

MISCA MEETING

January 5th, 2019

Present: Nancy Vogt, Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick (via Zoom,) Sue Jenkins (via Zoom,) Mary Weber, Christian Dederer, Carley Mayhew

Secretary's Report:

The minutes of December 12th were read.

MOTION: The trustees accept the minutes of December 12th, 2018 as read. Passed.

Treasurer's Report as of December 31st, 2018:

MISCA account balance:	\$141,513.30
MICA account balance:	\$12,101.17
Main Street account balance:	\$4,521.09
Buy-Back CD account balance:	\$28,554.58
Monhegan Ave. account balance:	\$5,371.70
New Project CD account balance:	\$15,000.00

Income:

Rental Income:	\$1,875.00
Membership Dues:	\$1,225.00
Donations:	\$7,380.00
T-Shirts:	\$45.00
Paypal Fees:	-\$38.34
Total:	\$10,486.66

Expenses:

Warrant 01-2019	\$7,591.97
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Net MISCA account balance:	\$144,434.99
Net MICA account balance:	\$11,949.17
Net Main Street account balance:	\$4,771.09
Net Buy-Back CD account balance:	\$29,054.58
Net Monhegan Ave account balance:	\$5,594.70
Net New Project CD account balance:	\$15,000.00

It was mentioned that in order to keep better track of rent paid, rent checks should include in the memo what month or months are being paid.

Joan will set-up online banking so the trustees can check in on accounts more frequently.

Old Business:

Meadow Lots:

MPPD invoice has not been received yet.

Kathie volunteered to draft a letter to inform current registrants of completed and upcoming work being done at the meadow lots.

Snug Harbor:

The lobster traps have been disposed of.

An executive session is scheduled for February 11th at 4:30pm to discuss the contract addendum and current expired leases.

Store:

Nancy asked Ben about the tax on his invoice from the floor insulation job and will forward the email to the trustees.

MICA Building:

Lucas is working on 2019 estimates and will give Joan a list of the jobs in priority order.

The Post Office will need to be painted in 2020 due to lease obligations.

The Looks:

Overlook is warm thanks to the new heater.

Underlook has an issue with the entry door that cannot be fixed until the building is raised but the tenant is content.

Fundraising:

The winter letter went out. Joan mentioned wanting to increase the mailing list and asked the trustees to brainstorm how to do that.

John Gummere is the winner of the membership T-Shirt raffle.

New Accountant:

This year's taxes are being done by our current accountant but they had recommended we go with an accountant more familiar with non-profits. It was also mentioned that the Island Institute would be a good place to ask about non-profit accountants.

New Business:

Moving finances:

Joan has expressed interest in moving MISCA's excess funds to an account that earns a higher interest. She mentioned the interest rate on the Buyback CD is only .025%. There was also much discussion on Money Market accounts. Christian, Jaye, and Joan will continue to discuss this via email.

Wyeth Donation:

Kathie has been in touch with the Wyeth foundation regarding a possible donation. The trustees will discuss this further via email.

Snug Harbor and Store Septic:

AOS has never inspected the septic system that services the Store and Snug Harbor although they are required to every year. Joan will contact them to schedule the inspection and will also try and coordinate with anyone else who needs the inspection.

Meeting:

The next working meeting of the Trustees will be February 2nd, 4:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,
Carley Mayhew, Secretary

MISCA MEETING
February 18th, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Mary Weber, Matt Weber, Ronni Short, Danik Farrell, Richard Farrell, Pam Rollinger, Carley Mayhew

Secretary's Report:

The minutes of January 5th were read.

MOTION: The trustees accept the minutes of January 5th, 2019 as read. Passed.

Treasurer's Report as of January 31st, 2019:

MISCA account balance:	\$144,419.13
MICA account balance:	\$11,949.17
Main Street account balance:	\$4,771.09
Buy-Back CD account balance:	\$29,054.58
Monhegan Ave. account balance:	\$5,594.70
New Project CD account balance:	\$15,000.00

Income:

Rental Income:	\$1,100.00
Membership Dues:	\$525.00
Donations:	\$2,875.00
Total:	\$4,500.00

Expenses:

Warrant 02-2019	\$8,331.65
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Net MISCA account balance:	\$140,587.48
Net MICA account balance:	\$12,449.17
Net Main Street account balance:	\$5,021.09
Net Buy-Back CD account balance:	\$29,554.58
Net Monhegan Ave account balance:	\$5,844.70
Net New Project CD account balance:	\$15,000.00

Old Business:

Meadow Lots:

The MPPD invoice was paid.

