

MISCA 2024 Annual Meeting of Members, 7:00 p.m. at the Monhegan Library

Present in person: Mia Boynton, Mary Weber, Lisa Brackett, Matt Weber, and Brandon Bezio.

Attending by Zoom: Richard Farrell, Katherine Rhoda, Wendy Pendleton, Nick Cennamo, Melissa Dudek, Julie Stone, Amelia Acconciamezza, Tobey Levine, Steven Carvalho, Danik Farrell, Jon Floyd, Ben Vis, and Jim Buccheri.

The Secretary presented proof of the notice of meeting.

Jim Buccheri, as an Inspector of Elections, and the trustees established the presence of a quorum.

As president, Mia reported that the past year had been one of problem solving: including working to determine the future of the two rental houses, Overlook and Underlook. The trustees asked for and received community input through a survey. It is the trustees' intention at this point to sell Overlook and Underlook.

Mia noted that MISCA's board of five volunteer trustees is seeking help with fundraising. She invited anyone with an interest in helping to raise funds to contact them.

Mia also noted that MISCA's original model for buying homes and selling them at an affordable price has not worked as well recently as it did earlier.

She thanked Wendy Pendleton and Ben Vis for their knowledge and huge help during their terms as trustees.

Mia reported that she and Amelia are building their house on one of the Meadow Lots thanks to MISCA. She encouraged others interested in living year-round on Monhegan to become involved in MISCA.

Treasurer's Report:*Income to date:*

Contributions	\$56,506.
Membership dues	\$1,625.
Rental income	\$31,787.
Fundraisers	\$2,918.
Interest	<u>\$9657.</u>
	\$102,494.

Expenses to date:

Operating expenses	\$30,934.
MICA Building	\$6,895.
The Looks	<u>\$5,458.</u>
	\$43,287.

Assets:

MISCA	\$27,251.
Community Relief Fund	\$33,057.
Money Market	\$464,603.
New Projects Fund	\$15,259.
Buyback CD	<u>\$87,637.</u>
	\$627,808.

Liabilities:

Loan balance	\$104,973.
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Discussion of membership:

Matt Weber asked how many people were members of MISCA. Richard replied that there were about fifty voting members (and roughly nineteen non-voting members). Mia invited anyone interested in increasing the number of members to join the Membership Committee.

Matt raised the possibility that there could be a new class of members, perhaps composed of those who have purchased MISCA houses or who have bought building rights or even those who are simply year-round residents of Monhegan. He suggested this might attract renewed interest in MISCA. Tobey suggested that MISCA make a presentation at the Monhegan Associates' annual meeting to attract new MISCA members.

MCRF:

Wendy reported that there have been no requests this year for help from the Community Relief Fund.

Old Business:

Mia reported that she and Amelia plan to post on Facebook the steps in building their new house.

Jim reported that he and Christian are finalizing the design of their house and hope to start construction this year.

Lisa reported that a new grease trap and UV light (to treat water) have been installed at the Store. Brandon has inspected the floor and plans to install a new front door soon.

Mia reported that MISCA is looking for someone to run the laundry. If no one has expressed interest by fall, the laundry may need close during the winter.

Mary reported that the trustees are considering how to sell both Overlook and Underlook with the advice of a real estate lawyer to work through objections of the Maine Land Use Planning Commission. They hope to have the details worked out by October 2024.

Matt noted that it was important for the island to have year-round rentals available, that there are few opportunities to rent and try out living on Monhegan.

Brandon noted that it was also important for MISCA to make available permanent homes.

Mia suggested that a rent-to-own option might bridge the two positions.

Matt suggested that MISCA should plan to undertake any needed renovations to Underlook as soon as possible.

New Business:

Matt offered the idea that MISCA send a letter to Monhegan Associates and attend the Associates' annual meeting in order to present the island's need for affordable building lots.

New Business, continued:

Jim announced that there is a chance for Monhegan to apply to Lincoln County for money for affordable housing. The deadline to apply is August 16th. He suggested meeting with the trustees. He also endorsed the idea of MISCA representatives attending the Monhegan Associate's meeting.

Danik suggested that if MISCA registrants also attended that meeting they would put a literal face on the need for housing.

The members and trustees welcomed the newly elected trustees, Jon Floyd and Nick Cennamo.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Richard Farrell