

Minutes of the January 29th, 2025 MISCA trustees' meeting

Attending by Zoom: Mia Boynton, Mary Weber, Jon Floyd, and Nick Cennamo (trustees); Melissa Dudek (treasurer), Richard Farrell (secretary), Brandon Bezio, Tobey Levine, Hanna Mellor, Danik Farrell, Jennifer Marr, Rebecca Fitzpatrick, Jim Buccheri, Pamela Rollinger, and Melanie Greatorex.

The trustees voted to accept the minutes of December 18th, 2024 and to accept the treasurer's report.

Summary of the treasurer's report:

Income:	\$22,582.
Expenses:	\$14,597.

MISCA Account:	\$41,095.
Money Market Account:	\$482,390.
MCRF:	\$33,132.
Buy Back CD:	\$91,487.
New Projects CD:	\$15,189.

New Business:

Melissa questioned a bill for a year's posting of MISCA on a website of Maine internet domains. The trustees agreed not to accept the posting.

Mary reported next steps in the purchase of the two Odom lots. The closing should be on February 6th. The MISCA representative will need to have a cashier's check for (about) \$350,000 to be drawn from the Money Market account. Melissa offered to call the bank to ascertain the necessary procedures.

Meadow Lots:

Mia reported no further updates on their house: Jim reported the next step for their house is a site visit, followed by a construction plan, and permitting.

Store:

Jim reported that the electrical meter is inside the building and should be moved outside. Mia suggested notifying Lisa Brackett (the trustee who is the MISCA Contact Person for the store).

MICA Building:

Pam reported that the MICA building septic system will not be in DEP compliance until after the *entire system* is pumped in the spring. She suggested that MISCA discuss the volume of water from the laundry with anyone interested in the laundry lease and further suggested that MISCA consider an upgrade to the septic system if the laundry continues to operate.

Jim noted that he and Christian are interested in operating the laundry – even, if necessary, as a COOP since it is an ‘essential service.’

Overlook and Underlook:

Brandon asked the trustees how they had reached the decision to continue to rent the Looks rather than to sell them. He proposed that MISCA sell the Looks in order to reduce an on-going expense and to raise money for any necessary work on the Odom lots.

Mia and then Mary noted that some trustees had wanted to sell the Looks and others felt that providing year-round rentals was a necessity for the island. She said that the purchase of the Odom lots allows MISCA to provide for new houses *and* for rentals.

Pam said she favored selling at least one of the Looks, possibly as a rent-to-own. She suggested that rentals be limited to two or three years – that the rents be increased – and that tenants be responsible for some repairs.

Mia noted that the trustees have agreed to raise the rents and are discussing a limit for tenancy. Jon added that there are issues with the septic system that would need to be resolved before MISCA could sell the Looks.

Mia pointed out that for a sustainable community on Monhegan there need to be year-round rentals for people starting out on the island

Jim added that the number of year-round rentals has decreased. ** House prices are increasing. Providing year-round housing on the island needs a community-wide solution. (** Of the four year-round rentals available in recent years, one – ‘the Cooke Apartment’ – is no longer available.)

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Fundraising:

Mia said she thinks MISCA needs a new fund raising strategy because money is the key to everything MISCA can do. She reported that she was about to send out the annual fund raising letter.

Jon reported that planning is proceeding for the 2025 Cardboard Regatta.

Melissa suggested an on-line gift-matching platform as a possible option. The trustees approved with thanks her offer to look into that.

Pam noted that a MISCA painting raffle had raised funds in the past.

Community Relief Fund: no applicants.

Odom lots:

Mary will be working with attorney Patrick Mellor to make arrangements for the closing on February 6th. A representative of MISCA may need to attend. Jon noted that for the title search MISCA should be clear that MISCA will own the right-of-way to the lots.

Brandon suggested that any necessary clearing of the right-of-way would be more practical in the winter when it is possible to burn brush.

Next meeting:

The trustees decided to hold their next general meeting in March at a time and place to be determined.

Respectfully submitted,

Richard Farrell