



Royal Oak
Community Alliance

Summary of Activities, Achievements, and Next Steps



Dr. Al Koller, ROCA President

Good afternoon, and HAPPY NEW YEAR! I hope your year is off to a good start and wish you all the best in 2018.

ROCA is picking up where we left off after our Annual Meeting in December. We are now a 501(c)3 non-profit organization able to accept tax exempt contributions and are officially recognized at the

federal level. We have the ability to enter into contracts, buy and lease property, and conduct business as we continue to pursue options to acquire and maintain the Royal Oak golf course property. This report summarizes our current status and planned next steps as follows:

- **NO CHANGE IN PROPERTY OWNERSHIP STATUS**

We continued in our efforts to encourage the settlement of ongoing litigation by the Mahase brothers, but the golf course remains mired in liens and ongoing legal contests by the current owners. A formal title search was initiated by

ROCA in preparation for a tax deed sale scheduled for late October. The sale was cancelled when the property taxes were paid, averting a potential open auction of the golf course. Until the owners resolve their legal battles, a purchase is not likely.

- **POTENTIAL BUYERS REMAIN INTERESTED BUT NO SALE YET**

In spite of the legal issues with the owners, at least three buyers have expressed interest in acquiring the golf course. They all plan to retain its basic character for conservation, recreation, environmental protection, and golf. One sent a formal request for a firm price and information on the outstanding debt and encumbrances on the property. To date no responses have been received, but the buyers remain interested.

- **IMPACTS FROM HURRICANE WINDS AND RAINS HAVE HURT US**

This past year extensive work was led by Tim Roach and a group of 72 community volunteers to clear and mow the golf course. More than 90 trailer loads of debris were removed from the course and regular mowing was conducted. Unfortunately, hurricanes Irma and Maria dumped a lot of wind and rain resulting in substantial numbers of downed trees, limbs, and new debris, requiring a rework of the course. Plans for next steps are under review, but for now maintenance actions have been suspended.

PLEASE NOTE: Your contributions may qualify as deductions to your federal income tax. Please consider contributing to these or other areas of our operation. [CLICK HERE](#) to donate to mowing, clean up, signage, etc.

- **SUMMARY OF ROCA ANNUAL MEETING RESULTS**

On December 4, 2017, the Royal Oak Community Alliance, Inc. (ROCA) conducted its Annual Meeting. Approximately 80 dues-paying members were in attendance, and a full agenda was presented and acted upon. Among the topics discussed and voted upon were:

- Actions to Repurpose the Golf Course
- Meetings with Potential Partners and Agencies
- Identification of Potential Investors/Buyers
- Actions to Prepare for Possible Tax Deed Auction
- Summary of Golf Course Cleanup Efforts
- Summary of Litigation Issues
- Activities with the City of Titusville (Titusville Tomorrow)
- Finances and Budget (Voted and Approved)
- Election of Board Members and 2018 Officers (Voted and Approved)

- Membership Activities in work for 2018
- Next Steps to Create a Dependent Special District

The ROCA Board Members and Officers for 2018 are:

Dr. Al Koller, President
 Dr. Wendell Murray, Vice President
 Mrs. Harriett Zbiegien, Treasurer
 Mrs. Marie Schuller, Secretary
 Mr. Earl Johnson, Director
 Ms. Teresa James, Director
 Ms. Maura (Mick) Skerik, Director
 Mr. Brad Lytle, Director

Ex Officio Appointments for 2018:

Mr. Bill Queen, Contact for Dependent Special District
 Mr. Tim Roach, Contact for IT, Legal, and Documentation

Please [CLICK HERE](#) to see a copy of the Meeting Briefing Charts.

• **ROCA FOLLOW-ON ACTIONS PLANNED FOR 2018**

The Board of Directors will meet soon to discuss and assess the next steps for ROCA actions to build upon the momentum from 2017. Currently there are three key areas up for consideration:

1. **COMMUNITY BRANDING AND MEMBERSHIP** - An information flyer is in work for distribution in a week or two to solicit your support. We need to broaden our base of membership and build an effective infrastructure for our organization. We want to communicate more effectively with our neighbors, make our streets safer, increase our property values, and improve the quality of life in Royal Oak. ***IF YOU'D LIKE TO JOIN ROCA, [PLEASE CLICK HERE!](#)***
2. **PROMOTE OPPORTUNITIES TO BUY THE COURSE** - We will continue to pursue three options for the coming year: (1) Find a third party individual or group to purchase and retain Royal Oak as a golf course. (2) Partner with other organizations to acquire the property and develop Royal Oak as a Community Center for Outreach and Recreation. (3) Work with the City to enable acquisition of the property via a Dependent Special District (DSD). ***IF YOU KNOW SOMEONE WILLING TO INVEST, [PLEASE CONTACT US.](#)***
3. **OFFER EXPANDED OPPORTUNITIES FOR OUTREACH** - We plan to find ways to build upon past successes that encourage neighborhood gatherings and group activities. Those include things like hosting

community yard sales; using logos, color schemes, and signage to improve curb appeal; and "branding" areas that have common interests and are seeking to make improvements in appearance. ***IF YOU'D LIKE TO BE INCLUDED IN THESE PROJECTS, PLEASE [LET US KNOW.](#)***

Last but not least, I want to thank all of you for your membership support and your contributions to ROCA. If you have questions or need additional information, please contact me by phone at [321-267-4860](tel:321-267-4860) or email me at: president@rocatf.org. I look forward to working with you to make Royal Oak a better place to live and work.

Sincerely,



Dr. Al Koller, ROCA President

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Our website address is: www.rocatf.org

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