Kathie sent a letter to all current and potential registrants to inform them of progress at the meadow lots.

Snug Harbor:

The boatline invoice for trap removal was \$151.

The trustees had an executive session to discuss the lot division between Snug Harbor and the store. Rebecca will send an outline of what the trustees have been discussing to the tenants and will set-up a meeting.

Store:

The lease still needs to be addressed.

MICA Building:

The trustees are waiting for a complete list of repairs and estimated costs before addressing all expired leases. Lucas currently has an estimate for materials but not labor.

Pam is waiting to hear back from the insurance company about a recent inspection of the post office. Since the propane platform for both the Post Office and the store needs to be addressed, Joan expressed interest in assessing all propane platforms on properties owned by MISCA and having Lucas do the necessary repairs.

The Looks:

No Update.

Fundraising:

Rebecca is taking care of thank-you notes in Nancy's absence.

The town will have an article to donate \$15,000 to MISCA at the town meeting. Mary suggested the MISCA trustees be in better communication with the assessors about donations in the future.

New Accountant:

No update.

Snug Harbor and Store Septic:

Joan still needs to contact AOS about the inspection.

Wyeth Donation:

Kathie sent another letter to Mary Beth but asked her to wait until it feels appropriate to share with Jamie since Phyllis' passing.

New Business:

LUPC Report:

Joan will look into the requirements for filing this report.

Application for Registrant:

Rebecca reported that the trustees received a new application.

Meeting:

The next working meeting of the Trustees will be March 15th, 4:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,
Carley Mayhew, Secretary

MISCA MEETING

March 15th, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Matt Weber, Ronni Short, Brandon Bezio, Jim Buccheri, Christian Dederer, Mandy Metrano, Dylan Metrano, Dan Debord, Carley Mayhew

Secretary's Report:

The minutes of February 18th were read.

MOTION: The trustees accept the minutes of February 18th, 2019 as read. Passed.

Treasurer's Report as of February 28th, 2019:

MISCA account balance:	\$140,587.48
MICA account balance:	\$12,449.17
Main Street account balance:	\$5,012.09
Buy-Back CD account balance:	\$29,554.58
Monhegan Ave. account balance:	\$5,844.70
New Project CD account balance:	\$15,000.00

Income:

Rental Income:	\$4,850.00
Membership Dues:	\$300.00
Donations:	\$1,215.00
Total:	\$6,365.00

Expenses:

Warrant 03-2019	\$3,755.28
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Net MISCA account balance:	\$143,521.20
Net MICA account balance:	\$12,625.17
Net Main Street account balance:	\$5,262.09
Net Buy-Back CD account balance:	\$30,054.58
Net Monhegan Ave account balance:	\$6,094.70
Net New Project CD account balance:	\$15,000.00

Old Business:

Snug Harbor:

Rebecca sent an email about the contract addendum regarding the property division to tenants of Snug Harbor and the store. She will set-up a meeting with all parties soon.

Store:

Joan still needs the lease for the store to review. Carley will look for it in the rope shed.

The trustees will meet to discuss possible rent increases the same day they discuss Snug Harbor.

Lisa has been notified to contact Rebecca if she needs anything in Nancy's absence.

MICA Building:

Lucas has submitted his quote of repairs and categorized it as what is most important. It was noted that the trim replacement was not on the quote, Joan will look into it.

The Looks:

Estimate of repairs is approximately \$25,000. It was discussed that all fundraisers this summer, aside from the auction, should go to the repairs of these buildings.

Ronni reported that the refrigerator in Underlook is not functioning properly. They will try to defrost it again and mentioned that if it needs to be replaced, they would like input on the replacement.

Ronni has mentioned that Mia is now living with them and was wondering if anything needs to be done to make that official for MISCA. The trustees will look into the bylaws.

Fundraising:

Joan sent a thank-you to the assessors for putting a donation into the town meeting warrant.

Carley shared a draft of the brochure and asked for input in hopes to get it printed for this season.

A fundraising committee meeting will be set in early May when Marlene returns.

