



Royal Oak Community Alliance 2017 Annual Meeting

St. Gabriel's Fellowship Hall
December 4, 2017

Welcome and Opening Remarks

- ▶ Welcome
- ▶ Objectives
 - 1) Conduct ROCA Business
 - 2) Bring you up-to-date on Royal Oak
- ▶ Thanks
- ▶ Accomplishments

Order of Business/Speakers - Status

- ▶ Welcome and Opening Remarks Bill Queen, President
- ▶ Status of ROCA and Royal Oak:
 - ▶ Board Meetings /Activities Rose Roach, Secretary
 - ▶ Status of ROCA, Inc. Al Koller, Vice President
 - ▶ Course Cleanup/Litigation Tim Roach, IT/Cleanup
 - ▶ Update on City Activities Earl Johnson, Director

Order of Business/Speakers - Actions

- ▶ Financial Report/Budget Harriett Zbiegien, Treasurer
 - ▶ 2018 Budget Approval ROCA Members
- ▶ Board and Officers Elections Nominations Committee
 - ▶ Confirmation Vote ROCA Members
- ▶ Open Actions/Next Steps:
 - ▶ Membership Activities Tracy Murray, Membership
 - ▶ Dependent Special District Bill Queen, City Liaison

Board Meetings/Activities - 1

▶ Meetings, Topics, Outcomes

- ▶ 9-30-15: ROCA Status; Mahase Briefing; Next Steps on Ordinance
- ▶ 1-23-17: Survey Outcomes; Ordinance Strategy; Bylaws Rewrite; ROCA Reorganization and 501(c)3
- ▶ 3-6-17: Golf Course Options; Green Space; Stormwater Reviews; Mowing and Cleanup; Partnerships; Special Taxing District

Board Meetings/Activities - 2

▶ Meetings, Topics, Outcomes

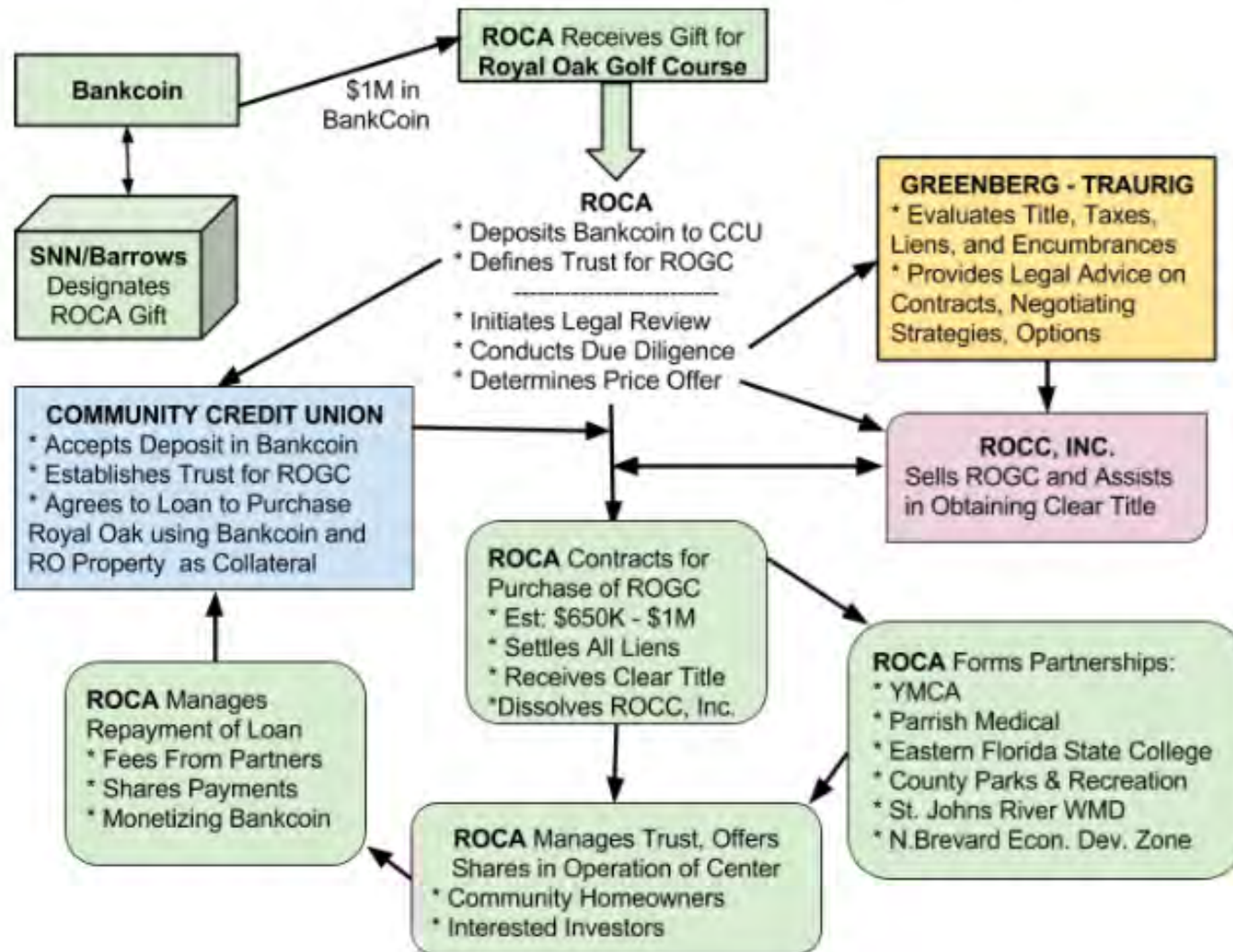
- ▶ 4-27-17: ROCA Audit; Yard Sale; Affiliate Meetings; Mowing/Cleanup; Dependent Special District
- ▶ 6-8-17: DSD Survey; Litigation Update; Options –
 - ▶ Purchase by Third Parties
 - ▶ Partnerships for Acquisition, Maintenance, Operations
 - ▶ Dependent Special District
- ▶ Sessions with potential buyers, likely partners, No takers

