

**ROYAL OAK COMMUNITY
ALLIANCE (ROCA)**

2022 ANNUAL MEETING

**New Covenant Fellowship
December 2nd, 2022**

AGENDA

- **Our Purpose & Mission**
- **Chairman's Update and Recent Accomplishments**
- **Conduct ROCA Business**
- **How Can You Get Involved**
- **Royal Oak Golf Club Development Update**
- **Questions & Answers until 7pm**
- **Individual discussions with Board Members**

WHERE DID YOU HEAR ABOUT US?

- **See a sign?**
- **Receive an Email?**
- **See us on Social Media?**
- **Word of Mouth?**
- **Did you know about ROCA before this meeting?**

PURPOSE AND MISSION

- **PURPOSE** - We champion for our community. We work to protect property values and maintain our quality of life. We listen to, respond and communicate the collective concerns of our residents to elected officials and city staff.
- **WE ARE NOT AN HOA – No Legal Enforcement Power**
- **COMMUNITY – We are Stronger with One Voice**

RECENT ACCOMPLISHMENTS

- **Country Club Drive Median Care and Mowing**
- **Advocated for Road Repaving – 2020 - 2021**
- **2022 Garage Sale – Saturday, April 9th, 2022**
- **Sent two community e-newsletters and a survey**
- **Updated our Website: rocatf.org – check it out**
- **Distributed “welcome” door hangers**
- **Working on electronic speed signs**

NEXT COMMUNITY GARAGE SALE



SATURDAY, APRIL 15th, 2023





TAKING CARE OF OUR ISLAND

BOARD OF DIRECTORS

• **Current Board:**

- **Earl Johnson (2022)**
- **Dave Kunkle (2022)**
- **Brienne Robertson (2022)**
- **Billy Specht (2022)**
- **Mick Skerik (2023)**
- **Brad Lytle (2023)**
- **Kristen Lutter (2024)**
- **Justin Hilligoss (2024)**
- **Andrew Zbiegien (2024)**
- **Mark Gibson (2024)**

Current Officers:

- **Billy Specht, President**
- **Dave Kunkle, VP**
- **Mick Skerik, Secretary**
- **Brad Lytle, Treasurer**
- **Kristen Lutter, Webmaster**

ROCA BUSINESS – ACTIONS NEEDED

- Financial Report/Budget

- **2023 Budget Approval** **ROCA Members**

- Board of Directors Elections

- **Confirmation Vote** **ROCA Members**

2023 ROCA DUES

- **\$25 Per Year Per Household**
- **\$125 for Organization/HOA & Condos**
- **Donations are tax deductible**
- **DUES CAN NOW BE PAID VIA PAYPAL ON WEBSITE**

2022 ROCA FINANCIAL REPORT

- **STARTING BALANCE (12/01/21):** \$3,873.69
- **INCOME:** \$2,322.46
 - **DUES:** \$1932.46
 - **DONATIONS:** \$390.00
- **EXPENSES:** **\$2,578.26**
 - **MOWING/TREES/WEBSITE:** \$2,187.90
 - **LEGAL/MAIL/OPERATIONS:** \$390.36
- **NET** **\$(255.80)**
- **ENDING BALANCE (12/01/22):** \$3,617.89

ROCA 2023 BUDGET

- **STARTING BALANCE (12/1/22):** \$3,617.89
- **INCOME:** **\$2,375**
 - **DUES (75 members):** \$1,875
 - **OTHER DONATIONS:** \$500
- **EXPENSES:** **\$2,375**
 - **OPS/MAINTENANCE:** \$1800
 - **MEMBER MEETINGS:** \$200
 - **MAIL/SUPPLIES/LEGAL:** \$375
- **NET** **\$0**
- **END BALANCE(12/1/23):** \$3,617.89
- **VOTE TO APPROVE**

REAPPOINT EXISTING BOARD MEMBERS FOR A 2ND 3-YEAR TERM

- Earl Johnson (2022)**
- Dave Kunkle (2022)**
- Brienne Robertson (2022)**
- Billy Specht (2022)**