New Accountant:

Pam gave the trustees her contact of a possible new accountant.

Rent Checks:

Kathie reminded tenants to include what month or months they are paying for in the memo of rent checks.

Snug Harbor and Store Septic:

Joan reached out to AOS but has not heard anything yet.

LUPC Report:

Joan now has all the info she needs to do the report but hasn't completed it yet.

New Business:

DEP Letter:

MISCA received an overboard discharge notice from the Monhegan House. Carley will file this in the rope shed.

Carina Purchase:

Dylan and Mandy are under contract to purchase the Carina for their chocolate business and eventual home. They are asking MISCA for help with the down payment. Matt had mentioned that MISCA did a business loan for the Laundry equipment. The trustees will have an executive session with them at the end of this meeting.

Meeting:

The next working meeting of the Trustees will be April 15th, 4:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,
Carley Mayhew, Secretary

MISCA MEETING

April 15th, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Matt Weber, Nancy Vogt, Andrew Dalrymple, Richard Farrell, Danik Farrell, Pam Rollinger, Jim Buccheri, Christian Dederer, Carley Feibusch

Secretary's Report:

The minutes of March 15th were read.

MOTION: The trustees accept the minutes of March 15th, 2019 as read. Passed.

Treasurer's Report as of March 31st, 2019:

MISCA account balance:	\$143,521.20
MICA account balance:	\$12,625.17
Main Street account balance:	\$5,271.09
Buy-Back CD account balance:	\$30,054.58
Monhegan Ave. account balance:	\$6,094.70
New Project CD account balance:	\$15,000.00

Income:

Rental Income:	\$3,325.00
Membership Dues:	\$125.00
Total:	\$3,450.00

Expenses:

Warrant 04-2019	\$3,337.13
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Net MISCA account balance:	\$143,829.22
Net MICA account balance:	\$12,930.02
Net Main Street account balance:	\$5,521.09
Net Buy-Back CD account balance:	\$30,554.58
Net Monhegan Ave account balance:	\$6,344.70
Net New Project CD account balance:	\$15,000.00

Old Business:

Snug Harbor:

Kathie met with all tenants to discuss property divisions and shared expenses. Kathie shared a drawing of the division that was agreed upon and noted that Stew agreed to keep the alleyway behind the store mowed. The division does not need to be surveyed but will be sent to the attorney to add to the contract addendum for Snug Harbor.

Kathie will ask Shermie about moving the propane tanks.

Store:

Joan has the lease for the store but needs to review. Rebecca will set a meeting with Lisa soon.

MICA Building:

Joan still needs to ask Lucas about replacing the trim.

Rebecca will set-up a meeting with the Black Duck owners.

Pam mentioned that the DEP has changed some septic rules and the MICA building septic system will need to be altered. Norton is confident it is an easy fix.

There was some discussion about the shared hot water heater between Ray's apartment and the Post Office and also the Black Duck and Pam's apartment.

The Looks:

Mia will become a MISCA applicant and will be added to Underlook's lease when it renews. Ronni's fridge is working again but the hot water heater is having issues and will need to be replaced soon.

MOTION: Replace the hot water heater with an on-demand hot water heater at Underlook. Passed.

Fundraising:

There will be a fundraising Committee Meeting at 4:30pm at the Library. The brochure will be finalized at this meeting.

New Accountant:

Rebecca will be in touch with Gene to start a conversation about MISCA's needs.

Snug Harbor and Store Septic:

Joan is still trying to get in touch with AOS.

LUPC Report:

The annual report has been filed.

New Business:

Rope Shed Files:

The files in the rope shed are very disorganized.

MOTION: Pay Carley \$15 an hour for any additional hours past her stipend spent organizing the rope shed, up to 20 hours. Passed.

Water Company Proposal:

The water company would like to use the well located at the meadow lots for an experiment. The water company ultimately would like to drill several wells to supplement the meadow and so this experiment will serve as a trial to gather data.

MOTION: Preliminarily approve the water company's proposal assuming details are worked out, abutters are notified, and monthly updates are given. Passed.

Laundry:

Nancy does not want to run the Laundry business anymore and has an interested buyer. The trustees feel this needs to be posted publicly before the lease changes hand. Carley will post a sign at the Post Office and the store.

