Indian River Colony Club

The Place Patriots Call Home™



Community Highlights

About IRCC

- Originally founded in 1986 for former or active-duty officers and warrant officers of the U.S. uniformed services—including the Public Health Service and NOAA—as well as their surviving spouses, Indian River Colony Club (IRCC) has since expanded its membership. Today, IRCC proudly welcomes honorably discharged veterans, active service members, and individuals who are deeply committed to the traditions of the U.S. Armed Forces.
- IRCC Inc., is a debt-free not for profit, Florida corporation, owned by the residents and administered by a professional General Manager. A seven-person, resident Board of Directors determines fees, policies and goals.



The State of Florida levies neither a personal income tax nor a tangible personal property tax. The State of Florida offers every person with title to real property and who resides in their Florida home eligibility for a $50,000 year-round homestead exemption.

Community Features

- Active 55+ community
- 24-hour staffed security
- Individual home ownership
- Nearly 800 single family houses: 18 floor plans, with 2-4 bedrooms, 2-3 baths, and 2-3 car garages, 119 with private pools
- Golf course and lake view homes
- Home sizes: 1,000 to 3,000 sq. ft.
- Prices start in the low $200's
- Lots still available

Amenities

- 18-hole, par 72 private golf course, pro shop, aqua driving range, 2 putting greens and practice bunkers
- 3 Har-Tru tennis courts
- Heated 3,000 sq. ft. swimming pool with lap lanes
- State of the art fitness center
- Over 60 activity groups and clubs
- Beautiful country club with executive chef serving casual to gourmet cuisine
- Colony Hall for parties, theater, library, cards, dancing & bingo

Generous Maintenance Program

- On-site maintenance staff
- Monthly maintenance fee based on square footage under roof, precludes large and unplanned expenses

Monthly maintenance fee covers repair or replacement of:

- All appliances: refrigerator, range, washer & dryer, dishwasher, microwave, and garbage disposal
- Electrical and plumbing maintenance, water heater, A/C & heating system and controls, garage door openers/ receivers and termite/pest control
- Outside maintenance: wall preservation and cleaning, shingle roof repair/replacement, pressure washing of driveways and sidewalks, lawn care, tree trimming and irrigation systems including water
- All homes receive periodic preventive maintenance visits to maintain general home condition and to conduct environmental services such as A/C filter changes, refrigerator coil cleaning, and smoke detector testing

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Learn more! Visit our website: ColonyClub.com

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THE TRUE VALUE OF IRCC MONTHLY FEES

Below is a very brief summary of what IRCC's monthly fees cover. For a detailed explanation of monthly fees, ask your Four Star Real Estate Sales Agent for the Detailed Comparison of IRCC Monthly Fees to Retail Costs report.

***HVAC & APPLIANCES**: Each home is furnished with all major kitchen appliances, heat and air conditioning systems, garage door opener, and hot water heater, which are repaired or replaced.

***RESIDENTIAL MAINTENANCE & SERVICES**: Numerous maintenance services including roof replacement, exterior paint, electric repairs, plumbing repairs, lawn care and landscaping, irrigation, pest control, smoke detectors, and preventative maintenance.

***RESORT STYLE AMENITIES**: Full service bar and restaurant, pool, tennis, fitness center, bocce ball, croquet, and shuffleboard.

***MISC**: Manned security gate, cable and internet service.

COMPARISON SUMMARY

IRCC monthly fees compared to retail cost for similar services in Central FL:

IRCC Fees: $1,249 average (Based on double occupancy. Actual depends on size of home and number of residents)

Retail Equivalent: $1,915

OTHER KEY CONSIDERATIONS

- Homeowner has one contact for covered maintenance issues, rather than finding and vetting multiple vendors. Service is performed by trusted and trained IRCC employees.
- Emergency response for HVAC, plumbing and electrical issues, including weekends and holidays.
- Monthly fees avoid having to fund major expenditures such as roof replacement, exterior painting, appliance and AC replacement.
- All community buildings are debt-free, and there has never been a special assessment in IRCC's history.
- Member-owned, Florida Not-for-Profit Corporation governed by a member-elected Board of Directors and board-hired on-site professional staff. Not an HOA.
- Florida has no state income tax or estate tax.

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FOUR STAR real estate

IRCC is an Active 55+ Private Resort-Style Community with an 18-Hole Golf Course, featuring an Extensive Maintenance Program on all the homes.