Status of ROCA, Inc. - 1

- ▶ ROCA Reorganized to Broaden/Strengthen/Be Recognized
- ▶ Incorporated as a Not for Profit Florida Corporation, 1967
- ▶ Board Approved Re-structuring, 1/23/2017
- ▶ Amended Articles, Name Change and Bylaws, 1/29/2017
- ▶ EIN/IRS Notice Received, 2/08/2017
- ▶ 501(c)3 Application Submitted – 2/08/2017
- ▶ IRS Notice of Approval Received – 2/16/2017
- ▶ Florida Sales Tax Exemption Granted– 3-08-2017

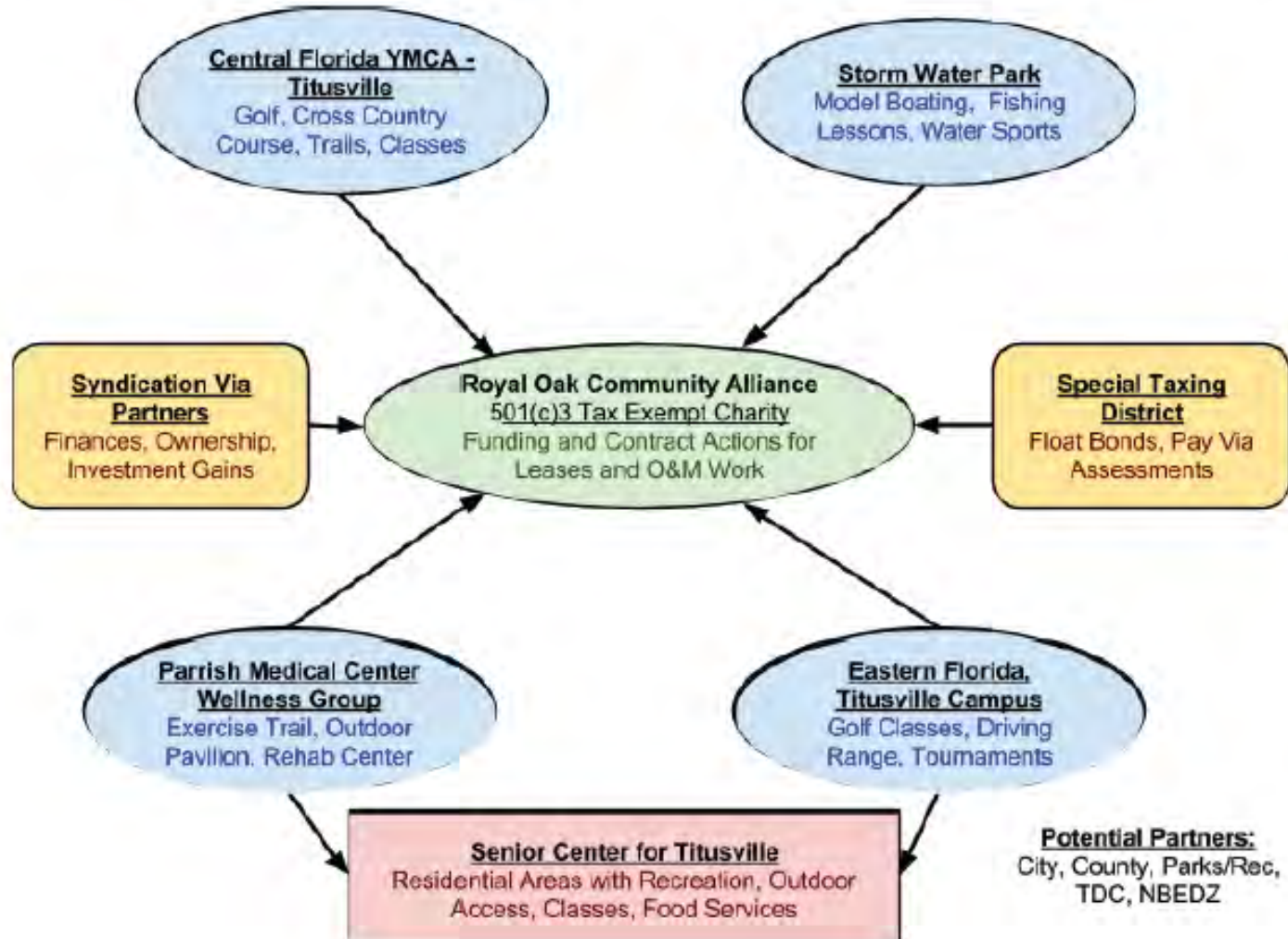
Options to Acquire Royal Oak

STRATEGIES FOR ACQUISITION AND MANAGEMENT OF ROYAL OAK GOLF COURSE



Options to Repurpose Royal Oak

Options to Configure Royal Oak Golf Course for Community Uses



Status, April 2017 to Present

- ▶ Meetings with Potential Buyers, Partners, Others
 - ▶ Neil Mahase; Brienne Robertson; Chuck Skillington; David Brock/CCU; Ruth Barrows/SNN; Rene Plasensia (District 50 Rep); Marucci Guzman (LatinoLeadership); Matt Barringer (DSD - City Council); YMCA; SJRWMD; NBEDZ; Parrish Medical Center; N. Brevard Parks/Rec
- ▶ All interested; None able to purchase.
- ▶ Newsletters, Flyers, Requests for Firm Pricing from owners
- ▶ Fidelity National Title Insurance Company Title Search
- ▶ **11-26-17: Letter of Intent from SNN/DiTucci – Active Now!**

Golf Course Cleanup

COURSE CLEANUP AFTER HURRICANE MATHEW

FEBRUARY 11 & 18 AND MARCH 11 & 18, 2017

