

MISCA Meeting of Trustees
January 25th at 5:30pm via Zoom

Present: Mia Boynton- President, Mary Weber- Vice President, Wendy Pendleton- Trustee, Ben Vis- Trustee, Lisa Brackett- Trustee, Melissa Dudek, Marlene Arvan, Tobey Levine, Jim Buccheri, Danik and Richard Farrell, Pam Rollinger, Angela Iannicelli

Secretary's Report:

MOTION: The trustees accept the minutes of December 28th, 2022 as submitted. Passed.

Treasurer's Report as of January 23rd, 2023:

MISCA account balance:	\$ 375,188.86
MCRF account balance:	\$ 35,040.75
Buy-Back CD account balance:	\$ 78,986.78
New Project CD account balance:	\$ 15,188.75

Income:

Rent:	\$ 4,852.93
Membership (Check):	\$ 875.00
General Donations (Check):	\$ 20,602.00
PayPal (Membership):	\$ 100.00
PayPal (Donations):	\$ 1,705.00
PayPal Fees:	-\$ 55.10
<i>Total:</i>	<i>\$ 28,079.83</i>

Expenses:

Warrant 1-2023	\$ 3,356.27
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Net MISCA account balance:	\$ 399,912.42
Net MCRF account balance:	\$ 35,040.75
Net Buy-Back CD account balance:	\$ 79,486.78
Net New Project CD account balance:	\$ 15,188.75

Melissa reported that with Mary's help, some monies will be moved into a money market account with 3% interest.

Old Business:

Meadow Lots:

Amelia and Mia have done some clearing work and well line preparations at the lot. They have been halted with permitting and financing since the plumbing inspector hasn't done the final inspection for the septic. They have asked the assessors to look into the issue.

Lot B is scheduled for closing in early March. Jim reported that they are meeting with the builder (Shelter Institute) on Monday.

Store:

Mia will share the lease with Lisa so it can be renewed.

MICA Building:

A repairperson was recently on island to work on the laundromat. Mia asked Melanie for an update but has not received a response.

Looks:

No update.

Fundraising:

9 donations have been made in memory of Sue Jenkins. The trustees will continue to discuss a way to honor Sue in collaboration with Tobey.

MISCA Community Relief Fund:

No applicants this month.

Store Survey:

Mia talked with Mike Deyling and he said if the design is performing under what it is rated for, then an apartment can likely be added. Need to see how much water is being used. Mike Deyling suggested putting a special meter in to monitor the usage. Mia will send the email to trustees.

Ground Lease Review:

Mary will be reaching out to homeowners via letter to schedule the yearly review.

Borrowing Money:

Mary has been in touch with Camden National to see how much MISCA would be preapproved for if a property were available for purchase. A conditional approval of \$200k was granted but they need to review the real estate MISCA owns which is a \$95 fee.

New Business:

Septic Pumping:

Angela suggested the trustees create a spreadsheet to track when property septic tanks have been pumped. Pam will reach out to Interstate to see when things were last pumped.

Fire Extinguisher Maintenance:

Fire extinguishers for rental properties need to be inspected by a third party for insurance purposes. A company comes out to the island every year for the hotels. Angela suggested the trustees reach out to Jes to get on the list. There was further discussion about fire safety and making sure that each rental has the proper detectors.

Potential Grant for well drilling:

MISCA was asked if it would be a part of a grant to cover the cost of the barge for the well drilling project. The grant would be managed by Kal-El Bogdonave but he needs to partner with a 501c3 in order to qualify. There was discussion about whether this fits within the MISCA mission and what sort of record keeping would be involved. FOMVFD was suggested as another organization to contact.

MOTION: Propose MISCA should not be a part of the grant application for the barge cost of drilling wells. Passed.

Next Meeting:

The next meeting of the trustees will be Wednesday, February 22nd at 5pm.

Respectfully submitted,

Carley Feibusch, Secretary