

MISCA ANNUAL MEETING OF MEMBERS

July 18, 2023 7pm at the Monhegan School

Present: Lisa Brackett, Mia Boynton, Mary Weber, Carley Feibusch, Brandon Bezio, Sierra Brock, Bob Smith, Kathie Iannicelli

Present via Zoom: Wendy Pendleton, Pam Rollinger, Thais Gloor, Melissa Dudek, Tobey Levine, Mott Feibusch, Ben Vis, Michael Brassard, Danik Farrell, Jaye Morency, Jim Buccheri, Matt Weber, Anna Smith

The Annual Meeting was called to order at 7:08 p.m.

Secretary Carley Feibusch confirmed notice of the annual meeting was posted timely.

Inspector of Elections confirmed that a quorum had been met.

The 2022 Annual Meeting minutes from July 19, 2022 were accepted as read.

Officers' Reports:

See attached President's Report.

Meadow Lots: Amelia and Mia are working on permitting and solidifying their plans to build soon. Their chickens have already moved to the land.

Store: A UV filter is being put in the well line. Stew will be working on the well pump shed. The septic was pumped recently and is on schedule to be pumped every 3 years.

MICA: Gas lines have been brought up to code and the propane tanks for the laundry have moved. A new door was put in at the black Duck. Lattice on the side of the building was replaced and the Post Office interior was painted.

Looks: Angela had the wall of traps moved to the property line and cleaned up the yard. The septic has been pumped and is on schedule to be pumped every 3 years. Underlook lease has been renewed for another year. Overlook is currently vacant as the board explores options and prepares it for a future tenant.

Committee Reports:

Nominating Committee: Amelia Acconciamezza and Matt Weber

The Committee has nominated Mary Weber for the open Trustee position.

Fundraising Committee: Amelia Acconciamezza, Marlene Arvan, Rebecca FitzPatrick, Kathie Iannicelli, and trustees

A targeted mailing was sent to property owners this winter to consider how they can help MISCA.

Membership Committee: Jes Stevens, Carley Feibusch, Mia Boynton

All mailings were completed. Mia has been using the treasurer spreadsheet to update the membership list.

MCRF Decision-Making Committee: Mia Boynton, JimmBuccheri, Tara Hire, Jackie Boegel, Wendy Pendleton

This is the third year of the relief fund. There was one applicant awarded this past year and the fund currently sits at \$33,252.

Elections Committee:

Mary Weber was elected to serve her second 3-year term.

Treasurer's Report as of July 1, 2023:

See attached Treasurer's Report.

There was much discussion about the challenges MISCA faces and gratitude to the board for their hard work. A special thanks was given to outgoing Secretary Carley Feibusch. It was noted that 30% of the year-round population live in MISCA homes. There were many suggestions about increasing visibility and raising more funds for MISCA in the future.

The MISCA Annual Meeting of Members was adjourned at 7:46 p.m.

Respectfully submitted,

Carley Feibusch, Secretary

President's Report
July 18, 2023

It has been a busy year for MISCA. Over this past winter, MISCA officially closed on the Meadow Lot A and Meadow Lot B. This represents the finish of a huge MISCA project. It is energizing and inspiring to see the work of this Board and past Boards finally come together. Construction by the Meadow Lots recipients: myself and Amelia Acconciamezza, and Jim Buccheri and Christian Dederer, is expected to happen in the next year.

With one house vacant and the other soon to be, our Board now faces the task of deciding the future of the property known as "The Looks." Comprising of two small houses, the Looks were acquired by MISCA with tenants already in them. Now, MISCA must clarify how the property is best used in service to affordable housing. It is a big task and an important decision. At this time, please know that the Trustees are carefully considering every possible angle. We are currently in conversation with LUPC and are also seeking legal advice. In the meantime, we are dealing with some maintenance needs at Overlook (look for our RFPs, posted on the Ropeshed and on Facebook). We will be doing the same in Underlook.

Myself and the Trustees apologize for not having decisive answers about The Looks to share with you at this meeting. Please know that we are slow because we are doing our due diligence, as we want to make the best decision for the properties and the community.

Another big question that MISCA grappled with this year was that of fundraising. We are currently without a Fundraising Chair, and our fundraising events have been minimal for the past few years. We tried a new approach this winter, with a targeted appeal to property owners. This did not yield great results. As always in this organization, we are learning and growing. We appreciate your suggestions and your help as we consider how we can best garner financial support for our mission.

In closing, I would like to recognize my fellow board members for their hard work: Ben Vis, Wendy Pendleton, Lisa Brackett and a huge thank you to my Vice President, Mary Weber. Thank you Melissa Dudek, our Treasurer, Julie Stone, our Contact Person and another huge thank you to Carley Feibusch. She has gone above and beyond as Secretary these past years and we will miss her!

To all who have donated, bought membership, come to meetings, or participated in any way with MISCA this year: thank you. We couldn't do it without you.

Respectfully submitted,
Mia Boynton, President

2023 Annual Meeting of Members: Treasurer's Report

Monhegan Island Sustainable Community Association (MISCA)

October 1, 2022- July 18, 2023

Income - Fiscal Year to Date

Contributions	\$	90,740.41
Membership Dues	\$	1,450.00
Rental Income	\$	27,797.92
Fundraisers	\$	3,213.79
Interest	\$	4,348.29
	\$	127,550.41

Expenses - Fiscal Year to Date

Operating Expenses	\$	17,126.96
MICA House	\$	480.00
Snug Harbor/Store/Rope Shed	\$	2,795.99
Meadow Lots	\$	8,390.95
The Looks	\$	1,229.31
	\$	30,023.21

Assets

MISCA	\$	27,192.66
Community Relief fund	\$	33,252.75
Money Market	\$	392,035.00
New Projects	\$	15,188.75
Buyback CD	\$	82,486.78
	\$	550,155.94

Liabilities

Loan Balance	\$	107,252.04
	\$	107,252.04

Respectfully Submitted,

Melissa Dudek
Treasurer