



**General Membership Meeting - April 18th, 2023, 7pm - SHUMC**  
[www.SEseminoleheights.com](http://www.SEseminoleheights.com)

**I. Call to Order**

**II. Introduction to SESHCA Board Members :** President- Ellie Baggett, Vice President- Leslie Darr, Treasurer- Jason Marlow, Secretary- Jannate Noll, Trustees- Irene Matthews, Beverly Morrow, Courtney Bumgarner, Becca Rosenthal, Rob Blakley, Sylvia Vanacore (Board members Matthews, Rosenthal, Blakley not in attendance due to illness; Noll not in attendance due to family loss)

**Message from President:** I would like to thank all of these board members who have volunteered their time to make our neighborhood better. While the board is the administrative body for the neighborhood, I ask that everyone here consider getting involved in some small way. We all have jobs or babies or other responsibilities and we cannot do everything. For a neighborhood to be successful, it takes the neighborhood as a whole to get involved and buy into what we are trying to do. Many hands make light work. For example, a neighbor previously emailed the association in regards to people in Giddens Dog Park late at night making noise and leaving trash. This neighbor worked with us and assisted in following up with TPD. We were able to get a trash can installed, as well as get the dog park locked at night. This was possible because we had a neighbor willing to alert us to the issue, assist us in reaching out. This is your neighborhood too- I strongly ask you to get involved in a small way to make this a better place to live for all of us. Tonight you'll hear about a few opportunities to get involved, and I challenge you to consider being part of the action and helping us make this the best place to live. We have 4 meetings a year (last one has pizza!) and ask you to try and attend. The board has decided after each general meeting we'll be going somewhere nearby- tonight at FLOCALE- and hanging out for a snack or a beer after the meeting- this way if you want to talk about the neighborhood with us on a more casual basis, we're available for you. We do host social events, and we are hoping this is a way to encourage new neighbors to come out and get involved with the association. This will be my last year serving as president, and we are looking for new members for the board. We'll talk a little more about this later in the meeting. If you haven't signed up as a SESHCA member yet, we have a link to do so on our website listed at the top of the agenda. The dues we collect allow SESHCA to donate to support our local community, host meetings, pay for our website, rent meeting spaces, and help our social committee throw fun events, where we can encourage new members to join.

**III. Treasury Report**

Provided current balance.

SESHCA recently made a donation of \$722 to Edison Elementary to wipe out all school lunch debt at the school.

**IV. Committee Reports**

A. Social Committee update: Hosting a Happy Hour on May 10th at Mekenitas. A Crib Crawl is being scheduled for June 24, cost will be \$30. Member Ladika asked about Porch Parties coming back, will be hosting one in September but if anyone would like to host a Porch Party, please contact the association and we can pair the homeowner with the Social Committee

- B. **Welcome Wagon Committee:** looking for new members to join.
- C. **Taste of the Heights;** will form at July meeting, volunteers get a free ticket, jobs include setting up for the event the day before, being a host house, or clean up crew.
- D. **Bylaw revision Committee;** we have been going through the long process of revising our very old bylaws, and clarifying some positions within the bylaws. A few early drafts of these have been written, but we are asking for member participation with putting these together; so we can have some clear guidelines on certain issues, as well as move to association into current times and be ready for the future. If you are interested in joining this committee- please email the association- email at bottom. Member Bishop recommended contacting the city asking for their recommended Bylaw guidelines.
- E. **Land Use Committee;** we are asking for feedback and gauge interest on establishing a new land use committee. This committee would oversee new proposed building projects within the neighborhood, handle good neighbor notices, and research variance requests - not sure what variances are? We will get to that shortly! At this time, we don't have anyone who has volunteered to head or be a part of a land use committee, and our current board members don't have the capacity to head this committee, so again we are trying to gauge interest from members first- before officially forming a committee. We are looking for someone to chair this committee and other members to join. If you may be interested or know other neighbors who may be willing to take part, please contact the association and if there is interest, formally designate the committee. If you'd like a taste of what land use is about, we have a 5-10 minute presentation up next with neighbor Michael Bishop about the basics.

#### **V. Special Presentation : Variances & Why They Matter, presented by Michael Bishop**

Member Bishop gave a presentation on variances within the City of Tampa, after multiple years of experience watching City Council meetings. This presentation is a basic guideline on variances and why they are important, and how the neighborhood can advocate for ourselves. State laws dictate if a building is already within a certain code and not asking for changes within that, there is little that can be done to fight; but when developers ask for a variance (an exception) we can have a voice as neighbors. The code reads that there needs to be a unique hardship for these changes. The City of Tampa has a presentation called ABC's of Zoning (<https://www.tampa.gov/document/abcs-zoning-115086>) with very useful information. Neighbors may not agree on what should be built, but it is important we have a conversation about these proposed buildings and voice our concerns about any requested variances. For appeals to City Council, it's important to focus on the actual variances requested; traffic, heights, etc. ADU's (Accessory Dwelling Units) are popular now, and the Seminole Heights overlay does allow for these. Neighbors can advocate for themselves and for the neighborhood by researching developers and their proposed variances, and showing up to City Council to voice their concerns by focusing on the variances being requested by that developer.