2023 ROCA BOARD CONFIRMATION

- **Incoming Board:** Earl Johnson, Dave Kunkle, Brienne Robertson, Billy Specht, Mick Skerik, Brad Lytle, Kristen Lutter, Andrew Zbiegien, Justin Hilligoss, Mark Gibson
- **Any Other Nominations from the floor?**

WAYS TO GET INVOLVED

- **Serve as a Board Member – Meetings once a quarter**
- **Island Landscaping, Maintenance & Irrigation**
- **Community Garage Sale**
- **Any other ideas? See a board member**

ROYAL OAK GOLF COURSE & CLUBHOUSE UPDATE



- **Course Closed in 2011**
- **Purchased by “Toulon Apartments MS LLC” on June 2, 2022 for \$4.5M**
- **All debts and liens are settled**
- **New owner fenced the clubhouse and plans demolition soon – agreement with the city**
- **New owner has been mowing the open land – agreement with the city**
- **New owner proposes to build single family homes, town homes and apartments. He shared this vision with ROCA officers in November.**
- **Public hearings will be needed for rezoning – ROCA will be involved.**

GOLF COURSE INDUSTRY CHANGING

Neighbors in this Florida community aren't too pleased with plans to turn golf course into 300-unit development



COURSES / Harriet Howard Heithaus, Naples Daily News / 5 hours ago / 312 shares



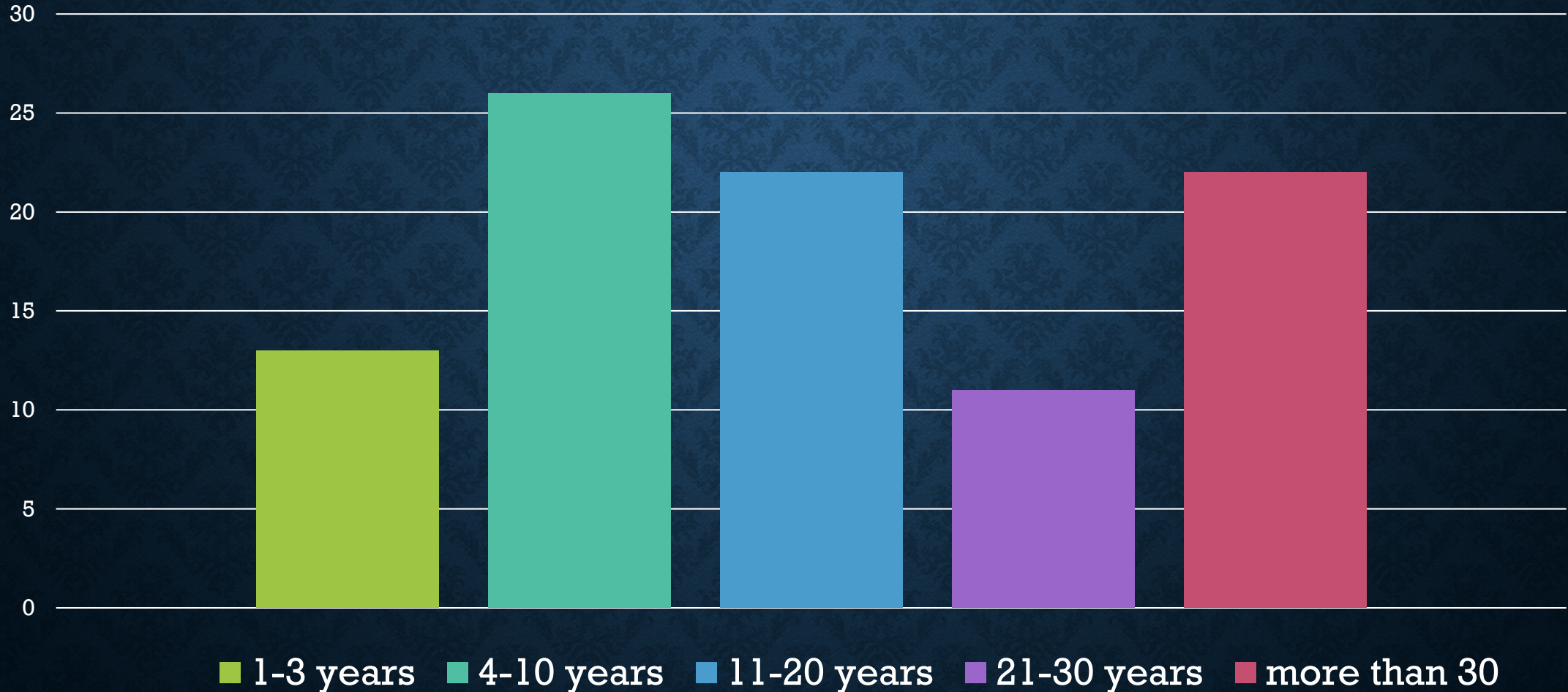
Florida City Council Ignores its own Zoning Board, Votes to Rezone Lone Pine Golf Club to Single-family Houses

