

Minutes of the Annual (and monthly) trustees' meeting July 21, 2026

Approved 8.26.2026

Present in the Library: Nick Cennamo, Jon Floyd, and Marc Giroux (trustees), Amelia Acconciamesa, Mia Boynton, Kyle Murdock, Jessie Weary, Sierra Brock, Sydney Odom, Tommy Farnham, and Mariko Antolin.

Present by Zoom: Mary Weber and Lisa Brackett (trustees), Melissa Dudek (treasurer), Richard Farrell (secretary), Steph Jewett, Susan Daly, Julie Stone, Danik Farrell, Elizabeth Dudley, Andrea Faller, Rebecca Bass, Peter Johnson, Bob Smith, and Pam Rollinger.

The trustees voted to accept the draft minutes of the June 23rd trustees' meeting and to accept the treasurer's report.

Summary of the treasurer's report:

Income:	\$14,291
Expenses:	\$17,043

MISCA account	\$31,550
Money market account	\$301,985 (including \$99,772 in the dedicated fund for buying back a MISCA property)
MCRF account	\$29,561
New Projects account	\$15,305

Old Business:

Mia reported that she and Amelia are close to closing on a loan with the Adroscoggin Bank. They are still waiting for a report from the appraiser and also need to submit a 'rental history' (which Melissa should be able to supply). Marc added that he was able to find some of the necessary documents for the appraisal among the MISCA files in the Rope Shed. He proposed that MISCA consider copying (some of) the files digitally. Amelia added that it had been important to them that on the Meadow Lots MISCA had paid to install the drilled well, septic system, and a nearby electrical hookup. As an example of additional costs of building on Monhegan, Amelia noted that their appraisal fee (instead of being \$500 was \$3000).

Jon suggested that MISCA focus on fundraising to pay for similar infrastructure at the Odom Lots.

Marc reported for Jim and Christian (who could not attend the meeting): They have met with their builder (Croft) and are in the process of completing their building permit application. They could begin the foundation this year 'if good weather, finances, and the timing work in their favor.'

Old Business, continued:

Monhegan Community Relief Fund (MCRF): There were no applicants last month. In answer to a question about the scope of the fund, Mia answered that it had been set up during the Covid pandemic to help Monhegan residents who were unable to pay for rent or utilities. She added that the applications are anonymous (from the MISCA trustees as a whole) and that the members of the present review committee are Jackie Boegel, Wendy Pendleton, and Mia (representing the MISCA trustees). Mia noted that the trustees should appoint a trustee to replace her on the review committee.

New Business:

Nick reported that he had met with Peter Johnson about Peter's proposal to use one of his two lots on Lighthouse Hill to provide a place for a MISCA affordable house and a small, seasonal dwelling unit for Peter. Any agreement would have to satisfy the MISCA trustees, Peter Johnson, and the Maine Land Use Planning Commission (LUPC oversees zoning on Monhegan Island). Marc offered to attend Peter's meeting with LUPC, scheduled for July 29, 2026.

Nominating Committee: Amelia reported that the present Nominating Committee consists of Amelia and Chris Koerber, noting that there should be a third member. The trustees voted to add Jessie Weary to the Nominating Committee.

Registered Agent (who files with the Maine Bureau of Corporations a yearly report identifying the trustees and officers of MISCA): The trustees approved Richard Farrell as the Registered Agent for 2026.

2026 MISCA officers: The trustees voted as follows: Nick Cennamo, president; Jon Floyd, vice-president; Melissa Dudek, treasurer; and Richard Farrell, secretary.

Next meeting: Wednesday, August 26th at 5:30 in the Library and by Zoom.