#### **VI. SESHCA Member Workshop**

Canceled due to time constraints

#### **VII. Southeast Seminole Heights Stormwater Project**

As you are aware, construction is currently ongoing on Nebraska Ave. The road is shut down between New Orleans and north of Caracas. Nebraska Avenue was shut down and detoured as scheduled on April 10<sup>th</sup>. The City's 20" water main was shut down, cut and capped at each end of the work zone. 72" reinforced concrete storm pipe installation began on April 17<sup>th</sup> as scheduled. This work and road closure will last another five to seven weeks. The original timeline on this project was 6 to 8 weeks. Seven weeks from now is the end of May. The official detour is on Florida Ave, but as we likely have all experienced, we are getting reports of increased traffic throughout the neighborhood streets. SESHCA is contacting our TPD liaison about getting additional TPD units in the neighborhood giving warnings for speeding or cutting through the neighborhood. Southeast Seminole Heights Stormwater Project & Nelson

Construction have asked if any neighbors have complaints or concerns, to contact them directly. You can also get alerts on their website, which will email you progress updates. The website is [seminoleheightsstomrwater.com](http://seminoleheightsstomrwater.com) - the website also has a contact us form, phone number, and email address. The project members including a rep from the city of Tampa and Nelson construction have been meeting monthly to discuss updates on the project and have repeatedly asked us to communicate- if you are having an issue related to the project please address it with them directly.

Members comments:

Request a detour sign be placed before Osborne Ave, slow signs in neighborhood, a rise in illegal dumping, concerns about trees coming down- will we get notice of the trees coming down and how is this determined? Member Ladika will assemble verbage to post on social media and via email to send out to members asking if they have concerns, and if so we will send them collectively to Jean Duncan, Infrastructure and Mobility Administrator.

### **VIII. SESHCA Board Election**

Elections held bi-annually every other October (odd number years); only paid members can vote. Requirements to be a board member; must be a paid member to run for a seat, its a 2 year term, general meetings are mandatory. Term is 2024-2026.

Perks of being a board member! 4 Taste of the heights tickets, get to know your neighbors, decide how we can help benefit our neighborhood. Being on a board is also a great resume builder; perfect for someone with any interest in running for office some day; and is a special way to get to know people in the city.

Specifics on the election: the board will assemble a nominating committee prior to our July meeting- if you would like to volunteer for the nomination committee, please email or let me know- it can be a one-person job, but if multiple people are interested, we can form a multiple person team. The role is relatively easy- people interested in being on the board will send an email to the committee chair stating what position they want to run for. At the July meeting nominations will be formally requested. Nominations will be accepted until October 1st. The nomination committee will prepare a ballot for those voting members nominated for election no later than October 1st. At the October eating meeting, all nominees who have accepted the nomination will present their platform and give a brief speech before the vote. Last minute nominations can be made from the floor as a write in candidate. Voting can be done in person at the Eating Meeting. If a voting member is unable to make the meeting in person, they can vote via email, proxy, or USPS mail prior to the meeting. These votes would be sent to the nominating chair directly. We need someone in this role by July 1st, so if you want to head up the nominations, please email SESHCA president.

### **IX. Sun Shades at Giddens Park-**

We had a wonderful suggestion from a neighbor - about getting sun shades installed at the splash pad at Giddens Park. I do have an update on this since our last meeting. I have been contacting parks and rec employees within the city of Tampa, which seems to be having some turnover recently, delaying getting responses from people. However, I was able to speak with Nikki Coats in the Parks office this week. She advised the city has been working on park improvements lately. You may have seen the new wheelchair swing in Giddens Park next to the pavilion. She advised Giddens was already on a long list to get shades implemented, but as they were receiving so many emails from SESHCA about it, they agreed to bump us near the top of the list. She advised her supervisor Brad Suder who is Superintendent of Planning and

Design met with some vendors last week. They discussed possibly adding a square canopy over the entire area. Brad went out himself to the splash pad to go out and give very specific details on what was needed, which was discussed with the vendors. Nikki advised they expect to get the drawings back within the next 60 days. At that point, they'll be able to review the costs of the shades. We did ask Parks and Rec if funding was an issue and if additional donations were needed from the association, and was told at this time it's not a concern as we were already on the list. However, they will involve the association and neighbors once the plan is farther along in the process and can address that issue then. Should additional funding be needed, the general membership will be consulted for a vote, but as of now that is unlikely. Once we have an update from Parks and Rec with a solid plan, we will send out an email to neighbors letting them know the additional details on the project.

#### **X. Taste of the Heights - November 5, 2023**

Taste of the Heights is the main fundraiser for SESHCA. We have a volunteer committee that assembles after our July meeting. We ask for 2 hours of time in exchange for a free all-access ticket; last year's ticket was worth \$55 and tickets sold out in 30 seconds. This year's parth will be in the north portion of the neighborhood near Ella's. If you or a neighbor are interested in volunteering or being a host house, please contact us and we will add you to the Taste committee.

#### **XI. SESHCA email list via MailChimp:**

We have an email list via MailChimp. This gives the ability to get updates on the neighborhood, and most importantly- gives you the ability to unsubscribe. Anyone who pays dues will be automatically enrolled, as well as anyone who signs up at our meetings. You may also email the association to be added- our email is on the website at the top of the agenda, as well as the footer on the agenda. If there's something that relates to the entire neighborhood you would like added, please email the association and the board will review it for inclusion. Again, if it gets too much, go ahead and unsubscribe.

#### **XII. Announcements**

- A. Borrowing equipment from the association; folding tables, chairs, etc. Pay a \$50 deposit and get it back upon the return of the items. Email the association to reserve items in advance.
- B. Future General Meeting dates: Third Thursday of every third month - July 18, October 17 [Eating Meeting @ southern w elections]
- C. EARLY VOTING THIS WEEK

#### **XIII. Resident Forum (1 minute per association member)**

Building next to the Giddens Dog Park / Spirit Program should be completed soon

Motion to adjourn made by Jason Marlow, seconded by Courtney, all voted in favor.

Meeting adjourned at 8:18pm