TOTAL OF 72 VOLUNTEERS REMOVED 90+ TRAILER LOADS OF DEBRIS FROM THE GOLF COURSE.



Golf Course Cleanup

- ▶ Mowing in February, March, April, and May – John Deere Tractor Tires disintegrated
- ▶ Mowing resumed in August, September, and October with Massey Ferguson tractor and 15' batwing bush hog
- ▶ August mowing incurred a punctured tractor tire
- ▶ Mower and Tractor removed from property before Tax Deed Sale
- ▶ Mowing costs \$200.00 in diesel fuel each month
- ▶ We need additional donations to begin mowing again.

Golf Course Cleanup

- ▶ Hurricane Irma impacts Titusville September 10, 2017
- ▶ Royal Oak Golf Course sustains additional tree damage, flooding
- ▶ Over 20 new trees down, limbs and debris clutter the course again
- ▶ Who is up for another clean up?????
- ▶ Thank you to everyone that have removed downed trees and continue to mow.



Golf Course Litigation

- ▶ November 8, 2017 Amended Notice of Taking Continued Deposition
- ▶ November 9, 2017 Notice of Hearing
- ▶ November 8, 2017 Notice of Cancellation of Hearing
- ▶ 127 case filings since December 10, 2015
- ▶ The original lawsuit is the result of Royal Oaks Resort & Golf Club, LLC purchase and assignment of a certain promissory note from Regions Bank for \$481,161.26.
- ▶ Regions did not record a mortgage in connection to this promissory note.