Resort-Style Living Offers:

- Clubhouse
- Fine Dining
- 19th Hole Lounge
- Sunday Brunch
- Golf, Tennis, Shuffleboard, Bocce Ball, Croquet, Cornhole
- Heated Pool
- Fitness Center
- Dancing
- Take-out Service
- Private Party Facilities

Maintenance Covers:

- Lawn (mow, mulch, trim)
- Sprinkler System (irrigation)
- Roof
- Outside Walls
- Air Conditioning & Heating System
- Water Heater
- Structural Electrical & Plumbing Repairs
- Pest Control, Inside & Out
- All Appliances, Including Washer, Dryer, Range, Refrigerator, Microwave, and Dishwasher

Additional Amenities & Services:

- 28 Community Lakes (some stocked for fishing)
- 24-Hour Guard-Gated Entry

ONE TIME MEMBERSHIP FEE: NON-MILITARY $40,000 OR MILITARY $33,000

BREAKDOWN OF MONTHLY FEES:

Capital Reserves: (total sq.ft. under roof)

Tier 1	<1750 sq. ft.	$50.29
Tier 2	1750-2199 sq. ft.	$69.81
Tier 3	2200-2599 sq. ft.	$87.08
Tier 4	2600-2999 sq. ft.	$101.79
Tier 5	3000-3499 sq. ft.	$119.85
Tier 6	3500-4000 sq. ft.	$142.24
Tier 7	>4000 sq. ft.	$177.22

Residential:

Tier 1	<2000 + duplexes	$579.00
Tier 2	2000-3500 sq. ft.	$669.00
Tier 3	>3500 sq. ft.	$710.00

Administration		$214.75
Cable & Internet		$58.76
	Single	Double
Recreation	$45.85	$91.70
Club Dues	$68.98	$137.51
Food/Bev.	$50.29	$100.58
Total	**$438.63**	**$603.30**

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COMPARISON OF RETAIL COSTS TO IRCC MONTHLY FEES

Item	Cost at IRCC	Your Current Retail Cost (enter your costs below)
Club Membership	✓ Included	
Spectrum Select Cable & Internet Modem @400mbps	✓ Included	
Roof Replacement	✓ Included	
Heating & AC Maintenance (to include quarterly checkups, filters, parts, thermostats, materials, and 24-7 service calls)	✓ Included	
HVAC Replacement (Based on 12.5 yr life cycle)	✓ Included	
Exterior Painting (Based on 11 year Life cycle)	✓ Included	
Exterior Cleaning (est $285/year)	✓ Included	
Roof Chemical Cleaning	✓ Included	
Rain Gutter Cleanout (1/year) @ $100 ea.	✓ Included	
Driveway/Sidewalk Power Wash (2/yr) @ $125	✓ Included	
Sidewalk Power Wash (1/yr) @ $90	✓ Included	
Termite Bond	✓ Included	
Pest Control (per year = $374)	✓ Included	
Other non-covered pest	✓ Included	
Yard Maintenance	✓ Included	
Interior Electrical Repair & Emergency Service Calls	✓ Included	
Interior Plumbing Repair and Emergency Service Calls	✓ Included	
Appliance Repair or Replace		
Range, Refrigerator, Dishwasher, Microwave, Disposal, Washer & Dryer	✓ Included	
Total:	✓ Included	

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Clubs & Activities

Social & Interest Groups

- Art Group
- Audio Video Support Services / Community Cable Channel
- Book Club
- Car Club
- Cart Barn Players (Theater Group)
- Colony Clowns
- Colony Cruisers
- Computer Club
- Garden Club
- Gray Wolves (Firearms Shooting / Training Group)
- Ham Radio Club
- Kids of the 70's & 80's
- Military History Forum
- Military Wives/Women's Groups
- Quilting
- Residents Activities Council
- Rifle and Pistol Club, Inc
- Singles & Solos Social Club
- Sorority Luncheon
- Support Groups
- Sweat Shop (Clothing alteration volunteers)
- Tour of Homes

Recreation & Exercise

- Aquacise
- Bocce
- Chair Weightlifting / Balance
- Corn Hole
- Croquet
- Fishing Groups
- Golf Groups
- Shuffleboard
- Stretch Fitness Class
- T'ai Chi Chih
- Tennis Groups
- Yoga

Cards & Games

- Bingo
- Bridge
- Bunco
- Dominos
- Euchre
- Hand & Foot
- Mah Jong (National League)
- Shang Hi Poker
- Texas Hold'em Poker
- Trivia

Music & Dance

- Bell Ringers - Chapel Bells / Ding-a-ling Bells
- Chapel Ensemble
- Chorus
- Dance - Social, Club Style, and Ballroom
- Hawaiian Dance
- Karaoke
- Line Dancing
- Piano Bar

...and more!

