

MISCA MEETING

April 25th, 2018

Present: Marian Chioffi, Nancy Vogt, Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Stew Way, Pam Rollinger, Richard Farrell, Danik Farrell, Mel Greatorex-Way, Ronni Short, Mott Feibusch, Carley Mayhew

Secretary's Report:

The minutes of March 31st were amended to read as follows. Amended text is in bold:

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.**

MOTION: The trustees accept the minutes of March 31st, 2018 as amended. Passed.

Treasurer's Report as of March 31st , 2018:

MISCA account balance:	\$80,396.61
MICA account balance:	\$15,188.62
Main Street account balance:	\$8,084.95
Buy-Back CD account balance:	\$24,054.58
Monhegan Ave. account balance:	\$3,750.00
New Project CD account balance:	\$15,000.00

Total:	\$146,474.76
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Income:

Rental Income:	\$3,475.00
Membership Dues:	\$75.00
Donations:	\$575.00
PayPal Fees:	-\$1.03
Total:	\$4,123.97

Expenses:

Warrant 04-2018	\$3,187.78
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Net MISCA account balance	\$81,332.80
Net MICA account balance	\$15,688.62
Net Main Street account balance	\$8,334.95
Net Buy-Back CD account balance	\$24,554.58
Net Monhegan Ave account balance	\$4,000.00
Net New Project CD account balance	\$15,000.00
Total:	\$148,910.95

Old Business:

Meadow Lots:

MOTION: Joan will contact Mike Deyling to schedule a visit to survey for septic. Passed.

Mike Falla is coming May 7th.

Snug Harbor:

The new insurance for the rope shed, store, snug harbor, and the looks was quoted at \$6,598.18, a \$600 increase from last year. Payment is due May 15th.

MOTION: Authorize Christian to pay the insurance in full next week. Passed.

There is a lot of rot on the trim and should be replaced before painting.

MOTION: Put out a request for bids to repair the trim on Snug Harbor. Passed.

The septic tanks need to be pumped for both Snug Harbor and the Looks. Kathie will call Interstate Septic to schedule.

Store:

No update.

MICA Building:

Marian has spoken to Norton True who thinks he can give a better number for Waste Water Operator than CES. He is planning to come out next to look at the system and get a quote together.

Holden doesn't think the overboard discharge line will be an issue. The line should be cleared by a root-rooter after the hotels open.

The front of the MICA building needs to be painted before the season starts to limit business interruptions. It was noted that the screen door of the post office also needs to be repaired and painted.

MOTION: Hire Stew Way to paint the front of the MICA building for approx. \$840.
Passed.

The Looks:

The lease for Underlook will be updated to reflect a new feline tenant.

Jacobson:

Kathie suggested to drop the issue of the chase easement stating that it can be dealt with if it becomes a problem in the future.

The clearing has been done at the Fitzgerald path and Mike Falla will be out May 7th to survey it.

Fundraising:

There is a fundraising committee meeting May 7th, 5:30pm at the Library.

A dance on August 10th has been confirmed.

The brochure is still in the works.

Trustee Handbook:

A new draft is coming soon. Marian will send a copy to Pam and Ronni.

MISCA Contact Person:

Mia has the info and a new registration form has been posted.

Residential Rentals:

After much consideration the board has reached a decision regarding Snug Harbor. See attached statement.

MOTION: The trustees will not renew the lease of the current tenant in Snug Harbor.
Passed.

The trustees will discuss the future of this property in executive session and will have a decision by the next meeting.

It was noted that as MISCA makes improvements to properties the rent should be adjusted.

MOTION: The board will raise the rent for Overlook and Underlook from \$400 a month to \$450 a month and Snug Harbor from \$600 a month to \$700 a month effective July 1st. Passed.

There was much discussion on MISCA's rental policy. It was suggested that MISCA have someone they can refer potential new tenants or homeowners to in order to discuss financial planning and the true costs of the property.

New Business:

Annual Meeting Prep:

The schoolhouse has already been reserved for the meeting. Marian's term is up and she is unable to run again.

Membership Reminders:

The membership reminders need to be mailed. Nancy will get the labels ready.

Rope Shed:

The deed has been successfully filed with Lincoln County.

Meeting:

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

The meeting was adjourned.

Respectfully submitted,
Carley Mayhew, Secretary