

Minutes of the May 7th, 2025 MISCA Trustees' Meeting (for April)

Attending in person: Mia Boynton, Mary Weber, Lisa Brackett Nick Cennamo (trustees); Brandon Bezio, Sierra Brock, Daphne Pulsifer, Marlene Arvan.

Attending by Zoom: Jon Floyd (trustee), Melissa Dudek (treasurer), Richard Farrell (secretary), Rebecca FitzPatrick, Allie Kiphuth, Pam Rollinger, Jim Buccheri, Julie Stone, Mattie Thomson, Danik Farrell, and Tobey Levine.

The trustees accepted the secretary's report and treasurer's report.

Summary of the treasurer's report:

Income	\$11,947
Expenses	\$22,848
MISCA account	\$34,482
Money Market account	\$127,148
MCRF	\$41,132
Buy Back CD	\$92,987
New Projects CD	\$15,189

Meadow Lots:

Jim and Christian plan to have their builder out in May to talk about next steps.

Mia and Amelia are moving towards a loan to finance finishing the inside of the house.

911 addresses for some MISCA properties have been assigned:

Boynton and Acconciamezza house	50 Tribler Road
Monhegan Store	84 Monhegan Avenue
Snug Harbor	88 Monhegan Avenue
Underlook	98 Monhegan Avenue
Overlook	100 Monhegan Avenue
Hydusik Condo	99 Monhegan Avenue
U.S. Post Office	101 Monhegan Avenue
Rollinger Condo	103 Monhegan Avenue

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MISCA 911 addresses continued:

Monhegan Plantation Office
Laundromat

105 Monhegan Avenue
107 Monhegan Avenue

Store: no report.

Laundromat:

Jim has researched the approximate water usage for the front-load and top-load washers.

Pam suggested that MISCA still needs expert guidance for the amount of water per day from the laundromat that can be safely added to the septic system. If a redesign and addition to the septic system is required, she questioned whether the expense to MISCA would be worthwhile.

Mary noted that time spent by the trustees on laundry issues detracted from time they could spend on MISCA's housing mission. She proposed that those residents interested in continuing a laundry might form a COOP.

Overlook and Underlook:

After advertising Overlook as a four-year rental and after reviewing applications, the trustees selected Nick Cennamo.

Brandon, Sierra, and Allie all noted that they were disappointed with an e-mail application and would have preferred an in-person interview.

Mary said the trustees felt the e-mail application would be easier for the applicants and that it covered all the points necessary to make a decision. The scoring for applicants was adapted from provisions in the MISCA by-laws intended for applicants wishing to buy a MISCA property.

Jim thanked the MISCA trustees for working to alleviate Monhegan's housing crisis and for accepting the criticism of those who were disappointed by the pace or by the process of providing housing. He noted that the Plantation has hired a consultant to help the island generate more affordable housing and invited MISCA trustees and members to attend the next assessors' meetings where housing will be discussed.

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Fundraising:

Mia reported a \$10,000 anonymous donation.

Jon is working on a family bingo night and (with Nick) on a lobster bake.

Lisa suggested an art auction of some sort.

Mia noted that the cardboard regatta is scheduled for August 7th.

The trustees agreed that the focus of this year's fundraising should be on the development of the Odom lots.

MCRF: no report.

New Business:

Mary reported that MISCA has the opportunity to work with the Plantation's newly hired affordable housing consultant(s) who will be making an inventory of housing, conducting a community survey, developing new housing options, and suggesting new sources of funding for affordable housing.

Lisa asked if the two Odom lots could accommodate three houses. According to discussion this might be possible.

Mia reported that the Monhegan Associates' trustees have voted their unanimous approval for giving land to MISCA for affordable housing. The Associates are in the process of determining which parcel or parcels of land could be available.

Jim reported that the Plantation (and MISCA?) will need to pay for burying conduit to protect the broadband line that crosses the entrance to the Odom lots.

Mia completes her second term as trustee in July and will have to leave the board.

Next Meeting: scheduled for May 30th at 5:30 in the Library and by Zoom.