Update on City Activities

▶ **ROCA participated in 'Titusville Tomorrow' Workshops**

▶ Workshops' advertised intent

- ▶ Building a vision to guide future development in Titusville

- ▶ Informing the City's Comprehensive Plan (a guide for development)

▶ Focused on ideas and opinions from citizens on current challenges, solutions, and future vision

▶ Three areas of emphasis Riverfront, Downtown, and Business Corridors (Hwy 50, US1, SR 402 (Garden St))

▶ **Royal Oak Golf Course Specifics were not discussed**

▶ General repurposing/redevelopment of 'blighted areas' was raised as an issue

ROCA FINANCIAL REPORT

▶ STARTING BALANCE (10/16, adjusted):	\$4,545
▶ INCOME:	\$4,972
▶ DUES =	\$2,600
▶ DONATIONS =	\$2,372 (Mowing=\$1730)
▶ EXPENSES:	\$4,855
▶ MOWING/SIGNS/CLEAN =	\$2,223
▶ MEMBERSHIP/MEETINGS =	\$1,584
▶ LEGAL/MAIL/OPERATIONS =	\$1,048
▶ NET	\$ 117
▶ ENDING BALANCE (11/17):	<u>\$4,662</u>

ROCA 2018 BUDGET

▶ STARTING BALANCE (1/1/18):	\$5,000
▶ INCOME:	\$6,000
▶ DUES (175 members) =	\$3,500
▶ DONATIONS =	\$2,500
▶ EXPENSES:	\$7,600
▶ OPS/MAINTENANCE =	\$5,000
▶ MEMBERSHIP/MEETINGS =	\$1,500
▶ SUPPLIES/LEGAL =	\$1,100
▶ NET	-\$1,600
▶ ENDING BALANCE(12/30/18)	<u>\$3,400</u>

Board and Officers Election Process

- ▶ Nominating Committee: T. Murray, H. Zbiegien, A. Koller, B. Queen
- ▶ **Current Board:**
 - ▶ Class of 2017 –(Pat Adamo), Sid Chehayeb, Bill Queen
 - ▶ Class of 2018 – (James Hattaway Jr), Al Koller, Harriett Zbiegien
 - ▶ Class of 2019 – Earl Johnson, Wendell Murray, Rose Roach
 - ▶ Ex Officio Member (Non-Voting) - Tim Roach (IT/Docs)
- ▶ **Current Officers:**
 - ▶ Bill Queen, President
 - ▶ Al Koller, Vice President
 - ▶ Rose Roach, Secretary
 - ▶ Harriett Zbiegien, Treasurer



Maura Skerik

From: Burlington, Iowa

Work: Savings and Loan Sr. Mgmt – Banking
Industry Computers, Software Conversions.

Current Status: Retired (2016)

Royal Oak Resident: Since 1991

Address: Royal Oak Drive

Other: Family caregiver; volunteer work for SPCA



Brad Lytle

From: Knoxville, Tennessee

Work: Aerospace Mechanical Engineer, P.E. –
Facilities and Overhead Cranes

Current Status: RS&H, Merritt Island

Royal Oak Resident: Since 1990 off and on

Address: Royal Oak Drive last 7 years

Other: Homeowners Assoc. 4 yrs (treasurer for 2)



Marie Schuller

From: Baltimore, Maryland

Work: Dept. Store Buyer; Human Relations Committee; Real Estate Broker/Manager; Nurse – Case Management, Hospice Care

Current Status: Retired

Royal Oak Resident: Since 2015

Address: Royal Oak Drive

Other: Delaware Homeowners Assoc. Secretary



Theresa James

From: S. Charleston, West Virginia

Work: Army Combat Veteran (Iraq); Commander,
Military Police Battalion; Base Closure Lead

Current Status: Lt. Col., US Army, Retired

Royal Oak Resident: Since 2017 (July)

Address: Nicklaus Drive

Other: Volunteer- non-profits for wounded warriors

2018 ROCA Board Confirmation

▶ Incoming Directors, Class of 2020

▶ Maura Skerik

▶ Brad Lytle

▶ Marie Schuller

▶ Theresa James

▶ Ex Officio Members (non-voting) – Tim Roach (IT/DOCS),
Bill Queen (Past President)

Membership Activities

▶ Who is Royal Oak Community Alliance?

<u>2017 Membership</u>	<u>Goal for 2018</u>
Household Members - 110	Household Members - 160
Condominium Affiliates - 4	Condominium Affiliates - 8

▶ Why Should I join ROCA?

▶ Volunteers - Block Captains

▶ Sponsors

Dependent Special District

- ▶ What, Why, How
- ▶ Do we as a community want Green Space enough to tax ourselves?
 - ▶ \$400/\$200/\$100 for 20 years
 - ▶ Our e-mail poll was supported by over 90%
 - ▶ ROCA Board Supports Effort to Establish DTD
 - ▶ Would like your feedback
 - ▶ Looking for Volunteers

CONTACT US!

- ▶ For more information, feel free to contact us:
 - ▶ Website: www.rocatf.org
 - ▶ Facebook: Royal Oak Community – Titusville FL
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