

Indian River Aerodrome Property Owner Association

Annual Meeting Minutes | *For Fiscal Year 2025-2026*

Date: March 8, 2026

Location: The Miller Residence | 545 Gull Wing Drive

PILOT'S MEETING

- The Pilot's Meeting began at 12:50 PM, led by Brian Hayes, who welcomed those in attendance and turned the discussion over to Airport Manager Ray Dyson.
- Ray reviewed standard operating procedures for aircraft operations at the Aerodrome. Pilots were reminded that the airport operates using left-hand traffic patterns at 800 feet, and that pilots should visually confirm traffic when conducting run-ups rather than relying solely on radio communication, as not all aircraft operating at the Aerodrome may have radios.
- Ray reported that the runway is currently in good condition, though the southern portion of the runway may remain slightly softer due to moisture conditions. Pilots were reminded to avoid braking during touchdown to prevent damage to the sod runway surface.
- Pilots were also reminded to remain alert for vehicular traffic crossing the runway, as not all drivers observe the posted stop signs.
- Ray discussed ongoing maintenance issues including fire ant mounds, armadillo holes, and mole activity, particularly in the overrun areas. Residents were encouraged to notify Ray if hazards are observed so they can be addressed.
- Pilots were reminded to remain aware of wildlife hazards, including birds and sandhill cranes, which frequently occupy the runway.
- Ray also noted the presence of a nearby crane structure approximately 270 feet tall and advised pilots to remain aware of it during flight operations.
- Additional reminders included maintaining awareness of glider operations from nearby New Hibiscus Airpark, as sailplanes may operate in the surrounding airspace and can be difficult to see.
- Ray emphasized that runway conditions can change quickly following heavy rainfall, and that the pilot in command is responsible for determining runway suitability prior to operations.
- The Pilot's Meeting concluded at 1:03 PM.

ANNUAL MEETING

BOARD MEMBERS PRESENT

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

ATTENDANCE / QUORUM

Members signed in upon arrival at the check-in table. Based on the members present, a quorum was established, allowing the Annual Meeting to proceed.

A sign-in sheet is maintained with the association records.

CALL TO ORDER

President Brian Hayes called the Annual Meeting to order at 1:05 PM and welcomed members and guests.

Residents were reminded to sign the attendance sheet.

INTRODUCTION OF NEW RESIDENTS

New residents were recognized and welcomed, including Mike and Valerie Conway, Michael Leighton, and Chris Ibarra. Additional new residents to the community include Joshua Pageau and Leighann DeGennaro, who were not present.

MINUTES RECAP

Brian Hayes called for approval of the minutes from the March 23, 2025 Annual Meeting as well as the February 2026 Board Meeting.

A motion was made and seconded to approve the minutes as presented. All members present voted in favor. Motion passed.

TREASURER'S REPORT

Carole Ballough reported balances as of March 7, 2026:

Operating Account: \$12,834.79

Operating MMkt Savings Account: \$16,000.00

Road Reserve: \$89,426.69

General Reserve: \$5,218.13

Members were thanked for submitting their annual dues. No further questions were raised and the report was accepted.

OLD BUSINESS

Road Paving / Patching

Brian Hayes reported that he and Bill Kaser are continuing to work with a contractor to obtain a proposal for evaluation and potential repair or paving of community roads.

Sopwith Drive Ditch Area Landscaping

Deferred to future Board meeting.

Community Apparel

Brian Hayes noted that the winning community logo design had been selected. The winning logo design was created by Karen Hodge.

Residents discussed options for producing apparel using the design. Suggestions included making the digital logo file available so residents could order items individually.

Bob Cullin (Fannie's son-in-law) shared information regarding apparel printing and embroidery options and suggested that the association could periodically organize prepaid bulk orders for items such as shirts or hats. Under this approach, residents would submit their order preferences in advance and the association would place a single order, ensuring no inventory or financial burden to the association.

Website Update

No update was available regarding the website transition, as Joshua Pageau was not present.

