

MISCA ANNUAL MEETING

July 21, 2015

Present: Marian Chioffi, Matt Weber, Ronnie Short, Sue Jenkins, Sue Hitchcox, Felicia Dunson, Danik Farrell, Richard Farrell, Bob Smith, Ed Deci, Bob Bartels, Charlie Hudson, Tobey Levine, Nancy Vogt, Jes Stevens, Pam Rollinger, Angela Ianicelli.

The Annual Meeting was called to order at 7:04 p.m.

Secretary Danik Farrell confirmed notice of the annual meeting was posted timely.

Inspector of Elections Bob Smith confirmed that a quorum had been met.

The 2014 Annual Meeting minutes from July 22, 2014 were accepted as read.

Officers' Reports:

Report of Co-Presidents Matt Weber and Marian Chioffi:

Through MISCA's efforts, six properties on the Island are a permanent part of the year-round community. In addition to providing housing, MISCA has established space for a store, post office and laundry, the essential nucleus around which a village can thrive.

In the past year, the Island has numbered 67 winter residents. The need for year-round, permanent housing continues. The Island also needs more winter rentals that would allow prospective residents the opportunity to experience year-round residency prior to making a permanent move to the Island.

MISCA, and the residents associated with MISCA properties, have accomplished a great deal this past year:

Snug Harbor: Greg Rollins has rented this house for the past year, and MISCA anticipates working out a rent-to-own agreement with Greg for its purchase in the future. Greg has done a lot to clean and improve the appearance of this property. The new septic system MISCA contracted is complete. Requests for estimates on a schedule for initial rehab work have been submitted to island carpenters.

Store: MISCA has installed new plumbing and wiring at the Store. A permit has been obtained to enclose the back deck for storage. This will provide the space needed for storage and increased inventory.

Jacobson: Travis and Angela have done a lot of work to clean up this property and are proceeding with a series of renovations and improvements. MISCA has agreed to their offer to increase their rent, with the increased amount going toward principal on the purchase of the house.

MISCA Building: The septic system installation is complete, after many years' planning and fundraising. Nancy Vogt will be taking over the laundry business and will purchase the laundry equipment from MISCA through a rent-to-own agreement. The Post Office has been repainted, and repairs are being made to the entrance to Ray Hydusik's unit. Needed electrical updates are in progress at the Black Duck.

Meadow Lots: Both lots are available to interested applicants. A well that will service both properties is already in place. Power connection can be accomplished in a matter of weeks. Septic system installation will be done in cooperation with the new home owner(s).

Fundraising: More than \$100,000.00 has been raised since last November. These funds will pay for capital improvements to existing properties. A portion will also go into a fund for adding properties to the MISCA program and repurchasing MISCA properties as the need arises.

Treasurer's Report:

A retroactive Treasurer's Report will be submitted at a later date.

Committee Reports:

Membership Committee:

Jes Stevens reported there are currently 85 members. Two membership mailings were sent out in the last year.

Elections Committee:

Bob Smith reported that both Trustees on the ballot were duly elected: Marian Chioffi and Sue Jenkins.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary