

MISCA 2025 Annual Meeting of Members, 7:00 p.m. at the Monhegan Library

Draft

Present in person: Mia Boynton, Lisa Brackett, Nick Cennamo, Jon Floyd (trustees), Amelia Acconciamezza, Brandon Bezio, Bob Smith, Marc Giroux, Sydney Odom Clifton, and Rebecca Bass.

Present by Zoom: Mary Weber (trustee), Melissa Dudek (treasurer), Richard Farrell (secretary), Marlene Arvan, Sierra Brock, Jim Buccheri, Julie Stone, Alex Zipparo, Danik Farrell, Steven Carvalho, Pam Rollinger, and Rebecca Fitzpatrick.

President's report: Mia Boynton noted that in MISCA's recent opinion survey island residents suggested MISCA direct more of its money to acquiring land. MISCA took the opportunity to purchase two building lots from the Odom family. MISCA has also been in conversation with the Monhegan Associates Land Trust. The Associates' trustees have voted to explore the possibility of a gift of land to MISCA. Mia feels that these initiatives point MISCA in a good direction for the future. She has appreciated working with "a great small team" and plans to stay involved.

The trustees accepted the treasurer's report for 10.1.24 to 7.22.25:

Income:

Contributions:	\$60,720.
Membership dues:	\$1,525.
Rental Income:	\$26,330.
Fundraisers:	\$4,059.
Interest:	<u>\$6,398.</u>
	\$99,033.

Expenses:

Operating expenses:	\$30,780.
MICA building:	\$5,452.
Snug Harbor/Store/Shed:	\$44.
Laundry	\$421.
The Looks:	\$1,884.
Purchase Odom Lots:	<u>\$355,994.</u>
	\$394,575.

Assets:

MISCA	\$38,001.
Community Relief Fund:	\$29,561.
Money Market:	\$148,499.
New Projects Fund:	\$15,282.
Buy Back CD:	<u>\$94,272.</u>
	\$325,615.

Liabilities:	Loan balance:	\$102,179.
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Old Business:

Membership: Mia suggested that it was time to increase MISCA membership from its present modest number. The trustees will need to appoint a new chair for the Membership Committee. The present membership list is on FileMakerPro. Mia volunteered to maintain the list until someone else can take over.

Bob Smith initiated a discussion of how summer fundraising events like the Cardboard Regatta could attract new MISCA members. The suggestion was made to construct a cardboard house for the Regatta with the caption: "You Can't Live in a Cardboard House." Another suggestion was that MISCA post a QR code linked to information about MISCA.

Marissa reported that she had been able to update the PayPal links on the MISCA website, but that MISCA probably needs to hire a web designer to solve other problems with the site.

Monhegan Community Relief Fund: Lisa read a report from Wendy Pendleton. There has been one grant for \$3,486. Recipients are anonymous. Lisa volunteered to replace Mia on the Relief Fund Committee.

MICA building: Nick reported that Brandon has repaired the septic leak, but some work still needs to be done.

Store: Lisa reported that the front door has been replaced, the front deck repaired, and the floor examined for soundness. The trustees need to sign a current lease. The electrical meter needs to be moved outside.

Underlook and Overlook: Mary noted that the trustees decided that MISCA's provision of rental housing was important to the community. They decided to offer Overlook as a long-term rather than short-term rental.

Meadow lots: Mia reported that the exterior of their house is complete. She and Amelia are seeking financing to finish the interior. Jim reported that he and Christian are finalizing the design for their house. They hope the shell of the house will be complete in the spring of 2026.

Discussion by members: Bob Smith asked if MISCA had approached summer residents who own large lots. Mia replied that MISCA had inquired through a community mailing.

Jim noted that under a grant obtained by the Plantation, a group was making a housing inventory on the island and would issue a report with possible options for increasing the amount of affordable housing.

Election result: Amelia reported that Marc Giroux had been elected to a three-year term as MISCA trustee. The trustees welcomed Marc.

Adjournment: the meeting was adjourned at 7:38 p.m.