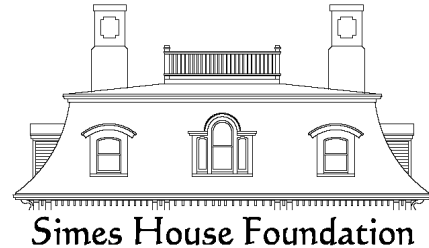


GENERAL MEMBERS MEETING SUMMARY
Indian Brook Beach Association Club House
6:30 PM • WEDNESDAY • 06-13-2012



Meeting called to order 6:32pm by R. Parker.

Present: R. Parker, W. Shain, M. Parker, J. Pierson, G. Green, J. Metcalfe, T. Manter, J. Hoagland.

Absent: S. King, T. Gwilliam.

- Purpose of the meeting was to update general members on progress by the Foundation since our last general members meeting in March 2012.
- Secretary's Report/J. Pierson
 - Will Shain and Jim Pierson worked jointly on the minutes from the last four meetings beginning with March 13, March 23, May 2, and June 6. ***Motion to waive the reading of the minutes was made by Jim H, second by Galen. Motion passed unanimously.***
 - Suggestions made to amend minutes of 3/23 including correction for spelling of J. Pierson, motion to accept Ed Angley only as attorney of record, and letter of engagement (rather than letter of execution). ***Motion made to accept the minutes of the last four meetings as revised by Jim P., second by Jim H. Motion passed unanimously.***
 - Acknowledged the contribution by Jim Cotter/Mayflower Realty of the property appraisal originally expected to be paid for at \$850.00. ***Motion made by Randy to send a letter of gratitude to Jim Cotter, 2nd by Jim P. Motion passed unanimously.***
- Treasurer's Report/ME Parker
 - Balance in bank accounts is \$4,007.76 through 6/12.
 - Remaining entries will include Halloween-in-May funds not released by Moose Lodge yet, approximately \$930 less their "cut" for managing the raffle.
 - Insurance \$4,602.00 for year received, with deposit \$1,808.60 paid for first installment; payments of \$375.38 for 9 months starting in July (total payments of \$5,187.02???)
 - Also sent out the W-9 and profile form to Comcast for their donation.
 - Tag Sale is 6/23 from 9a-3p: still looking for tables, tents, volunteers and donations. Will set up table(s) for clothing, ornaments and membership.
 - Additional special order of larger sized t-shirts to be placed to support tag sale and future sales.
 - Mary Ellen to deal directly with KC Graphics to add announcement for Fishing Tourney in July. Also made plea for sponsors of the tournament. Flyers distributed to attempt to solicit new sponsors and donors.
 - Update on membership with about 35 members who are now in arrears for their 2012 dues. Several reminders have been sent, what is to be done? To be put on next Directors meeting agenda to discuss future action.

- Also discussed BBQ preliminarily planned in September planned on the grounds of Simes House. Might consider building into "social luncheon" in context of Fishing Tournament. Will expand on discussion at next Directors meeting.
- Vice President's Report/W. Shain
 - **Motion to Design, arrange a Quote & present Bids to Board for new 2012 Christmas Ornament made by Will. 2nd by Tina. Motion passed unanimously.**
 - 2011 ornaments will continue to be sold online, and at Big Al's Deli in Manomet and Whimsical Wishes downtown.
 - Bylaws revision to committee structure presented at March General members meeting, and up for vote tonight. Creates a total of six committee including Building, Capital Needs & Grants, G&O, Marketing & Membership, Events & Volunteers, and History & Education. **Motion made by Will to accept the revision of Bylaws as revised, 2nd by Jeff. Motion passed unanimously.**
 - Request for new Marketing & Membership Committee chairmanship currently being handled part-time by Will; no volunteer offered to take over the committee.
 - A Preservation Restriction must be filed with the State by our attorney, Ed Angley, following the transfer of title. In preparation, and hope to file soon. We cannot apply for MPPF emergency grant funding without the preservation restriction in place.
 - Application of Statutory Exemption from March has not been completed. With the appraisal in place, we can now move forward with tax exempt status regarding property taxes. Form returned to Mary Ellen from Will, partially completed, will be completed by Mary Ellen as Business Agent.
 - Jim P. introduced notion that he and Will exchange officer roles as Secretary and Vice President, respectively, for which they are mutually in agreement. **Motion made by Jeff and 2nd by Galen. Motion passed unanimously.**
- HSR Update: hard copy report due sometime in the next week.
 - Will reviewed HSR update provided by Agricola Corp on June 6th. Plans A and B landscape concepts with drawings presented and discussed. Plans are available for review upon request. Foundation found value to design elements in both plans, and has asked Martha Lyon, landscape architect, to provide a third plan (Plan C) that would incorporate the design elements of Plan B (larger barn, more circular walkways, fencing around the property) with the greater number of parking spaces in Plan A (preferably a minimum of 13). Plan C will be presented in final report.
 - Also discussed the open market sale of the abutting Cooper property at 32 Old Colony Drive currently listed at \$225,000 for 768 sq.ft with 2 BRs and 1 Bath, with partially completed basement. This is 1 of 3 lots abutting the "Simes House" property that the Foundation has made known should be part of the Simes House property as consistent with our corporate VISION. Bill Keohan/CPC was alerted to property being available. No plan to take any specific action was agreed upon and no motion made for any specific follow up.
 - SHFI Operating Budget currently built for total restoration cost of \$2.5M, but news from Phase 3 summary report from Agricola suggests more room for optimism. Proposed plan for "Exterior Stabilization" of Simes House is estimated at \$1.1M including both porches, very close to the historical portion of the CPC grant at \$1.0M. With \$300K available for the affordable housing units portion of the restoration, one might conclude that the entire project may be very close to a total renovation expense of \$1.5M. At this time, we cannot say one way or the other if this is true. What is known is that the \$1.1M exterior stabilization estimate does not include

