## **OPEN FORUM**

### **Roy Pinner**

Roy emphasized safety concerns, referencing the 5,500-pound gross weight limit of the Aerodrome and the types of aircraft potentially affected, including taildraggers and light twins. He noted the 18-foot width of Nieuport Drive and visibility limitations associated with certain aircraft, particularly taildraggers that require S-turns while taxiing. He also cited the presence of pedestrian, bicycle, vehicular, and delivery traffic along Nieuport Drive. Roy stated his view that towing aircraft to the runway is a safer alternative and adds only minimal time. He concluded that permitting roadway taxiing could increase the risk of a serious accident and urged members to vote against the proposed amendment.

### **Rocky Pinner**

Rocky shared personal history of purchasing property under the understanding that taxiing on Nieuport Drive was restricted. She expressed safety concerns regarding children and neighborhood traffic and stated she would not have purchased her home had taxiing been permitted.

### **Ryan Speece**

Ryan stated that if taxiing is approved, pilots may still choose towing as a safety decision. He emphasized pilot responsibility and discretion. Nick Easterling agreed, emphasizing that safe operation remains the responsibility of the pilot in command.

### **Dave von Linsowe**

Dave reiterated his position that the original plat does not designate the roads as taxiways and that Florida statutes define roads for vehicular use. He further stated his belief that the proposed amendment would not pass due to the 75% approval requirement, noting that non-votes would count against meeting that threshold. He concluded that the matter should ultimately be resolved by a vote of the membership.

### **Joshua Pageau**

Joshua raised legal interpretation concerns regarding plat language and questioned whether prior amendments were ultra vires (beyond authority). He cautioned about future Boards potentially reversing amendments.

### **Barb Speece**

Barb requested clarification regarding whether the proposed amendment applies solely to Nieuport Drive. Brian Hayes clarified that the amendment specifically addresses taxiing along Nieuport Drive; however, it also includes language permitting aircraft to taxi across Gull Wing Drive, Wright Circle, and 5th Street SW in designated crossing areas. Karen Hodge stated that the full proposed amendment language will be included in the voting packet mailed to the membership for review.

### **Mike Stimac**

Mike asked why residents do not simply taxi on Nieuport Drive rather than seeking approval through an amendment process. Brian Hayes responded that an amendment adopted in the early 1980s prohibits taxiing on Nieuport Drive and that subsequent legal proceedings reinforced that restriction. He explained that the purpose of the current proposed amendment is to formally address and potentially supersede the existing restriction through proper membership vote.

**Donna Scott**

Donna stated that, prior to construction of her family's hangar, aircraft had historically taxied between her home and Fannie Hipe's home to access the runway. She expressed concern regarding the proximity of aircraft operations to residences and the potential safety implications for children and families in that area.

**Joan Kaser**

Joan asked whether safety measures would be implemented if the proposed amendment were approved and whether those measures would be in place prior to any roadway taxiing occurring. Brian Hayes confirmed that safety measures are part of the proposed framework and stated that, if the amendment passes, those measures would be implemented before taxiing could occur. He further stated that information regarding the proposed safety measures will be included in the voting packet mailed to the membership.

**Trudy von Linsowe**

Trudy asked how much the Association has spent to date in legal fees related to the proposed amendment and attorney consultation. Carole Ballough responded that approximately \$2,300 has been invoiced thus far, including consultation regarding the amendment language and related governance questions.

**John Mariani**

John stated that he had previously taxied across a neighboring property with the owner's permission and expressed concern that another resident contacted that owner and discouraged him from allowing that access. He stated that he believes neighbors should refrain from interfering in arrangements made between consenting property owners.

**Victor S.**

Victor asked whether the proposed amendment represents a strictly "yes or no" outcome or if there is flexibility within the proposal. The Board clarified that the amendment would either supersede the existing restriction if approved or leave the current restriction in place if not approved.

**Ballot Counting Representation**

A resident requested that ballot counting include representation from individuals holding differing viewpoints regarding the proposed amendment to ensure transparency in the counting process. The Board acknowledged the suggestion and stated that ballot counting procedures will be conducted in a transparent manner consistent with Association governing documents.

**Community Unity**

Multiple residents, including both Board members and homeowners, expressed the importance of maintaining positive relationships within the community regardless of the outcome of the vote. Comments emphasized respect for differing viewpoints and a shared desire to preserve the character and neighborly spirit of the Aerodrome.

**ADJOURNMENT**

A motion to adjourn was made by Brian Hayes and seconded by Nick Easterling. All in favor. Motion passed. Meeting adjourned at 7:37PM.

Respectfully submitted,  
Karen Hodge  
Secretary, IRAPOA