INDIAN RIVER COLONY CLUB

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A Brief History of Indian River Colony Club



Charles D. Briggs, Jr., Brigadier General, USAF Retired

Indian River Colony Club (IRCC) began as the vision of Brigadier General Charles D. Briggs, Jr., USAF (Ret.), who dreamed of a unique, affordable, not-for-profit retirement community for military officers. His goal was simple yet powerful: to provide "service to those who served." With a blend of leadership, charisma, and determination, Charlie rallied fellow veterans to bring his vision to life.

Following his military retirement, Charlie moved to Indialantic and entered the construction business. In the early 1980s, he began planning IRCC. He gained the support of 13 military comrades who became the founding members. In 1986, Charlie secured land from A. Duda & Sons, Inc. — a handshake deal backed by just $10 in "honest money" from the founders, later formalized into a $600,000 purchase.

On February 19, 1986, IRCC was officially incorporated as a not-for-profit with a mission to offer residential, recreational, and health facilities to former military officers. That same year, Charlie brought on Brigadier General Gordon "Bat" Masterson, USAF (Ret.), whose leadership would prove pivotal.

Tragically, Charlie passed away in late 1987 just as a major $3.6 million development loan was being finalized. At a pivotal membership meeting held in conjunction with his memorial service, attendees overwhelmingly voted to move forward.



Gordon P. Masterson, Brigadier General, USAF

Bat famously declared: "Burn the boats — there is no turning back now."

Under Bat's leadership, IRCC launched into rapid development. By the end of 1988, many homes were under construction, the golf course was partially open, and over 500 members had joined. Over the next five years, Bat oversaw $17 million in loans and repayments. By 1994, IRCC was complete, and had $2 million in reserves.

The community's two main entrances honor its founders: the Briggs Gate, for Charlie Briggs, and the Masterson Gate, for Bat Masterson, who carried the vision forward with tireless dedication.

Today, IRCC is a thriving, gated community with nearly 800 homes and over 1,300 residents — most of whom are U.S. military veterans. Though the landscape has changed from pasture to paradise, the heart of IRCC remains the same: a proud, patriotic place built on service, leadership, and community.

In recognition of its unique history and spirit, Brevard County proclaimed February 4, 2017 as Indian River Colony Club Day.

We honor Charlie Briggs and Bat Masterson — visionaries, patriots, and the true founders of The Place Patriots Call Home.

Visit ColonyClub.com to learn more!

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Golf Membership at Your Own Private Course

Play Every Day at IRCC – Your Private Golfing Community

A course that rewards accuracy! Indian River Colony Club is a one-of-a-kind golf course community, a par 72 with 18 challenging holes nestled among natural preserves, 28 lakes and golf course homes. A shot maker's course where each hole has been planned for maximum scenic beauty.

Impeccably groomed and maintained.

The IRCC golf community boasts a velvety green course that is impeccably maintained by a professional, full-time staff. Quality of play is a top priority; our putting greens have been re-grassed with premium Jones Dwarf Turf for the smoothest possible putting surface.

From novice to pro – golf every day!

You won't find many courses with such a varied of tees! No matter what your level of expertise, you'll find the perfect setup for your shot. Join one of the golfing groups and socialize with like-minded golfers. In our private golfing community, different groups play every weekday.

Golf course homes – naturally.

As you play the fairways and greens of our golf community, you're apt to meet some of your neighbors. From nesting eagles and sandhill cranes, to playful otters and masked raccoons – IRCC is home to a broad cross section of Florida wildlife. For even more nature watching, choose from one of our available golf course homes designed in harmony with the course environment.

IRCC's Golf Groups

200 Club

9-Hole LGA

Men's Golf Association (MGA)

Men's Friday Golf Group
(A.K.A. "The Beer Drinkers")

Monday 18-Hole & Friday 9-Hole Couples

Tuesday Afternoon Hits & Giggles

Spanky's Gang

Women's Golf Association (WGA)



Pro Shop, Aqua Driving Range, Putting Green and Chipping Green.

