



# INDIAN RIVER COLONY CLUB

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FOR FLORIDA TODAY

For many years, Hollie and Keith Moale would trek from South Florida to visit Keith's parents, one of the first couples to buy into the Indian River Colony Club, the Viera community originally envisioned as "the place patriots call home" and a 55-plus retirement haven for military officers.

"We watched the community grow over the years," said Hollie Moale. After Keith's parents died, the couple made the decision to leave South Florida and move to IRCC, even though they were still working.

"This place has so many good memories," she said.

Indian River Colony Club, which celebrates its 30th anniversary this year, offers plenty of amenity magnets to draw in new residents and keep those who already live there.

"The homes are very affordable and the maintenance is second to none," said Moale.

The gated community of approximately 800 homes on 453 acres has always been a great example of a sen-

## Find out more

For more on the Indian River Colony Club, call 321-255-6000 or visit [IndianRiverColonyClub.com](http://IndianRiverColonyClub.com).

ior community. Many of the houses have been designed with an "aging in place" philosophy.

"It's a perfect little paradise for those who are searching for an active lifestyle," said General Manager John Robinson.

While all the lifestyle goodies — from a 24-hour gated security entrance and clubhouse to an 18-hole private golf course and a plethora of social activities — abound, the heart of IRCC remains its residents' deep patriotic culture, centered on service to others.

"What is special about IRCC is the sense of community," said Navy veteran Lorena Dugan. "The sense of responsibility for the community brought me here. Where we had lived in the past, there was no sense of community. Here, people give thousands of volunteer hours to the community."

The list of charities helped by volunteers from IRCC is quite long and encompassing, including the South Brevard Sharing Center, Brevard Humane Society, Promise in Brevard, Guardian Ad Litem Program, Veterans' Transitional Facility, Rolling Readers, Honor Flight, Joe's Club, Harmony Farms and too many churches to list.

See IRCC, Page 3D



PHOTOS COURTESY INDIAN RIVER COLONY CLUB

Once a retirement destination exclusively for military officers, the Indian River Colony Club comprises 800 homes on 453 acres, complete with an 18-hole private golf course.

## INSIDE



2

### STUFF WE LOVE

Make room for the car with garage storage solutions



### FINISHING TOUCH

New exhibit opens at Art Gallery of Viera

4

### GARDENING

Create color, wildlife habitat and food with edible landscapes

FLORIDA TODAY SATURDAY, MARCH 5, 2016



# IRCC

Continued from Page 1D

"Many of our residents honorably served our country and continue to live their lives humbly, with patriotism, selflessness, compassion and camaraderie," said Julie Roberts, chief financial officer for the development that is owned entirely by the memberships.

With a price range that starts in the low \$100s and tops out in the mid-\$300s, the community also remains affordable to many income brackets. It is also the only single-family home community on the Space Coast with a maintenance program that includes indoor and outdoor care, including all appliances, air conditioning, roof and outside painting.

Although not a Viera Company community per se, IRCC received significant guidance from the company during its infancy, when retired General Gordon "Bat" Masterson led the development charge. Senior Duda family members and key employees of Duda & Sons helped the fledgling neighborhood at several key points during construction.

"There was an undeniable common goal and vision between General Masterson and the Viera Company/Duda to build a new town," said Scott Miller, vice president of residential sales and community development for the Viera Company.

IRCC returned the favor by helping to pave the way for the development of Viera, now one of the top master planned communities in the nation.

"Viera owes a debt of gratitude to General Masterson and the residents of IRCC as the early pioneers who invested in that vision and were unrelenting in seeing that vision become a reality," added Miller.

Masterson and his team were able to build the large community from the ground up without the financial backing or organizational structure of a large developer. General Charlie Briggs, the imaginer of IRCC and its first board president, asked Masterson to help make IRCC a reality. Briggs was to be at the helm of the fledgling project, but he unexpectedly passed away only 11 months later, leaving Masterson to carry on with the project.

"For the first four and a half years, I worked on this site every single day, no exceptions," recounts Masterson in a history of the community written by John Sullivan. "My average time on



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the job each week was 60 to 70 hours."

Masterson overcame countless headache-inducing difficulties and setbacks to finance the project, but today IRCC is 100 percent debt free. The community was largely funded from the proceeds from the construction of the first homes, and what would have otherwise been profit was placed back into the infrastructure and amenities.

Once a retirement destination exclusively for military officers, membership has now expanded to include military personnel, as well as civilians.

The homes are perfect for renovating, as the Moales discovered. Her in-laws' house is a duplex and one of the smaller houses in the development, but its bones are good.

"We completely redid the kitchen and took the wall down to make it one great room," explained Moale. "We took the screened-in patio, raised the floor and made it part of the house and then put screen rooms on either side."

In the Moales' plan for the future is adding on to the house to accommodate her parents, should the need arise.

"We love it out here," says Moale.