

IRAPOA Board Meeting Minutes - May 19, 2026

Indian River Aerodrome Property Owners Association, Inc.

Board of Directors Meeting Minutes

Date: May 19, 2026

Location: The Ballough Residence | 475 Nieuport Drive

INDIAN RIVER AERODROME PROPERTY OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING — MINUTES

Tuesday, May 19, 2026 · 6:00 PM

Location: 475 Nieuport Drive (Ballough Residence)

BOARD MEMBERS PRESENT

Nick Easterling (President), Mike Conway (Vice President), Joshua Pageau (Secretary), Carole Ballough (Treasurer), Ray Dyson (Airport Manager),

BOARD MEMBERS ABSENT

Brian Hayes, Lamberto Roscioli

ATTENDANCE / QUORUM

Members signed in upon arrival. A quorum was established. Community members were also in attendance, including Dave von Linsowe and other residents. A sign-in sheet is maintained with association records.

CALL TO ORDER

President Nick Easterling called the meeting to order at approximately 6:00 PM and welcomed members and guests.

MINUTES RECAP

The minutes from the April 7, 2026 Board of Directors meeting were presented for review. A motion was made to accept the April 7 minutes as distributed. The motion was seconded. All members present voted in favor. Motion passed.

TREASURER'S REPORT

Carole Ballough presented the Treasurer's report in a new management report format generated through QuickBooks, noting the new format is more legible than the prior year's reporting.

Carole reported that she contacted Bailey Accounting, the firm that had previously handled the association's tax return and monthly bookkeeping. Bailey experienced a staffing disruption in December when long-standing employees departed abruptly and started their own firm. As a result, Bailey had not been reconciling the association's accounts since November 2025. Carole personally reconciled the accounts for November, December, January, February, and March, bringing the books fully up to date in time for the tax return. This work saved the association \$850, as the prior monthly reconciliation service cost \$170 per month.

Carole reported the following account balances:

- **General Reserve: \$25,741.21**
- **Operations Account: \$9,653.49**
- **Operations Savings: \$47,708.53**
- **Road Fund: \$99,822.35**

Carole noted that the annual report has been filed and that reserves called for in the current budget year have been fully funded. The road reserve received \$10,000, and the general reserve received \$20,500 designated for irrigation, tractor, and equipment building needs. The association's interest-bearing accounts at PNC are earning 2.5% interest.

Regarding the tax return, the filing deadline is July 31 (four months after the March 31 fiscal year end). Bailey Accounting filed an extension, which is standard practice. The association will have a tax liability this year due to taxable income.

Regarding outstanding dues, Carole reported that as of May 16, five members had not yet paid. One additional payment was received after the report was printed, reducing the number to four unpaid. All outstanding owners have been sent reminders. The official due date per the governing documents is June 1, after which written notice by certified mail will be sent to any remaining delinquent members.

A discussion arose regarding Mike Conway dues status, as he purchased his property in August 2025. The Board clarified that the prior year's dues would have been prorated at closing and that the current fiscal year's dues of \$1,600 are Mike's responsibility. Carole will verify the mailing address on file and send a corrected invoice.

A community member asked whether funds had been set aside for the equipment/storage building. Carole confirmed that the general reserve account includes budgeted funds for the equipment building, though it is not held in a separate bank account. The equipment building allocation is the largest component of the general reserve.

A discussion was held regarding the possibility of moving association funds to Raymond James for a higher interest rate (reportedly near 5%, compared to 2.5% at PNC). The Board noted that since the road fund is likely to be drawn upon in the near term for the road paving project, moving those funds may not be warranted at this time. No action was taken.

The report was accepted with no further questions.

OLD BUSINESS

Road Paving / Engineering Assessment

The Board held an extensive discussion on the road paving project. Members noted that roads throughout the community are deteriorating, with some areas literally crumbling. Ian Wolfenden recalled that the last road repair (approximately five to six years ago) addressed less than 1% of the total road surface and cost approximately \$60,000, which many considered a poor investment.

The Board discussed the projected cost of a full community road repaving, with estimates in the range of \$225,000 to \$300,000. Given the road fund balance of approximately \$99,822, the association would need to borrow approximately \$200,000 to fund the project. At 6% interest over 10 years, the estimated repayment would be approximately \$26,000 per year.

Members emphasized that asphalt is a petroleum product and costs will only increase with time, making delay counterproductive. The Board agreed that borrowing to complete the project now is preferable to continued incremental saving.

Ray Dyson reported that Aaron Bowles has declined to perform the engineering assessment. Bill Kaser is currently in Denver and has existing documentation at his home; he will return in a couple of months.

A key strategy discussed was the possibility of coordinating with the contractor performing the top paving on the nearby interchange project (expected to begin within three to four months). Tying into that contractor's mobilization would eliminate separate equipment mobilization costs and potentially allow use of higher-quality asphalt. Mike Conway offered to contact his contact at Dickerson (a paving contractor that worked on I-95 paving) for recommendations and competitive quotes.

The Board agreed that a formal quote on paper is needed as a prerequisite for approaching PNC about a loan. Joshua Pageau will also investigate whether the FAA Airport Improvement Program (AIP) grants may be applicable, as such grants can fund up to 60% of airport improvement costs. A community member noted that a similar grant program funded approximately 80% of a comparable project in Sebastian.

Ian Wolfenden will coordinate obtaining paving quotes and will also inquire with PNC about loan terms.

Northeast Runway Culvert Replacement

Ray Dyson and Joshua Pageau had not yet discussed the culvert replacement since the last meeting. Ray was absent from the April meeting when Joshua was assigned to coordinate. The Board noted that the previous contractor, Caleb, had indicated that locates (utility location surveys) were needed before proceeding. The Board agreed to follow up on this item and discuss further at the next meeting.

