

MISCA MEETING  
March 31st, 2018

Present: Marian Chioffi, Nancy Vogt, Joan Brady (via zoom,) Kathie Iannicelli, Rebecca FitzPatrick, Stew Way, Pam Rollinger, Christian Dederer, Jim Buccheri, Richard Farrell, Danik Farrell, Mel Greatorex-Way, Mary Weber, Angela Iannicelli, Carley Mayhew

**Secretary's Report:**

The minutes of February 26th were read.

MOTION: The trustees accept the minutes of February 26th, 2018 as read. Passed.

**Treasurer's Report** as of February 28th , 2018:

|                                 |              |
|---------------------------------|--------------|
| MISCA account balance:          | \$68,133.87  |
| MICA account balance:           | \$15,005.62  |
| Main Street account balance:    | \$7,834.95   |
| Buy-Back CD account balance:    | \$23,554.58  |
| Monhegan Ave. account balance:  | \$3,500.00   |
| New Project CD account balance: | \$15,000.00  |
| <br>                            |              |
| Total:                          | \$133,029.02 |

Income:

|                  |            |
|------------------|------------|
| Rental Income:   | \$1,475.00 |
| Membership Dues: | \$75.00    |
| Donations:       | \$625.00   |
| Total:           | \$2,157.11 |

Expenses:

|                 |            |
|-----------------|------------|
| Warrant 03-2018 | \$4,160.34 |
|-----------------|------------|

|   |                     |
|---|---------------------|
| <b>Net MISCA account balance</b>          | <b>\$66,447.64</b>  |
| <b>Net MICA account balance</b>           | <b>\$15,188.62</b>  |
| <b>Net Main Street account balance</b>    | <b>\$8,084.95</b>   |
| <b>Net Buy-Back CD account balance</b>    | <b>\$24,054.58</b>  |
| <b>Net Monhegan Ave account balance</b>   | <b>\$3,750.00</b>   |
| <b>Net New Project CD account balance</b> | <b>\$15,000.00</b>  |
| <b>Total:</b>                             | <b>\$132,525.79</b> |

An item was voided on last month's warrant due to incorrect payment.

MOTION: The trustees accept Warrant 02-2018 in the amended amount of \$20,660.28. Passed.

### **Old Business:**

#### Meadow Lots:

Joan spoke with Mike Deyling who said that since he last looked at the lots and created a septic design the requirements have changed and he would have to come out to look at the lots again to give updated designs and costs. His fee is approximately \$400 for the design plus the cost of the ferry.

Joan also presented some options for building an affordable house on the lot, she sent this presentation to rest of the trustees for review.

Mike Falla will come out soon to do a survey of the lots and determine a new division.

#### Snug Harbor:

The current insurance carrier that covers snug harbor, the rope shed, the looks, and the store is no longer servicing the state of Maine. The insurance agent is already looking into quotes from other carriers for these buildings.

#### Store:

The 5-year lease is up on October 31st. The Black Duck lease states that a discussion of the lease should start 60 days prior to the renewal date. It was suggested that this courtesy be extended to the store as well meaning discussion should start August 31st.

#### MICA Building:

The last renewal for the Black Duck lease is October 4th meaning discussions should start August 4th.

Lucas looked at the floor of the laundry and says it doesn't look rotten but that something heavy may have broken the floor.

MOTION: The trustees will ask Lucas to put in a piece of plywood as a temporary fix at All Washed Up. Passed.

Marian is looking into other quotes for a waste water operator and has a call with John Pond on Monday, April 2nd.

There was much discussion about the overboard line and how to proceed. Pam will speak with Holden when he is on island.

The recent storm ripped the storm door off the back of the Black Duck.

The MICA building needs to be painted. Marian will contact Greg Knight for a quote. Stew also mentioned he was interested and will look at the building with Marian soon.

#### The Looks:

Kathie met with both tenants to discuss their needs. Lucas is contemplating dedicating his 2019 summer to addressing various issues at the Looks however the septic needs to be pumped, the heater in Overlook needs to be replaced and possibly moved, and a couple of windows need to be replaced before next winter. The total repairs are estimated to be \$12-\$15,000. There was much discussion about having a separate fundraiser for these repairs that may consist of a checklist showing what has been accomplished throughout the summer.

#### Jacobson:

Eric Reed said they had their family meeting and spoke about the easement but have some questions. Marian will follow-up with him.

Mike Falla still needs to come to survey the Fitzgerald path. The clearing is mostly finished.

#### Fundraising:

Kathie made a design for a T-shirt. The design will say 2018 and the goal is that a new artist would do one each year. The T-shirt will be sold at all events and online.

Amy Williams Beers has confirmed she will have a painting ready for the raffle by Memorial Day.

Carley will talk with Dylan and Ronni about hosting another MISCA dance.

#### Trustee Handbook:

Christian made a list of Treasurer duties. It was discussed that passwords and sensitive information should not be kept in the handbook but would state how/where to find the needed information.

#### MISCA Contact Person:

Donna put her information in the Rope Shed for Mia. Mia will be back on Monday- April 2nd.

Carley will repost the registration form at the post office with Mia's contact.

#### **New Business:**

#### Secretary's Duties:

The trustees have discussed that they have asked the secretary to do more than in past years and think it would be fair to offer the same stipend as the Treasurer.

MOTION: The trustees move to pay the Secretary \$100 a month. Passed.

Purchasing a MISCA home:

The leases on currently rented properties are up July 1st and are based off a basic lease but tailored to current tenants. It was noted that if MISCA were to offer a house that is currently rented for sale it would be offered to everyone on the registration list, including the tenant.

There was much discussion on MISCA's intention for rental properties and when/if there should be a discussion about the tenant purchasing after a certain amount of time. It was noted that MISCA should keep adapting to current needs and therefore the end goal will constantly change. Ultimately MISCA does not want to set anyone up for failure and so an information packet for the different ways to become a MISCA property owner and a contact person outside of MISCA that can help a prospective buyer understand their finances was suggested. The trustees will continue this conversation in executive session.

Meeting:

The next working meeting of the Trustees will be April 25th, 5:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,  
Carley Mayhew, Secretary