Taxiing Amendment

Brian Hayes acknowledged that the voting packet for the proposed taxiing amendment had been mailed and emailed to all members. He emphasized the importance of participation and

encouraged all residents to submit their ballots, noting that it is very important for all members to vote.

BOARD RECOGNITION OF SERVICE

Karen Hodge presented the 2025–2026 Aerodrome Stewardship Award to Ray Dyson in recognition of his dedication to maintaining the runway and supporting the Aerodrome community. Karen noted Ray’s consistent efforts in monitoring runway conditions, filling holes, addressing hazards, and maintaining the safety of the airfield.

Brian Hayes also expressed appreciation for several individuals who contributed significant time and effort to the community throughout the year. Special thanks were given to Dave von Linsowe for providing guidance and mentorship during the transition of board leadership, and to Karen Hodge for her extensive administrative work, organization, and communication on behalf of the board and the community. Additional appreciation was extended to Rocky Pinner for organizing the annual meeting food and beverages, and to Carl and Donna Miller for graciously hosting the gathering at their hangar and helping make the day enjoyable for everyone in attendance.

The Board expressed its gratitude to all residents who contribute their time and effort to helping maintain the strong sense of community at the Aerodrome.

NEW BUSINESS

Adoption of Revised Airport Operational Documents

- Deferred to future Board meeting.

Election of Directors

Ballots submitted by members were counted by designated volunteers, Donna Miller and Peter Zavack, and the results were announced by Brian Hayes.

Brian Hayes announced the following vote totals:

- Ray Dyson - 36 votes
- Mike Conway - 29 votes
- Joshua Pageau - 17 votes
- John Mariani - 16 votes
- Dave von Linsowe - 4 votes
- Roy Pinner - 1 vote
- Ryan Speece - 1 vote
- Mike Stimac - 1 vote

The top three vote-getters - Ray Dyson, Mike Conway, and Joshua Pageau - were elected to serve as Directors.

OPEN FORUM

Members were invited to provide comments or questions. No formal issues were raised during open discussion.

ADJOURNMENT

Brian Hayes adjourned the Annual Meeting at 1:48 PM following the announcement of election results. The newly elected Board then convened an Organizational Meeting to elect officers.

ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS

The newly elected and continuing Board members met immediately following the Annual Meeting to determine officer roles for the upcoming term. The following motions were made and approved:

Vice President

- A motion was made and seconded to appoint **Mike Conway** as Vice President. Motion passed unanimously.

Secretary

- A motion was made and seconded to appoint **Joshua Pageau** as Secretary. Motion passed unanimously.

President

- Following discussion among board members, **Nick Easterling** agreed to serve as President. A motion was made and approved by the board.

Treasurer

- **Carole Ballough** will continue serving as Treasurer.

Board Members

The Board of Directors for the upcoming term will consist of Nick Easterling (President), Mike Conway (Vice President), Joshua Pageau (Secretary), Carole Ballough (Treasurer), Ray Dyson, Lamberto Roscioli, and Brian Hayes as Directors.

Ray Dyson will also continue serving as Airport Manager.

Additional Board Discussion

Board members reviewed several operational topics, including:

- Community outreach efforts following the taxiing amendment vote, including the potential planning of a community gathering event to help bring residents together
- Road maintenance and patching materials currently available in the maintenance shed
- Budget considerations for future infrastructure projects, including the culvert replacement and road repairs
- Uploading financial documents and records to the association website and shared document storage

The Board scheduled the next Board meeting for April 7 at 6:00 PM, at Carole Ballough's residence.

ADJOURNMENT

With no further business to discuss, a motion was made by Brian Hayes to adjourn the meeting at 2:20 PM. The motion was seconded by Karen Hodge and approved by all members present.

Secretary's Note: Residents enjoyed great food, conversation, and the opportunity to spend time together as neighbors. Thank you to everyone who attended and contributed to making the annual meeting another enjoyable community gathering.

Respectfully submitted,
Karen Hodge
Secretary, IRAPOA