With a golf membership, you can play golf every day on our beautifully manicured 18 hole, par 72 private golf course.

Learn more about golf at IRCC: ColonyClub.com/golf



Pro Shop

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IRCC Golf Score Card

Hole	1	2	3	4	5	6	7	8	9	Out
Blue HDCP	287 17	546 3	374 5	365 1	331 9	173 11	511 7	134 15	335 13	3056
Blue/White HDCP	287 17	448 9	374 3	354 1	331 5	159 11	457 13	134 15	335 7	2879
White HDCP	261 17	448 5	362 3	354 1	273 13	159 7	457 9	117 15	315 11	2746
White/Black HDCP	261 15	448 1	320 3	302 5	273 7	117 13	386 17	117 9	273 11	2497
Black HDCP Mens/Ladies	251 13	415 5	320 1	302 3	218 17/11	117 9/15	386 15/9	99 11/17	273 7	2381
Par	4	5	4	4	4	3	5	3	4	36
Red HDCP Mens/Ladies	195 17	406 5	314 1	292 3	206 13/15	116 7/9	380 11/7	90 9/13	227 15/11	2226
Red/Green HDCP Ladies	195 15	309 13	230 1	213 9	206 11	116 3	279 17	90 7	227 5	1865
Green HDCP Mens/Ladies	188 13	309 9	230 5/1	213 7	149 15/17	111 1/3	279 17/15	88 3/5	192 11	1759

Hole	10	11	12	13	14	15	16	17	18	In	Tot	Hcp	Net
Blue HDCP	373 6	184 8	284 16	363 4	501 2	349 10	138 18	467 14	316 12	2975	6031		
Blue/White HDCP	335 6	184 4	276 14	363 2	456 12	301 10	138 16	467 8	283 18	2803	5682		
White HDCP	335 2	124 18	276 8	255 10	456 6	301 4	132 12	436 16	283 14	2598	5344		
White/Black HDCP	288 2	124 14	276 4	255 6	398 8	244 18	132 10	436 12	255 16	2408	4905		
Black HDCP Mens/Ladies	288 2/4	114 8/18	211 18/16	249 10/6	398 4/2	244 14/10	122 6/12	374 16/14	255 12/8	2255	4636		
Par	4	3	4	4	5	4	3	5	4	36	72		
Red HDCP Mens/Ladies	276 2/4	70 12/18	204 18/16	240 10/6	392 4/2	238 8	108 6/14	367 16/12	236 14/10	2131	4357		
Red/Green HDCP Ladies	171 16	70 14	204 12	240 2	337 8	173 4	108 10	276 18	236 6				
Green HDCP Mens/Ladies	171 14/16	66 6/10	141 16/14	200 8	337 4/2	173 12	105 2/4	276 18	216 10/6	1685	3444		

Course Rating/Slope

Blue	70.3 / 128	White/Black (M)	64.9 / 116	Red (W)	66.6 / 110
Blue/White (M)	68.7 / 123	Black (M)	63.0 / 115	Red/Green (W)	63.6 / 103
White (M)	67.4 / 117	Black (W)	68.8 / 112	Green (M)	59.1 / 106
White (W)	72.4 / 126	Red (M)	61.9 / 114	Green (W)	61.1 / 100

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IRCC Getaway

Only $129* See details below

Play golf or just relax!

3 Days and 2 Nights of enjoyment and discovery at Indian River Colony Club.

Your Getaway Includes:

- **One complimentary meal at the At Ease Club**
  (**See Dress Code Below)
- **Hotel Accommodations**
- **A round of golf at the beautiful and highly acclaimed IRCC course**
- **Real Estate Tour**

321-255-6000 EXT. 1

**Dress Code (At Ease Club):

- **Men** – Collared shirts, turtlenecks or mock turtlenecks, slacks, or jeans.
- **Women** – Casual tops or blouses, slacks, capris, jeans, or Bermuda-style shorts

Tank tops, halter tops, tattered/holey jeans, tee shirts, cutoffs or short shorts are not allowed.

FOUR STAR real estate

* $129.00 per person, plus 7% FL sales tax.
Accommodations at a local hotel.
Transportation not included.
Limited Time Offer.

Visit: ColonyClub.com

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