



**Tarpon River Civic Association
General Meeting – September 19, 2024**

Welcome and Attendance

The meeting was held at the Riverside Park Clubhouse and called to order at 7:13 PM by President, Vanessa Apotheker.

The following Board Members were present:

Board Officers and Directors

President – Vanessa Apotheker

Vice-President - Kimberly Slaven-Hauth

Treasurer - Mike Stone

Director - Lindsey Way

Vanessa reported that we are meeting at the Riverside Park Clubhouse because the Southside Cultural Arts Center is currently closed to update the air conditioning system. The tentative opening date for the Southside Cultural Arts Center is January 6, 2025, so we can hopefully begin meeting there again in the new year.

Treasurer Report: Mike Stone

1. Financial update as of August 31, 2024
 - a. Total Funds as of August 31, 2024 - \$31,827.57, in the following accounts:
 - i. Operating Account - \$2,253.67, including Interest of \$0.02
 - ii. Money Market Account - \$5,687.52, including interest of \$3.12
 - iii. Certificate of Deposit - \$23,886.38, including interest of \$96.90

ArtHaus Development - Stephanie Toothaker

1. Stephanie gave a presentation on the proposed ArtHaus a mixed-income development by Moderno Development Group that will include a 27-story residential tower with approximately 298 apartments, of which 71 will be what is called work force housing units (affordable housing for renters with incomes below approximately \$80,000)

Current tenants in the existing building that will be demolished to make room for the ArtHaus project, spoke in favor of the project and the developer, who has been supportive of having businesses operated by local people in his projects, and who are all planning on moving into the new building when it is built. Those speaking were the owners of Wells Coffee, the Fitz Bar, and the Hair Circus.

Updates:

1. **6th Avenue Row** – Vanessa and Kim gave an update on the 6th Avenue Row dispute which appears is going to trial. The 6th Avenue Row is an area that was to be a street that was never developed, but that many of the neighbors in the area use, and which the abutting property owners are trying to get a vacation of the property to them. The pending lawsuit is currently stayed to allow the abutting property owners to submit their request to the City through P&Z before going to trial. We will notify the membership of the P&Z hearing in the event any members or neighbors wish to attend and speak

2. **Board Nominations and Election** – the nominating committee is working on nominations for the Board to be voted on before the end of the year. The nominations will be presented to the membership in October. If anyone would like to be nominated for a board seat, they should let the President, Vanessa Apotheker or our Secretary, Brian Engel know over the next few weeks.
3. **Membership** – the board has voted to no longer give those who join the Tarpon River Civic Association between September and December an extended membership through all of the following year, because it has become an unwieldy program to manage. Moving forward everyone’s membership will be for one year from the date they join the Association.
4. **TRCA Website** – the Tarpon River Civic Association website is being redone to be more user friendly and easier for the board to manage and update. We are hoping to have it up before the end of the year and will send an email out when it is completed.
5. **Upcoming Events:**
 - a. **Trunk or Treat Halloween Party** - Tarpon River Brewing will have a Trunk or Treat Halloween Party on October 26th in which the Association will be participating.
 - b. **Party in the Park and Yard Sale** – November 16
 - c. **Holiday Party** – will be at Riverside Park Clubhouse on December 5th
6. **Vote November 5th** – Vanessa reminded everyone that City, State, and National Elections are coming up on November 5th and hopefully everyone is or will register and vote. Local candidate forums have been taking place and they can be viewed online for those that are interested in learning more about the candidates and their positions.

The meeting adjourned at approximately 8:15 PM

Respectfully submitted:

Michael Stone

Acting Secretary, standing in for Secretary, Brian Engel