

MISCA trustees' meeting April 24th, 2024

5:30 p.m. at the Library and on Zoom

Present in person: Mia Boynton, Mary Weber, Ben Vis, Jes Stevens, Brandon Bezio.
Attending by Zoom: Wendy Pendleton, Lisa Brackett, Melissa Dudek, Richard Farrell, Tobey Levine, Steve Carvalho, Jim Buccheri, Danik Farrell, Melanie Greatorex, Pam Rollinger.

The trustees voted to accept the March minutes and the April treasurer's report as written.

Summary of the Treasurer's Report:

MISCA account:	\$42,554
Money Market:	\$444,945
MCRF:	\$33,057
Buyback CD:	\$86,987
New Projects:	\$15,189

Income:	\$12,679
Expenses:	\$13,136

Meadow Lots:

Jim reported that he and Christian are negotiating with a builder about fitting construction costs to their budget.

Mia reported that she and Amelia are finalizing plans with builders and the bank.

Store:

Lisa reported no updates. Brandon said he would repair the door.

MICA Building:

Wendy reported that MISCA will be looking for a new lessee for the laundry after May 1st. For the short term MISCA will continue providing access to the laundry until there is a new lessee. MISCA will assess whether there is sufficient interest in the laundry for it to continue in the long term. The trustees are considering buying some of the machines presently in the laundry.

MICA Building, continued:

Jim reported that the handle and threshold of the Post Office door need to be repaired or replaced and that the screen door may also need to be replaced.

Pam noted that the Black Duck still needs to have the utility sink replaced.

Underlook and Overlook:

Mia reported that the trustees are continuing to talk with the Land Use Planning Commission (LUPC) about what options are possible under LUPC guidelines for affordable housing. She noted that the trustees are leaning toward selling one or both houses with a rent-to-own option and that LUPC, in considering that possibility, is reviewing the MISCA Ground Lease and the Meadow Lots plan for sharing a well and septic system.

Fundraising:

Mia asked that anyone who had expressed an interest in helping with fundraising e-mail her.

Mary reported that the bench in memory of Sue Jenkins would be finished soon.

Ground Leases:

Mary reported that she has been in contact with all the house or condo owners on MISCA property and that in most cases there were no issues to discuss. The annual ground lease fee is \$25. For 2024 the ground lease review is complete.

Community Survey:

Mia summarized the survey results – the seventeen year-round people who participated agreed that MISCA is important to the island; most noted that their support for MISCA remained the same.

31% thought MISCA should prioritize home ownership;
18% thought rentals were most important;
56% thought MISCA should work towards ownership and rentals.

Many respondents suggested MISCA acquire land rather than houses.

Community Survey, continued:

The following suggestions were made for increasing community awareness of MISCA: summer events, social media, newsletter, grant-writer, house tour of new MISCA houses, opportunities for volunteers.

43% of respondents suggested selling Overlook and Underlook.

25% of respondents suggested continuing to rent the Looks.

Other New Business:

Mary asked if an Island Fellow (arranged by the Plantation) might also work on MISCA projects.

Jim replied that he thought most of an Island Fellow's time would be concentrated on projects to repair storm damage and to avoid future storm damage, but there could be a possibility of also working with MISCA.

Old Business:

Mary reported that MISCA has provided easements to Consolidated Communications (CCI) for new telephone poles.

Jim noted that CCI has repaired a cable on their tower and that CCI plans to remove its poles from the Meadow and install new ones near the road.

Next Meeting:

Scheduled for Wednesday, May 29th at 5:30 p.m. in the Library and on Zoom.

Respectfully submitted,

Richard Farrell