Riviera Beach's par 62 Lone Pine Golf Club is one step closer to ending its 40-year reign as the inexpensive alternative for duffers and beginners alike — as well as a quiet vista for nearby homeowners. Ignoring its own Planning and Zoning Board's recommendation, Riviera Beach's City Council... [\(more\)](#)

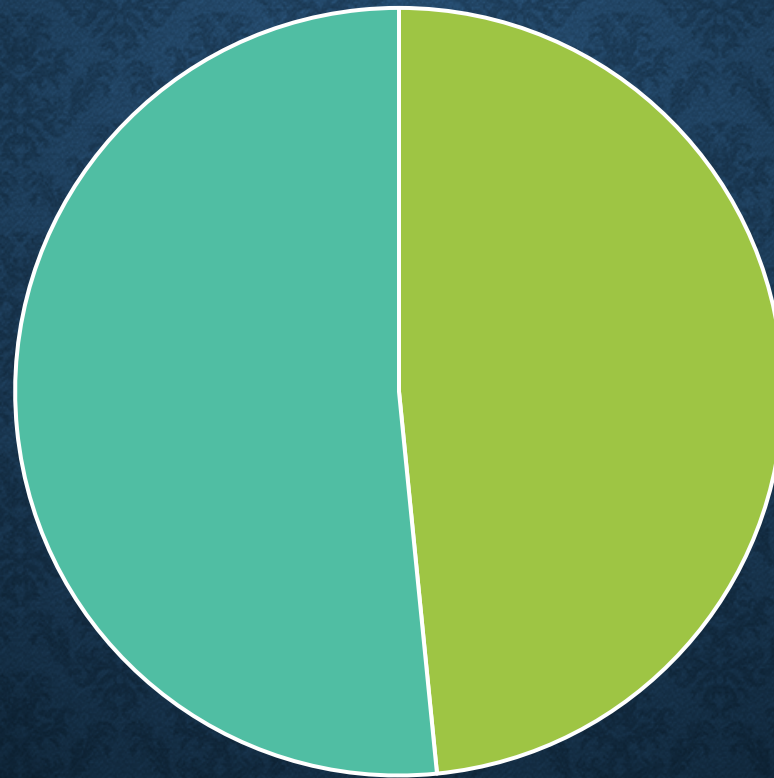
ROCA ACTIONS SINCE THE SALE:

- Held ROCA Board Meetings to discuss our response to the sale
- Spoke to city officials to gather information about the development process
- Sent survey to gather information from our ROCA members and owners
- Contacted the new owner to welcome him as a neighbor
- Tabulated and shared results of the recent ROCA survey with our members
- Billy Specht and Dave Kunkle with new owner on Nov 10 to review survey results and better understand his plans to develop the property
- **At this point, we in the information gathering phase of our efforts.**

