

MISCA ANNUAL MEETING

July 21, 2015

Present: Marian Chioffi, Matt Weber, Ronnie Short, Sue Jenkins, Sue Hitchcox, Felicia Dunson, Danik Farrell, Richard Farrell, Bob Smith, Ed Deci, Bob Bartels, Charlie Hudson, Tobey Levine, Nancy Vogt, Jes Stevens, Pam Rollinger, Angela Ianicelli.

The Annual Meeting was called to order at 7:04 p.m.

Secretary Danik Farrell confirmed notice of the annual meeting was posted timely.

Inspector of Elections Bob Smith confirmed that a quorum had been met.

The 2014 Annual Meeting minutes from July 22, 2014 were accepted as read.

Officers' Reports:

Report of Co-Presidents Matt Weber and Marian Chioffi:

Through MISCA's efforts, six properties on the Island are a permanent part of the year-round community. In addition to providing housing, MISCA has established space for a store, post office and laundry, the essential nucleus around which a village can thrive.

In the past year, the Island has numbered 67 winter residents. The need for year-round, permanent housing continues. The Island also needs more winter rentals that would allow prospective residents the opportunity to experience year-round residency prior to making a permanent move to the Island.

MISCA, and the residents associated with MISCA properties, have accomplished a great deal this past year:

Snug Harbor: Greg Rollins has rented this house for the past year, and MISCA anticipates working out a rent-to-own agreement with Greg for its purchase in the future. Greg has done a lot to clean and improve the appearance of this property. The new septic system MISCA contracted is complete. Requests for estimates on a schedule for initial rehab work have been submitted to island carpenters.

Store: MISCA has installed new plumbing and wiring at the Store. A permit has been obtained to enclose the back deck for storage. This will provide the space needed for storage and increased inventory.

Jacobson: Travis and Angela have done a lot of work to clean up this property and are proceeding with a series of renovations and improvements. MISCA has agreed to their offer to increase their rent, with the increased amount going toward principal on the purchase of the house.

MISCA Building: The septic system installation is complete, after many years' planning and fundraising. Nancy Vogt will be taking over the laundry business and will purchase the laundry equipment from MISCA through a rent-to-own agreement. The Post Office has been repainted, and repairs are being made to the entrance to Ray Hydusik's unit. Needed electrical updates are in progress at the Black Duck.

Meadow Lots: Both lots are available to interested applicants. A well that will service both properties is already in place. Power connection can be accomplished in a matter of weeks. Septic system installation will be done in cooperation with the new home owner(s).

Fundraising: More than \$100,000.00 has been raised since last November. These funds will pay for capital improvements to existing properties. A portion will also go into a fund for adding properties to the MISCA program and repurchasing MISCA properties as the need arises.

Treasurer's Report:

A retroactive Treasurer's Report will be submitted at a later date.

Committee Reports:

Membership Committee:

Jes Stevens reported there are currently 85 members. Two membership mailings were sent out in the last year.

Elections Committee:

Bob Smith reported that both Trustees on the ballot were duly elected: Marian Chioffi and Sue Jenkins.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary

ANNUAL MEETING OF MISCA TRUSTEES
July 21, 2015

Present: Marian Chioffi, Matt Weber, Ronnie Short, Sue Jenkins, Sue Hitchcox, Felicia Dunson, Danik Farrell, Richard Farrell, Bob Smith, Ed Deci, Bob Bartels, Charlie Hudson, Tobey Levine, Nancy Vogt, Jes Stevens, Pam Rollinger, Angela Ianicelli.

The Annual Meeting of MISCA Trustees was called to order at 7:29 p.m.

With all five Trustees in attendance, the presence of a quorum was confirmed.

Secretary's Report:

The minutes of May 27th, which were read at the June 21st meeting, were subsequently emailed to the Trustees for review.

The minutes of June 21st were read.

The minutes of June 21st are amended so that the "Amended Net MISCA account balance" totals \$129,590.45.

MOTION: The Trustees accept the minutes of May 27, 2015 as read and the minutes of June 21, 2015 as amended. Passed.