Possible Fundraiser in August:

Jim mentioned a band he is friends with might be interested in coming to Monhegan to play a show and wondered if MISCA would want to have a fundraiser. Carley will send the fundraising meeting email to Jim so we can talk more about it there.

Meeting:

The next working meeting of the Trustees will be May 18th, 5:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,
Carley Feibusch, Secretary

MISCA MEETING

May 18th, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Matt Weber, Nancy Vogt, Sue Jenkins, Dan DeBord, Marlene Arvan, Tobey Levine, Christian Dederer, Jes Stevens, Carley Feibusch

Secretary's Report:

The minutes of April 15th were read.

MOTION: The trustees accept the minutes of April 15th, 2019 as read. Passed.

Treasurer's Report as of April 30th, 2019:

MISCA account balance:	\$143,829.22
MICA account balance:	\$12,930.02
Main Street account balance:	\$5,521.09
Buy-Back CD account balance:	\$30,554.58
Monhegan Ave. account balance:	\$6,344.70
New Project CD account balance:	\$15,000.00

Income:

Rental Income:	\$4,025.00
Membership Dues:	\$300.00
Donation:	\$5,900.00
Snug Harbor:	\$385.97
Paypal Fee:	-\$20.67
New Project CD int:	\$46.82
Total:	\$10,590.30

Expenses:

Warrant 05-2019	\$11,987.99
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Net MISCA account balance:	\$142,579.86
Net MICA account balance:	\$13,234.87
Net Main Street account balance:	\$5,771.09
Net Buy-Back CD account balance:	\$31,054.58
Net Monhegan Ave account balance:	\$6,594.70
Net New Project CD account balance:	\$15,046.82

There was much discussion about what accounts large expenses are paid from. The trustees will discuss this further.

Old Business:

Meadow Lots:

Matt spoke with the abutting property owners about the water company project. Richard will monitor his well and Matt will monitor Mattie's well in addition to the MISCA well, daily.

Snug Harbor:

The attorney is working on finalizing the contract addendum.

Snug Harbor and Store Septic:

Joan is still working with AOS for an appointment.

Store:

A new 1-year lease has been signed.

Kathie spoke with Shermie about moving the propane tanks. Matt mentioned Judy has a concrete pad she will donate to MISCA. Joan mentioned the power company had some concrete they would donate to MISCA as well. Kathie will talk to individuals with the proper machinery about moving the pads.

MICA Building:

A new lease for the Black Duck has been signed.

A new lease for the laundry has been signed by Lisa Brackett who is the new owner.

The Looks:

No update.

Fundraising:

Ronni paid for the school rental fee for both dances as a donation to MISCA.

The brochure has been printed. New membership cards also need to be printed.

The T-shirts are being printed; Marian will pick them up. Marlene has been looking into getting beanies for MISCA but it seems to be too expensive.

New Accountant:

Joan hasn't heard back from Gene yet but will email her again.

Rope Shed Files:

New file bins have been purchased.

Black Duck priority repairs:

The trustees would like to focus on completing the hot water heater separation, installing cement pads for the propane tanks, and fixing roof issues.

New Business:

Possible rental space:

Matt suggested that MISCA could gain some extra income by renting the space underneath of Ray's apartment. He expressed that the space is perfect for a lobsterman to work on gear and store tools. The trustees will look into this.

MISCA Clean-up:

Overlook's front yard, the side of the store, and the MICA building still need to be cleaned up. A clean-up day will be organized for the fall.

Store loading dock:

Lisa expressed that having a loading dock at the back of the store would help with offloading groceries.

MOTION: Request a proposal from contractors to build a platform that is not permanently attached to the store. Passed.

General Liability Insurance:

Trustees voted by email to pay the liability insurance. There was much discussion about possible overlaps in insurance policy and whether or not tenants have their own insurance policy.

Joe Patten donations:

Joe Patten has passed away and requested that donations be made to MISCA in his name.

Membership reminder mailing:

A letter needs to be sent to members who have not yet renewed their membership. Joan will write the letter and Rebecca will work with Nancy to update the mailing list and print out labels. Carley suggested using the brochure for this mailing and offered to help mail them.

