

MISCA MEETING OF TRUSTEES

February 24th, 2022

Present via Zoom: Wendy Pendleton- Trustee, Mary Weber- Trustee, Joan Brady- President, Richard Farrell, Danik Farrell, Melissa Dudek, Rebecca FitzPatrick, Carley Feibusch, Pam Rollinger, Felicia Dunson, Matt Weber

Secretary's Report:

The minutes of January 26th were read.

MOTION: The trustees accept the minutes of January 26th, 2022 as read. Passed.

Treasurer's Report as of February 1st:

MISCA account balance:	\$324,731.71
MCRF account balance:	\$36,975.25
MICA account balance:	\$18,619.56
Main Street account balance:	\$10,061.99
Monhegan Ave. account balance:	\$10,961.12
Buy-Back CD account balance:	\$39,362.76
New Project CD account balance:	\$15,188.75
MCF Grant account balance:	\$6,002.91

Income:

Rental Income:	\$3,298.80
Membership (Check):	\$350.00
General Donations (Check):	\$2,310.00
PayPal (Membership):	\$25.00
PayPal (Donations):	\$75.00
PayPal Fees:	-\$4.36
<i>Total:</i>	<i>\$6,054.44</i>

Expenses:

Warrant 02-2022	\$13,183.88
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Net MISCA account balance:	\$324,866.13
Net MCRF account balance:	\$35,715.75
Net MICA account balance:	\$19,119.56
Net Main Street account balance:	\$10,311.99
Net Monhegan Ave account balance:	\$11,211.12
Net Buy-Back CD account balance:	\$39,862.76
Net New Project CD account balance:	\$15,188.75
Net MCF Grant account balance:	\$0.00

Old Business:

Meadow Lots:

Christian, Jim, Amelia, and Mia have been meeting to discuss the division of the lot lines. The attorney is waiting for the decision on the lot lines in order to proceed with the sales agreement. Further update is expected at the next meeting.

Store:

No update. The electrical issue still needs to be resolved.

MICA Building:

RFPs still need to be created for various jobs.

Pam still needs to talk to Kole about the front door of the Black Duck. Kole said that he could do it in mid-June which doesn't work for the business. Ben said Jerry might be able to do it sooner than that.

Mia is still okay to manage the laundry. The electrical bill has been really high, most likely from the heater. Wendy's brother plans to come out to look at the laundry as well as other jobs on the island.

MOTION: Hire a charter for Wendy's brother, Michael, to assess propane work at a cap of \$700. Passed.

Joan spoke with the leasing agent who is proposing a renewal at \$13,000 a year for 5 years. The increase would cover the cost of the commission. They will also ask for 2 five year renewals at 10% increase.

MOTION: Reply and accept the advocacy of Ben Winkler the leasing agent to counter the offer made by USPS with his proposal. Passed.

The Looks:

No update.

Fundraising:

No update.

MISCA Community Relief Fund:

One applicant was received and awarded in full for \$1,259.50.

Ground Lease review:

2 of 4 properties have been reviewed. Meetings with the other 2 homeowners generated questions which need to be followed up in order to proceed. Hopefully everything will be

finished by next meeting.

Caretaker:

The trustees have been in communication with Angela who agreed to be the new caretaker. She plans to meet with each renter to learn more about the properties.

MCF Grant:

Melissa has returned the funds. Dan is waiting to hear about the necessary reporting.

New Business:

Store Renovation Possibilities:

The store owners asked if it was possible to add a living space above the store. Ben will ask LUPC if it is legally possible.

Available Properties:

There was some discussion about having an update each month about what properties are for sale. Currently, there is a .61 acre lot on light house hill listed for \$250,000.

Meeting:

The next meeting of the trustees will be March 23rd at 5:30pm.

Respectfully submitted,

Carley Feibusch, Secretary