Sopwith Drive Ditch Area Landscaping

The Board discussed the Sopwith Drive ditch area. Several members noted that existing plantings are recovering well from the recent freeze and are starting to look good, though there are bare spots and weeding is needed. The \$1,200 previously approved for mowing down and sodding was reconsidered.

Rather than a full mow-down, the Board agreed to a revised approach: Karen and Valerie (Mike Conway's wife) will assess the area, identify bare spots, and determine how many replacement bushes are needed. Clusia bushes were discussed as the preferred plant at approximately \$20–\$28 each. The Board estimated that 30–40 bushes could fill the gaps at a cost within the previously approved \$1,200 budget.

Ian Wolfenden noted that Canady (clearing service) is scheduled to come next month with the side mower to do the lake edges and can also mow the Sopwith ditch area at that time for approximately \$1,000, which can be combined with the already-approved end-of-runway and ditch mowing scope.

A motion was made to approve purchasing replacement bushes to fill bare spots within the existing \$1,200 budget allocation. The motion was seconded. Motion passed.

Website Transition

Joshua Pageau reported that the new website is live at indianriveraerodrome.com and is fully operational, with the exception of the community apparel ordering section, which is still being finalized.

Mike Conway presented apparel options from his vendor contact. Screen-printed t-shirts would cost approximately \$14–\$15 per shirt at quantities of 24–50 (minimum order of 24). The vendor also produces vinyl decals at approximately \$2.65–\$3.00 each (for 4-inch and 6-inch sizes, respectively, in quantities of 100). A distressed version of the community logo was prepared for t-shirt printing.

The Board discussed logistics for apparel sales. As a non-profit association, IRAPOA cannot mark up items for profit and would need a sales tax certificate to sell merchandise. The Board agreed that residents must pay for their own items at cost. Joshua Pageau proposed setting up a third-party print-on-demand service linked from the website, allowing residents to order individual items directly (at a higher per-unit cost) without the association needing to manage inventory or sales tax. The Board agreed to this approach.

Lake Algae Bloom

Ray Dyson reported that the large lake had experienced an algae bloom but has largely recovered. The water is not as clear as it has been historically, but the green algae has subsided. The smaller lake did not experience a bloom. The well is currently running to maintain the water level. No further action was required.

Airport Operational Documents

The Board noted that the 15-foot displaced threshold language has been added to the revised airport rules and regulations document. The formal write-up and adoption were deferred to the next meeting.

FDOT Airport License / Registration

Ray Dyson reported on his discussions with Alice Lambert at FDOT. FDOT does not license private airports; the airport is registered with FDOT as a non-licensed facility. The current registration expires November 2, 2027, and renewal is a simple online process.

Ray reported that he updated the airport contact information online to reflect his name as Airport Manager. A member noted that AirNav.com still shows Dave von Linsowe as the listed contact. Ray had submitted an update through the FAA website and was advised it would take approximately two months to propagate to AirNav. The Board confirmed that Ray Dyson's name and contact information now appear correctly on the FDOT registration as both Manager and Owner Representative.

NEW BUSINESS

Governance Review Committee

The Board noted that the governance review committee has not yet reached a conclusion. The committee's work on reviewing the association's governing documents for consistency with Florida Statute 720 is ongoing. Further discussion was deferred to a future meeting.

Board Member Certification

The Board confirmed that members have completed the state-mandated online certification course. Carole Ballough reminded members that the association reimburses the course fee upon completion.

Mailbox / Package Security

The Board discussed the report from Eric Trax regarding a missing USPS package. It was reported that the package was subsequently found the substitute mail carrier had taken it back to the post office rather than leaving it in the parcel box. The regular mail carrier confirmed that packages are delivered properly when she is on duty, and substitute carrier confusion is an occasional anomaly.

Irrigation System Soft-Start

Ray Dyson raised the issue of the community irrigation system and the need for a soft-start system for the pump. The soft-start system would ramp the pump down as it changes between zones and ramp it back up, preventing water hammer that has previously caused pipe blowouts in the middle of the system. Installing a soft-start would also allow larger nozzles to be used, providing an estimated 12–15 feet of additional throw distance, which would largely resolve the system’s current coverage deficiencies.

Dave von Linsowe had previously raised this issue. The Board discussed whether existing hammer arrestors (one at the pump and one at the north end) are sufficient; Ray indicated they are not solving the underlying problem. The Board discussed options including overlapping zone transitions and timer-based ramp-down, but noted the current timer system does not support such features.

The Board agreed that a specialist with golf course irrigation experience should evaluate the system. A member offered to contact a specialist he knows for an assessment. Ray Dyson will also explore options. The Board will review quotes at a future meeting.

Runway Webcam

Joshua Pageau reported that several community members have requested a live webcam for the runway, viewable on the website, so pilots can check runway conditions before arriving. Multiple residents have expressed interest. The Board discussed the idea briefly. Nick voiced his disapproval for any recording devices. No formal action was taken; the item may be revisited at a future meeting if a member donates or funds a camera.

OPEN FORUM

No additional items were raised during the open forum.

NEXT MEETING

Tuesday, June 9th 2026 — location to be determined.

ADJOURNMENT

The meeting was adjourned by general consent.

MOTIONS SUMMARY

1. Approve April 7, 2026 Board Meeting minutes — Passed unanimously
 2. Approve purchase of replacement bushes for Sopwith Drive ditch area (within existing \$1,200 budget) — Passed
 3. Adjourn — Passed by general consent
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