Meeting:

The next working meeting of the Trustees will be June 19th, 5:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,
Carley Feibusch, Secretary

MISCA MEETING

June 19th, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Sue Jenkins, Dan DeBord, Marlene Arvan, Tobey Levine, Christian Dederer, Danik Farrell, Carley Feibusch

Secretary's Report:

The minutes of May 18th were amended to read as follows, the amended text is in bold:

MICA Building:

A new **short term** lease for the Black Duck has been signed, **extending the current lease conditions. A new lease will be signed August 1st which will take them to the end of their long-term contract.**

MOTION: The trustees accept the minutes of May 18th, 2019 as amended. Passed.

Treasurer's Report as of April 30th, 2019:

MISCA account balance:	\$142,579.86
MICA account balance:	\$13,234.87
Main Street account balance:	\$5,771.09
Buy-Back CD account balance:	\$31,054.58
Monhegan Ave. account balance:	\$6,594.70
New Project CD account balance:	\$15,046.82

Income:

Rental Income:	\$4,629.00
Membership Dues:	\$550.00
Donation:	\$1,435.00
Snug Harbor:	\$771.94
Lobster Bake:	\$2,689.00
Raffle and T-Shirts:	\$1,072.00
Total:	\$11,146.94

Expenses:

Warrant 06-2019	\$5,202.29
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Net MISCA account balance:	\$148,524.51
Net MICA account balance:	\$13,734.87
Net Main Street account balance:	\$6,021.09
Net Buy-Back CD account balance:	\$31,554.58
Net Monhegan Ave account balance:	\$6,844.70
Net New Project CD account balance:	\$15,046.82

The state tax form needs to be filed in order to be exempt from sales tax in the State of Maine.

Old Business:

Meadow Lots:

Matt is hoping the pump will be installed the end of next week. The trustees will make sure he has an update for next meeting.

Snug Harbor:

No update on the contract addendum. Joan will contact the attorney.

It was noted that although it is not a MISCA issue, they should be aware that wild parsnip is growing over the leech field.

Kathie mentioned that E.L Spear is helping Stew with a window installation and is interested in working with the Monhegan community.

Snug Harbor and Store Septic:

Joan is still working on getting AOS out here for an inspection. There is a rumor they will be out in September.

Store:

The trustees will set a date for a clean-up in the future.

Chris Rollins is interested in building the loading deck. Kathie will meet with him and Lisa to discuss further.

There was much discussion on how to move the propane platform. Sue offered to reach out to the boatline to see if the forklift on the wharf could be used.

MICA Building:

A window will need to be replaced with a shorter one if a new, slanted roof is put on the Post Office. Kathie will ask Chris for an estimate on this project.

The trustees are working on contacting contractors to complete the work Lucas intended to do this summer. There was much discussion about plumbers who may be interested.

Joan asked Pam if the Condo Association could send over more information about Condo finances so the trustees have a better idea of how the Association works.

Possible New Rental Space:

No update.

The Looks:

There was an issue with the oven that has now been fixed.

Fundraising:

The lobsterbake raised \$3,761.

Kathie will ask Matt which lobsterman decided to donate lobsters.

More T-shirts need to be ordered. Carley will send an email to the trustees with a suggested order.

Marlene will email the trustees her list of people to thank so that Thank-you notes can be sent.

There was a suggestion that next year we should raffle off the leftover lobsters.

Membership Mailing:

Carley mailed out the membership reminders.

New Accountant:

Gene is interested and is asking for more information. Christian is gathering tax documents but the trustees need to look it over.

Rope Shed Files:

No update.

General Liability Insurance:

An inspector will be out next week to look at the Rope Shed, Store, and one of the Looks.

Christian received the insurance policy which will be stored in the rope shed.

New Business:

Fundraising:

The fundraising committee will meet Wednesday, July 10th 5:30pm at the Library to talk about the auction.

Kathie mentioned that Ed agreed to be the auctioneer.

The brewery is donating all the proceeds from hot dogs and burgers sold at their July 4th event to MISCA. Joan and Rebecca will be there to represent MISCA.

MISCA needs to pay the church \$10 for each time we sit at the Farmer's Market.

MOTION: Write a check for \$90 to Monhegan Church for MISCA's fundraising table at the Farmer's Market. Passed.

Christian mentioned that Mary Patten would like to know who has donated in Joe's memory. The trustees all agreed it was fine to tell her that information.

