

## **Simes House Foundation, Inc.**

### **Directors Meeting Minutes for Saturday, April 9, 2011**

#### **2:00 P.M., Home of Will and Barbara Shain, West Manomet**

Present: J. Randolph Parker (President), Will Shain (Vice President), Veronica Cooper (Treasurer-Business Agent), Keven Joyce (Director), Tina Manter (Director). Will took it upon himself to produce these minutes for this meeting.

2:00pm The Vice President opened the meeting.

Will Shain led a discussion regarding the current architectural plans for the Simes House drawn up by Jeff Metcalfe. The focus of the discussion was related to documenting questions about elements of the design that could be discussed at a future date in a working meeting with Jeff Metcalfe. The issues discussed included:

- How can we retain the current back staircases from the first to second floor and from the second to third floor (servants staircases)?
- Once the back staircase is removed, the current plans do not appear to retain the entry way and staircase to the basement. Do the current plans eliminate interior access to the basement?
- The current plans appear to also eliminate the staircase from the third floor to the widow's walk. How will the widow's walk be accessed?
- Low income apartments: can we do a "mirror-image" of the third floor to put the 2-BR apartment on the back of the house, with the 1-BR/Studio apartment in the front?
- We would like to limit the 2-BR apartment to 1 bathroom. The second bathroom would become part of the studio apartment to provide a kitchen facility for the caretaker.

Randy Parker led the discussion of things that must be done as soon as possible. These include and will be the responsibility of:

- Randy: Arranging for a dumpster from Bolduc, and arrange for a zoning application for a "partial demolition". A future date for volunteers to begin cleaning up the Simes House will be scheduled.
- Randy: To contact Wendell Kalsow to engage in further discussion of an historic structures report to include an historical survey, preservation procedures and optional schematics.
- Veronica: To contact Christine Legere/Boston Globe for a follow up article on the Simes House now that the warrant article for \$1.5M has passed.
- Randy: questions for Bill Keohan:
  - Can we get started early?
  - Can we get reimbursed before July 1?
- Keven: will arrange for a "Thank You Plymouth" sign for street-side on Manomet Point Road. The sign will be approximately the size of a campaign sign.
- Keven: will contact the Moose Lodge to check on availability of the big meeting hall for a fund-raising event on Friday, May 13, 2011.
- Will: will contact USI Insurance to get an update on a competitive quote for property/liability insurance. Will suggest that if underwriters are hesitant to bid on the insurance, can we calm their concerns about insuring an abandoned house because of our abutting Directors and other concerned neighbors, consider parking the Cooper RV on the property to give a sense that the house is not empty, and consider installation of a low cost surveillance camera (or a suitable "fake" to fool the would-be felons)?

- Will: will continue to prepare grant applications for submission as soon as our 501(c)3 application is accepted.
- Veronica: will continue to work on the SHFI Annual Report which is due to the State no later than Monday, April 18, 2011. This will include our revised AOO, bank account summary, accounting of all donations and other funds received. In other words, a full financial accounting is necessary. Will contact Ben Husted for further clarification about the content of the Annual Report.

During the meeting, we received a call from Mary Ellen Parker regarding the family of Mary Cerasuolo, 21 Holmes Terrace, Manomet, who passed away last week. Her daughter took the phone and relayed to us that after speaking with her mother the week before her death, it was decided that they would like to help the SHFI. The family plans to notify all friends and family that "in lieu of flowers, please donate to the Simes House Foundation, Inc.". Veronica will keep the lead in communicating with the Cerasuolo family, and assuring they have all of the necessary information for donations to SHFI.

Fund-raising: we discussed the possibility of a "Halloween in May" pot-luck fundraiser at the Moose Lodge, Manomet. There was general consensus for a costume party with Halloween theme. A range of donations were discussed from \$10-50 per person, with a \$10-15 ticket price most likely. Keven will investigate the cost and availability of the Moose Lodge meeting hall for May 13, 2011, "Friday the 13th". Our goal would be to try to generate \$2,500 in net profit. Randy mentioned that Evan Shulman of Tidmarsh Farm had offered to match dollar-for-dollar our first fund-raising event. A target of \$5,000 was, therefore, given because of the cost of property insurance for the Simes House (\$4,600) which we must raise before July 1, 2011.

Next General Membership meeting of the SHFI: Wednesday, April 27, 2011, time and location to be determined.

We also agreed to schedule regular General Membership meetings for the third Thursday of every month, beginning in May.

The meeting was adjourned around 4:00pm.

Please Note:

Following the meeting, Will and Barbara Shain had an impromptu discussion with Rick Cone, on Sunday, April 10th. Rick offered his support of the fund-raiser and will discuss collaboration with his partner, and co-owner of the Ghost Tours. Details were discussed, but nothing finalized. As soon as we confirm the May 13th fund-raiser, we should sit down with Rick and his partner to work out details.

Additionally, we purchased the 1900 map of Manomet, Chiltonville and Morton Park (part of "West Manomet"). Rick Cone made an excellent suggestion that we consider re-producing the map and offering it for sale. He indicated that there is a printer-copier in Kingston that can copy large format documents like maps, and do so in high quality, "lithographic" style. In a small printing of 50-100 numbered copies, this might make for a high demand, fund-raising opportunity for SHFI. I will look into it and make a recommendation at our next meeting.