

MISCA MEETING OF TRUSTEES

April 29th, 2021

Present: Joan Brady, Rebecca FitzPatrick, Mia Boynton, Mary Weber, Carley Feibusch
 Present via Zoom: Melissa Dudek, Tobey Levine, Sue Jenkins, Kathie Iannicelli, Maura Conley, Pamela Rollinger

Secretary's Report:

The minutes of March 26th were read.

MOTION: The trustees accept the minutes of March 26th, 2021 as read. Passed.

Treasurer's Report as of April 1st:

MISCA account balance:	\$207,089.45
MCRF account balance:	\$42,359.40
MICA account balance:	\$21,903.84
Main Street account balance:	\$11,730.09
Buy-Back CD account balance:	\$36,322.34
Monhegan Ave. account balance:	\$9,738.16
New Project CD account balance:	\$15,160.28
MCF Grant account balance:	\$6,002.01

Income:

Membership:	\$50.00
General Donations:	\$50.00
Rental Income:	\$3,548.20
Reimbursement:	\$600.00

Total:	\$3,648.20
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Expenses:

Warrant 04-2021	\$10,968.21
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Net MISCA account balance:	\$201,656.54
Net MCRF account balance:	\$40,552.30
Net MICA account balance:	\$22,403.84
Net Main Street account balance:	\$11,980.09
Net Buy-Back CD account balance:	\$36,722.34
Net Monhegan Ave account balance:	\$9,988.16
Net New Project CD account balance:	\$15,160.28
Net MCF Grant account balance:	\$6,002.01

Old Business:

Meadow Lots:

Septic work has been delayed since the barge is offline. Rental machines and fill are scheduled to come when the barge is running again. Chris recommended installing conduit before the septic is finished, this will be discussed further at next month's meeting.

Store:

Joan will order another dumpster for the store cleanup. There is interest in the loading dock project, the trustees are waiting on an updated bid. Discussion ensued regarding policies and procedures for future business owner transitions in MISCA rental spaces. Maura reported there is a rotting floor plank in the store.

MICA Building:

The front door project is pushed to the fall, it was suggested to put an RFP out soon. A wasp nest needs to be sprayed before painting happens, Pam will ask Nick if he can take care of it. The lattice at the post office needs to be replaced.

MOTION: Hire Bill O'Brien to do the lattice work at the Post Office. Passed.

The Looks:

Underlook's hot water heater still needs to be replaced. Mary will see if Ben's plumber might be available.

Fundraising:

The cookbook committee has met several times.

MOTION: Approve the decision for the first order of cookbooks to be made by the cookbook subcommittee. Passed.

Dan and Jonah are still on board to help with a co-housing project. It was noted that when pursuing grants, having a specific project to guide the search is most helpful.

New Accountant:

990's have been sent to the new accountant, Melissa will follow-up. Carley will gather all the Treasurer documents and computer to mail to Melissa.

MISCA Community Relief Fund:

One applicant was received and approved this month. Carley created a "rent relief form" to make it easier for applicants to apply for rent or mortgage payment relief. Joan opened the MCRF checking account.

Sales Tax Exemption:

Maura sent the paperwork in January but they have not yet reached a determination.

Broadband for MISCA properties:

Joan spoke with Tara. MISCA has been a part of the broadband discussions and the Plantation might be able to pay for MISCA hookups.

Ground Lease review:

Carley made a template from the Weber's ground lease. Mary will work with Carley to draft a letter to the MISCA homeowners.

New Business:

Caretaker:

Mott has resigned effective immediately, the position will be posted soon.

July 4th Fundraiser:

Matt and Mary are planning a fundraising event at Monhegan Brewing Company to benefit MISCA.

Meeting:

The next meeting of the trustees will be May 27th, 5:30pm via Zoom.

Respectfully submitted,

Carley Feibusch, Secretary