Meeting:

The next working meeting of the Trustees will be July 23rd at the school, immediately following the Annual Meeting of Members.

The meeting was adjourned.

Respectfully submitted,
Carley Feibusch, Secretary

MISCA ANNUAL MEETING OF TRUSTEES

July 23rd, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Sue Jenkins, Tobey Levine, Christian Dederer, Danik Farrell, Richard Farrell, Charlie Hudson, Wendy Pendleton, Bonnie Boyd, Andrew Boyd, Ed Deci, Bob Bartels, Ann Bartels, Jaye Morency, Michael Brassard, Mia Boynton, Sue Cohn, Jes Stevens, Pam Rollinger, Matt Weber, Bob Smith, Penny Smith, Mandy Metrano, Carley Feibusch

Secretary's Report:

The minutes of June 19th were read.

MOTION: The trustees accept the minutes of June 19th, 2019 as read. Passed.

Treasurer's Report as of June 30th, 2019:

MISCA account balance:	\$148,524.51
MICA account balance:	\$13,734.87
Main Street account balance:	\$6,021.09
Buy-Back CD account balance:	\$31,554.58
Monhegan Ave. account balance:	\$6,844.70
New Project CD account balance:	\$15,046.82

Income:

Rental Income:	\$2,807.00
Membership Dues:	\$600.00
Donation:	\$1,160.00
Snug Harbor:	\$4,000.00
Fundraiser:	\$2,436.00
Total:	\$11,003.00

Expenses:

Warrant 07-2019	\$6,135.61
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Net MISCA account balance:	\$153,587.05
Net MICA account balance:	\$14,039.72
Net Main Street account balance:	\$6,271.09
Net Buy-Back CD account balance:	\$32,054.58
Net Monhegan Ave account balance:	\$7,094.70
Net New Project CD account balance:	\$15,046.82

Old Business:

Meadow Lots:

The well pump is installed. Matt is waiting for results from the water sample before they can start pumping.

Snug Harbor:

No update on the contract addendum.

Snug Harbor and Store Septic:

AOS will be out on September 9th or 10th. The estimate was approximately \$4,300 which would be split among other people being inspected.

Store:

Kathie has someone lined up to build the loading dock and is working on the propane tanks.

A clean-up is tentatively planned for the fall.

MICA Building:

Someone is coming out at the end of August to do needed repairs. Sue mentioned wanting to put together an information binder to help other board members understand how the condo association works and what previous work has been done to the building.

The Looks:

Windows will be installed at Overlook in late August. Underlook now has a new refrigerator. Sue thanked the community for helping find a contractor who will do the urgent repairs for the Looks and the MICA building.

Fundraising:

A reporter reached out to Carley wanting to write an article about MISCA.

Jamboree raised \$649.00.

The farmers market has helped with fundraising and outreach but is in need of more volunteers.

New Accountant:

No update.

Rope Shed Files:

No update.

General Liability Insurance:

The inspector suggested MISCA install blanks for missing breakers at Underlook's panel, have fire extinguishers at Underlook, install a railing on the Underlook stairs, and have Exit signs at the store. Some of this work has already been completed.

New Business:

Caretaker:

There is a need for a caretaker to help with small jobs and coordinating larger projects. The board is open to any suggestions on who to contact for this job.

Treasurer:

Christian is stepping down as treasurer but is willing to help until October 1st. It is ideal to have someone who is on-island for most of the year but not necessary.

Appointments:

Nancy Vogt will serve as the contact person.

Ronni, Matt, and Mandy will serve on the nominating committee.

Jes will serve on the membership committee.

MOTION: Appoint Rebecca FitzPatrick and Joan Brady as co-presidents, Carley Feibusch as Secretary, and Christian Dederer as acting treasurer. Passed.

Trustee Election:

The board welcomes Joan Brady and Mia Boynton as incoming trustees.

Meeting:

The next working meeting of the Trustees will be August 21st, 5:30pm at the Library.

The meeting was adjourned.

Respectfully submitted,
Carley Feibusch, Secretary

MISCA MEETING OF TRUSTEES

August 28th, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Christian Dederer, Danik Farrell, Richard Farrell, Mia Boynton, Pam Rollinger, Matt Weber, Dan DeBord, Corlis Carroll, Carley Feibusch

Secretary's Report:

The minutes of July 23rd were amended to read as follows. Amended text is in bold.

