

# Minutes of the MISCA Trustees' meeting

## Tuesday, September 16<sup>th</sup>, 2025

*(Approved by the trustees, 11.18.25)*

**Present in the Library:** Jon Floyd, Mary Weber, Lisa Brackett, Marc Giroux (trustees); Brandon Bezio and Elizabeth Dudley.

**Present by Zoom:** Nick Cennamo (trustee), Melissa Dudek (treasurer), Richard Farrell (secretary), Rebecca Bass, Tobey Levine, Chris Smith, Carley Feibusch, Peter Johnson, Jim Buccheri, and Danik Farrell.

The trustees accepted the draft minutes of the August 19<sup>th</sup> meeting and the treasurer's report.

### **Summary of the Treasurer's Report:**

Income:	\$14,514.
Expenses:	\$1,902.

MISCA account:	\$44,862.
Money Market account:	\$147,148.
MCRF:	\$29,561.
Buy Back CD:	\$95,272.
New Projects CD:	\$15,282.

### ***Old Business:***

**Meadow Lots:** No update from Mia and Amelia. Jim Buccheri reported that their builder has made an appointment to come out to look at the site next week.

Marc asked if, in the future, MISCA should require a completion date when it sells building rights to a parcel of land. In the discussion that followed several points were advanced: Jon and Lisa noted that discussions with the purchasers of the Meadow Lots building rights had been on-going and had produced a general idea of completion dates. Mary suggested that MISCA's stance should be "how can we help?" Jon stated that MISCA does not have the resources to finance a buyer's construction costs. Nick suggested that the best MISCA can do with the Odom Lots is to move as quickly as feasible to selling the building rights. *The trustees agreed that Marc could continue discussions with the purchasers of building rights for the Meadow Lots.*

**Store:** Lisa and Marissa reported that the rent is paid through January.

**MICA Building and laundromat:** Jim reported that he would like to talk with people who might be interested in forming a laundry coop that would have limited members and low water usage. Nick noted that MISCA does not want to manage a laundry and would like to sell the laundry equipment. Brandon supported the idea of a coop.

**Overlook and Underlook:** Mary asked about progress in acquiring a storm door for Overlook. Nick reported that Jonathan Eichner has donated a storm door that should fit. Nick further reported that there is an opportunity to have the Looks' septic tank pumped, which would put its periodic pumping on the same schedule as the MICA building. *A motion was made and passed to allocate funds for pumping the Looks' tank.*

Mary asked if designated trustees should continue to act as point people for the rental properties, bringing tenants' concerns to the full board. *The trustees agreed that should continue.*

**Fundraising:** Jon reported that Melanie Greatorex-Way, chair of the Fundraising Committee, had received many offers of help. Brandon said there was a possibility of concert for MISCA in 2026. Jon has had discussions with several artists about donating their art next summer.

Peter Johnson announced that the small house he plans to build on Monhegan might be offered to MISCA in his estate. The trustees agreed that could be a huge benefit to the community.

### ***New Business:***

**Odom Lots:** Jon agreed with Nick's earlier statement that MISCA's should move as quickly as feasible to selling the building rights (whether or not provide infrastructure remains to be decided). A discussion followed of the immediate next steps: 1. Excavation to protect the broadband cable crossing the right-of-way; 2. Removing brush from the right-of-way. *Jon agreed to put out a separate request for bids for excavation and brush removal.* 3. Brandon offered to clear trees and brush from the potential house sites.

**Membership:** Marc suggested that MISCA do more of its fundraising on-line. He believes there should be more MISCA information on the Rope Shed and that the website needs updating and tweaking, possibly with the help of a web designer. Rebecca Bass offered to help with the website.

**Next Meeting:** *October 21<sup>st</sup> at 5:30 in the Library and by Zoom.*