Treasurer's Report as of July 1, 2015:

MISCA account balance:	\$123,609.35
MICA account balance:	\$5,507.12
Main Street account balance:	\$1,000.00
Income:	
Rental income	\$6,475.00
Donations	\$350.00
Expenses:	
Warrant 007-2015	\$1,659.67
Net MISCA account balance	\$130,420.35
Net MICA account balance	\$6,007.12
Net Main Street account balance	\$1,122.50

Old Business:

MICA Building:

The cost estimate from Chris Acorn for recommended electrical work in the Black Duck is still pending.

Jacobson:

Angela has been working on MISCA's behalf on the LUPC permit application for the addition to the house. The permit application is almost done, with an estimated application fee of no more than \$250.00.

Snug Harbor:

Marian sent the request for cost estimates out to Island carpenters and is awaiting response.

Greg is expected to sign a second lease for a one-year lease term.

Meadow Lots:

No update at this time.

Rope Shed:

At Jes' suggestion, Brownell will cut down for disposal the rope pile sitting at the Lots.

New Business:

Laundry:

Nancy is the new proprietor of the laundry business, renamed "All Washed Up", which will open on July 23rd. Cold water washing will be available, and dryer service will follow at a future date. Thanks go to Rusty for his assistance with cleaning and preparations for opening.

There will be two leases involved:

- A rental agreement for the laundry space set at \$75.00/month.
- A lease-to-own agreement for the equipment set at \$97.22/month, which will result in Nancy owning the equipment in 36 months.

Fundraising:

MISCA Day – Originally scheduled for July 25th, this event will be delayed with possible rescheduling under consideration for late August.

Auction, August 7th – Planning for this event will be conducted by email and with a meeting at Matt's house, July 27th at 5:00.

Advertising in DownEast magazine – Felicia reported that the magazine has offered to run advertising for MISCA events if provided with a schedule and copy.

Ballfield Rehab:

Matt has discussed this project with Monhegan Associates and the Plantation, both of whom are enthusiastic about the possibilities. Matt will talk to FOMVFD about the project as well. He suggested for consideration that MISCA might contribute \$2,000.00 for materials, as well as labor to the project.

There was discussion affirming the value to the community of a well-maintained recreational area as well as heightened safety for LifeFlight activities. There was concern expressed regarding contribution of MISCA funds for a non-housing project and whether this would be permitted per the by-laws.

Matt will check with MISCA's attorney regarding any by-law restrictions and legal considerations. Additional next steps include Monhegan Associates' approval of a proposal, which Matt will submit to them prior to their August 21st annual meeting.

Boynton properties – Overlook and Underlook:

Doug Boynton has inquired regarding MISCA interest in purchasing Overlook and Underlook at \$300,000.00. There was discussion that it would be good to see an appraisal and gather more information before proceeding further.

As these properties are currently rented to year-round residents, there was discussion of MISCA expanding the number of properties it has under rental agreement. There was also discussion of establishing guidelines for MISCA registrants to create greater consistency in constructing rental and rent-to-own agreements.

Appointments:

Appointments to Nominating Committee:

These appointments will be determined at the next Trustees meeting.

Appointment of the Registered Agent:

MOTION: The Trustees will appoint Felicia Dunson as the Registered Agent. Passed.

Appointments to Membership Committee:

MOTION: The Trustees will appoint Jes Stevens, Matt Weber, Sue Hitchcox and Richard Farrell to the Membership Committee. Passed

Appointments to Fundraising Committee:

Marian will contact Bruce Kerns to see if he would be willing to sit on the Fundraising Committee.

MOTION: The Trustees will appoint Matt Weber, Sue Jenkins, Ronnie Short and Richard Farrell to the Fundraising Committee. Passed.

Election of Officers:

The Nominating Committee put forward the following slate for officers for MISCA:

Matt Weber and Marian Chioffi to continue as Co-Chairs.
Danik Farrell to continue as Secretary.
Felicia Dunson to continue as Treasurer.

Respectfully submitted by the MISCA Nominating Committee,
Kathie Iannicelli, Bob Bartels and Ed Deci.

All officers submitted by the Nominating Committee were duly elected.

The meeting was adjourned.

Respectfully submitted,
Danik Farrell, Secretary