General Liability Insurance:

The inspector suggested MISCA install blanks for missing breakers at Underlook's panel, have fire extinguishers at Underlook, **install a railing on the Underlook stairs**, and have exit signs at the store.

MOTION: The trustees accept the minutes of July 23rd, 2019 as amended. Passed.

Treasurer's Report as of July 31st, 2019:

MISCA account balance:	\$153,587.05
MICA account balance:	\$14,039.72
Main Street account balance:	\$6,271.09
Buy-Back CD account balance:	\$32,054.58
Monhegan Ave. account balance:	\$7,094.70
New Project CD account balance:	\$15,046.82

Income:

Rental Income:	\$2,007.00
Membership Dues:	\$300.00
Donation:	\$687.00
Fundraiser:	\$16,636.66
Misc. (Lob. Bake)	\$210.00
Total:	\$19,839.66

Expenses:

Warrant 08-2019	\$8,118.26
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Net MISCA account balance:	\$165,698.75
Net MICA account balance:	\$14,149.42
Net Main Street account balance:	\$6,521.09
Net Buy-Back CD account balance:	\$32,554.58
Net Monhegan Ave account balance:	\$7,344.70
Net New Project CD account balance:	\$15,046.82

Old Business:

Meadow Lots:

The water company has pumped approximately 16,000 gallons from the well. Everything seems to be going well and so far there have been no issues with neighboring wells. Kathie asked for a copy of the water test for MISCA's records.

Snug Harbor:

No update on the contract addendum.

Snug Harbor and Store Septic:

AOS inspection has been scheduled. There was much discussion on the cost of the inspection and the possibility that another company MISCA already uses could do the inspection for an additional fee.

Store:

Chris Rollins moved the propane platforms and tanks to their proper place.

MISCA is still waiting for an estimate from Chris to do the loading dock.

MICA Building:

Black Duck has a temporary lease that needs to be renewed.

Norton is working on an easy solution to make the septic system in compliance with new waste water rules from the DEP.

The condo association is in the process of buying new cistern tanks since the lining of the current one keeps ripping and is open on top.

The back door of Black Duck has been repaired but will be monitored during the winter to see if it needs more work.

The Looks:

Nancy has all new windows downstairs and new hand cranks for the windows upstairs. Kathie is trying to connect with a plumber to replace the hot water heaters.

Underlook has a new door and windows.

Mia mentioned that Nancy was concerned about the debris left over from the work. It was noted that this was MISCA's responsibility and that a dumpster should be ordered soon.

Fundraising:

The auction was a great success and raised approximately \$15,700.

Thanks to Ronni and Mia for putting on a second dance that raised \$435.

New Accountant:

Christian is still working on the paperwork for Gene.

General Liability Insurance:

All required work, except for the railing at Underlook, has been completed.

Caretaker:

The trustees will discuss the job requirements and what sort of compensation is involved for this position.

Treasurer:

No one has shown interest in this position yet. Joan will research a bookkeeper inshore and Carley will post the job on the rope shed and on social media.

MISCA Article:

A reporter from Lincoln County News came to interview Joan, Rebecca, and Carley about MISCA. The article should be in next week's paper.

New Business:

Registration Form:

The registration form could use some updating or clarifications. The trustees will look over the form and discuss possible edits or changes.

Building Lot Cost:

There was a question on how much the buildings rights are for the meadow lots. It was noted that there is a formula based on Lincoln county housing prices. Carley will look in the rope shed for the most recent for sale info.

Additional Rental Space:

There was much discussion on the possibility of an additional rental space in the MICA building. The trustees stated they were not interested in pursuing the space at this time. It was noted that subletting may violate the condo association contract.

Taxes:

There was a question about the recent tax revaluation and how that affects MISCA homes. It was noted that when MISCA formed they did not want to create two categories of people by having a lower tax rate.

Broadband Grant Proposal:

Dan is interested in pursuing a grant from the Maine Community Foundation to expand affordable access to broadband. The deadline is October 15th. There was much discussion about MISCA's role in this grant. Dan will email the trustees an explanation of his proposal and what work would be involved for MISCA.

Meeting:

The next working meeting of the Trustees will be September 23rd, 5:30pm at the School.