HOW LONG HAVE YOU LIVED IN THE ROYAL OAK COMMUNITY

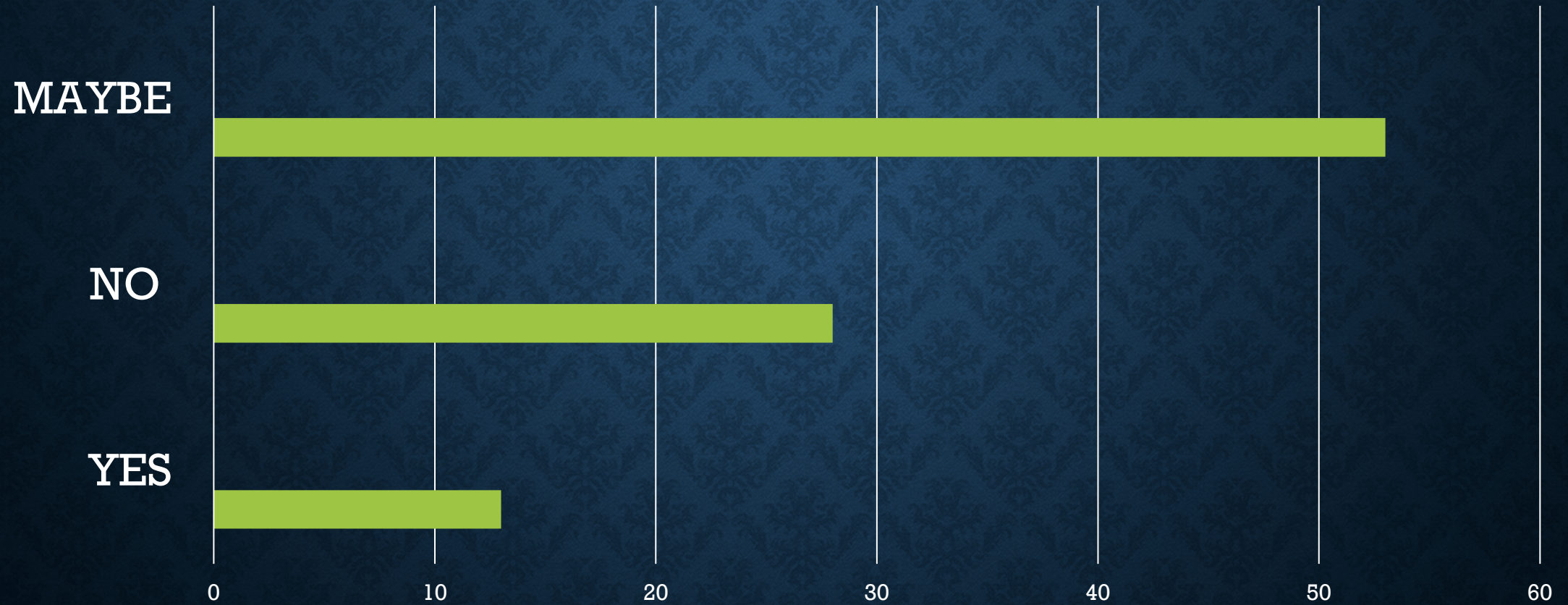


IS YOUR HOME DIRECTLY ADJACENT TO THE GOLF COURSE



■ Yes ■ No ■ ■

DO YOU SUPPORT REZONING OF THE FORMER GOLF COURSE



SURVEY RESULTS SUMMARY

Number of Comments	Summary of Comments
25	Concerned with loss of open green space in our community
21	New development must include added recreational space and amenities such as walking & biking paths, community pool, dog park, etc.
20	Concerned new development will negatively impact traffic
19	Strongly against adding high-density, multi-family residences
18	More information is needed, please share a proposed site plan
17	Concerned with privacy of existing homes, backyard buffer, views impacted
12	Any new development must maintain the current character and integrity of our existing community
12	New development will negatively impact my current property value
11	No new development, property should be maintained as a golf course
10	Current condition of clubhouse and golf course is unacceptable and dangerous
9	Existing infrastructure cannot support more homes
4	Development will negatively impact existing stormwater runoff
1	Concerned that chemicals used on old golf course may impact the health of our community when the ground is disturbed during development



**ROYAL OAK
GOLF COURSE
DEVELOPMENT
DISCUSSION**

CONTACT US!

- **For more information, feel free to contact us:**
 - **Website: www.rocatf.org**
 - **Facebook: Royal Oak Community – Titusville FL**
 - **Email: info@rocatf.org**
 - **Mail: P. O. Box 2236, Titusville, FL 32781-2236**