

MISCA MEETING OF TRUSTEES

December 29th, 2021

Present via Zoom: Joan Brady, Ben Vis, Wendy Pendleton, Mary Weber, Mia Boynton, Melissa Dudek, Carley Feibusch, Richard Farrell, Kathie Iannicelli, Jaye Morency, Danik Farrell, Jim Buccheri, Michael Brassard, Mel Greatorex

Secretary's Report:

The minutes of November 30th were read.

MOTION: The trustees accept the minutes of November 30th, 2021 as read. Passed.

Treasurer's Report as of December 1st:

MISCA account balance:	\$308,508.03
MCRF account balance:	\$37,934.00
MICA account balance:	\$17,619.56
Main Street account balance:	\$9,561.99
Monhegan Ave. account balance:	\$10,461.12
Buy-Back CD account balance:	\$38,362.76
New Project CD account balance:	\$15,188.75
MCF Grant account balance:	\$6,002.91

Income:

Rental Income:	\$4,017.20
Membership (Check):	\$50.00
General Donations (Check):	\$1,750.00
PayPal (Membership):	\$125.00
PayPal (Donations):	\$1,725.00
PayPal Fees:	-\$55.91

Total:	\$7,611.29
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Expenses:

Warrant 12-2021	\$3,707.18
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Net MISCA account balance:	\$312,412.14
Net MCRF account balance:	\$37,934.00
Net MICA account balance:	\$18,119.56
Net Main Street account balance:	\$9,811.99
Net Monhegan Ave account balance:	\$10,711.12

Net Buy-Back CD account balance:	\$38,862.76
Net New Project CD account balance:	\$15,188.75
Net MCF Grant account balance:	\$6,002.91

Old Business:

Meadow Lots:

Clean-up and final grading still need to be completed for the septic project in addition to a final sign-off from the plumbing inspector. Chris noted that there were some cost overruns due to site conditions.

After much deliberation and using guidance from the bylaws, the trustees awarded the building rights to Jim and Christian and Mia and Amelia. Joan will follow-up with the attorney for the building rights documentation and clarification on fees. The as-built survey is complete, and a draft has been provided to the selected parties. MISCA is waiting on the final version.

Store:

The lease needs to be signed and the electric work still needs to be completed.

MICA Building:

Ben spoke with Kole who gave a rough estimate of \$6,300 for the Black Duck door. There are lots of variables depending on the level of rot and type of replacement door.

Jim mentioned the front door of the Post Office has some rot and suggested it be replaced when the Black Duck is as well as adding gutters. Joan needs to reply to the USPS leasing agency.

Mia still needs to purchase a heater for the laundromat. There is some progress on getting the propane work done.

The Looks:

The septic still needs to be fixed.

Fundraising:

There is a fundraising meeting on January 18th at 5:30pm.

MISCA Community Relief Fund:

No applicants this month.

Ground Lease review:

Mary is hoping to send the letter to homeowners this week and set-up meetings before the end of winter.

Caretaker:

No update.

Website Manager:

Carley met with Tara to discuss the website. Tara will work on a plan and estimate.

MCF Grant:

Dan reached out to his contact about returning the grant funds but has not heard back yet. He will continue to follow-up.

New Business:Registrant:

There is a new registrant request. Mia will forward the application to the trustees to review.

Meeting:

The next meeting of the trustees will be January 26th at 5:30pm.

Respectfully submitted,

Carley Feibusch, Secretary