The meeting was adjourned.

Respectfully submitted,
Carley Feibusch, Secretary

MISCA MEETING OF TRUSTEES

September 23rd, 2019

Present: Joan Brady, Kathie Iannicelli, Rebecca FitzPatrick, Christian Dederer, Danik Farrell, Richard Farrell, Mia Boynton, Bob Smith, Penny Smith, Stew Way, Marlene Arvan, Pam Rollinger, Dan DeBord, Carley Feibusch

Secretary's Report:

The minutes of August 28th were read.

MOTION: The trustees accept the minutes of August 28th, 2019 as read. Passed.

Treasurer's Report as of August 31st:

MISCA account balance:	\$165,698.75
MICA account balance:	\$14,149.42
Main Street account balance:	\$6,521.09
Buy-Back CD account balance:	\$32,554.58
Monhegan Ave. account balance:	\$7,344.70
New Project CD account balance:	\$15,046.82

Income:

Rental Income:	\$3,050.00
Membership Dues:	\$50.00
Donation:	\$1,765.00
Fundraiser:	\$760.00
Misc:	\$330.00
Paypal Fees:	-\$34.95
Total:	\$5,920.05

Expenses:

Warrant 09-2019	\$13,983.15
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Net MISCA account balance:	\$157,695.65
Net MICA account balance:	\$14,649.42
Net Main Street account balance:	\$6,771.09
Net Buy-Back CD account balance:	\$33,054.58
Net Monhegan Ave account balance:	\$7,594.70
Net New Project CD account balance:	\$15,046.82

Old Business:

Meadow Lots:

The water company has not used the well since mid- August. Joan will follow-up with Matt to get the water test results.

Snug Harbor:

No update on the contract addendum.

MOTION: Joan will contact the current attorney one last time and if a response is not received, she will contact Jesse Rutter; another attorney MISCA has worked with. Passed.

Snug Harbor and Store Septic:

Everything is working but additional pumping may be required. Stew asked how much he will need to pay for the inspection. It was noted that this amount is described in his contract. Christian will send a bill once the bill from AOS is received.

Store:

Insurance requirements are complete with the exception of a new smoke detector which will be installed this week.

Loading dock was estimated to be \$850 in freight and \$1600 in labor. The trustees decided to hold off on this work until the spring. Mia will talk with Lisa and Chris about this decision.

MICA Building:

Black Duck lease has been signed. Currently, all rental properties pay the same amount per square foot.

The DEP looked at the septic system and is working with Norton to get it into compliance.

Stew donated the \$60 bill for delivering cistern tanks to the MICA building.

The Looks:

The railing was installed at Underlook but the ceiling still needs to be addressed to complete the insurance requirements.

There was much discussion about when the insulation underneath the building will be complete. Kathie will ask James if this can be added to his list.

Fall Clean-up:

Ronni and Mia are willing to facilitate a burn of the excess building materials around the looks. A date will be set at the next meeting to get a dumpster for the rest of the debris.

Fundraising:

There will be a fundraising committee meeting on October 22nd, 5:30pm at the Library.

New Accountant:

No update.

General Liability Insurance:

The requirements are mostly complete.

Caretaker:

A job description is in the works. There was much discussion on how the process of communication will happen and how larger jobs would be handled.

Treasurer:

Maura Conley is interested in the treasurer position and is anticipated to take over in November.

Registration Form:

Mia updated the registration form. Carley mentioned that the Bylaws indicate the Contact Person cannot be a MISCA registrant and so Nancy cannot be the contact person. Carley will post the job and Mia will let Nancy know.

Broadband Grant Proposal:

MOTION: Approve having Dan DeBord apply for the Maine Community Foundation's Community Broadband Grant on behalf of MISCA. Passed.

MISCA Article:

The article was printed on the front page of Lincoln County News.

New Business:

Raffle Painting Winner:

Laura Ligouri is this year's winner! Rebecca will reach out to her and share the news.

Donation:

MISCA received a \$600 donation from the trust of Tom Martin.

ILead Conference:

Joan is attending the Island Institute's ILead conference on affordable housing and will do a short presentation about MISCA.

Meeting:

The next working meeting of the Trustees will be October 26th, 5:30pm at the library.

The meeting was adjourned.

Respectfully submitted,
Carley Feibusch, Secretary