alterations to the back side (east side) of the house that is currently slated for alterations to support an extra staircase and a 4-story elevator. It also does not include the fire safety/sprinkler system, modifications to the current front staircase, and other sundry expenses. Caution, therefore, is recommended when assuming what additional funding may be necessary to complete the current design view for the Simes House.

- Discussion of hazardous materials currently in the house including black mold, lead paint and asbestos. Draft of hazardous material/mitigation plan has been received from Agricola via ATC Associates, an industrial hygiene company. Good news is that most of the hazardous materials found in the house are controllable and in low-mid value ranges suggesting that the final cost of mitigation is somewhat lower than originally estimated. Current estimate is in \$100-150K range for mitigation.
 - Discussion of "fast-tracking" the next phase of restoration to include preparation of the exterior stabilization construction bid documents is being considered as an extension to the current HSR contract, thereby eliminating the need to prepare a new RFP and follow a time consuming bid process. Extending the HSR contract with a mutually agreed upon increase in work scope could save up to 10 weeks on the project schedule. Red Hawk Studio Architects (Karle Packard is part of the Agricola HSR team) has presented a proposal to prepare the construction documents for \$30,000 and to provide on-site oversight during the proposed 3-month term of the project for an additional \$15,350-20,350, depending on the extent of involvement of ATC Associates for the hazardous material mitigation. We discussed whether this is consistent with a "clerk of the works" or project management function, and commitment made by W. Shain to question Red Hawk and report back to the Foundation.
 - Motion made by Jim P. to empower Will to have the negotiations with the Town (Pam Hagler) and the CPC (Bill Keohan) for this approach, and to further negotiate with Red Hawk/Agricola to complete the proposal and go to signature. Second by J. Metcalfe. Motion passed unanimously.
 - Brief discussion of R20-SL zoning regarding whether residential use of the property and possible need for variances to support office space and outdoor functions. Earlier review with Building Dept by R. Parker, J. Pierson and J. Metcalfe suggested that if Foundation plans included an educational component, there would be no problem with uses of house as proposed. J. Pierson recently spoke with Paul McAuliffe/Building Office on zoning interpretation, his current observation was that he would treat the Simes House property as a commercial venture. We need to be aware that this may require intervention by the Zoning Board of Appeals as the final authority for interpretation of zoning ordinances, at a future date prior to completion of interior modifications to accommodate affordable housing, leased office space and meeting rooms.
- Mary Ellen introduced and led discussion on upcoming Tag Sale at Simes House and need for policy to limit tours given current health and safety issues. Recommendation from Agricola Corporation and industrial hygienist supports this position. **Motion made by Will to temporarily suspend any further visitors and tours into house until all hazardous materials and safety issues have been mitigated including black mold, asbestos, lead paint and physical hazards. 2nd by Galen. Motion passed by all except Randy.**
 - G&O Committee Update/Galen Green:
 - Grass continues to grow well.
 - Charley Brown Christmas tree appears to be faring well.
 - Recommend holding off on purchase of a riding mower until 2013 at earliest.

- 2012-2016 Operating Budget updated by Will to support a \$2.5M building budget. This assumes approximately a \$1M shortfall in funding, and further assumes that the shortfall will be addressed from two primary sources: \$600K mortgage and \$300K in additional grants. **Motion made by Will to accept this revision of the Operating Budget, 2nd by Jeff. Motion passed unanimously.**

Caveat to Operating Budget is the need to match up the charter of accounts between the Treasurer and the Operating Budget from the Capital Needs Committee. This will be handled off line at a future meeting between Will, Mary Ellen and CPA (if necessary).

- **Motion made by Galen Green to nominate Barbara Shain as the 11th Director. 2nd by Tina. Motion passed unanimously.** Barb has agreed to handle the History & Education Committee for the time being.

Barb gave a brief report on her research into the possible architect of Simes House, Luther Briggs, Jr. Connections between Luther Briggs and Joseph Simes are suggestive that they were aware of each other. First, Luther Briggs' office was on Washington St in Boston, Simes primary residence in the 1850s was on Washington St. Also, Briggs was associated with the firm that designed a Gothic Cathedral structure at the Mount Auburn Cemetery that is the final resting place for many of the Simes family including Joseph, Mary and George. Other connections include his style of architecture that includes the use of French doors in place of windows on the first floor, his intimate knowledge of Second Empire designs, his close working relationship for many years with the Carruth family that included the President of the Old Colony Rail line that built and operated the rail service between Boston and Plymouth. He was also the nephew and employee of Alexander Parrish, who is the architectural designer of Quincy Market and the Pilgrim Hall. With his family home in Pembroke, it is very clear that Luther Briggs was regular visitor to Plymouth County.

- **A motion was made to adjourn by Will, 2nd by Mary Ellen. Motion passed unanimously.**

The meeting was adjourned at 9:00pm.

Submitted 06/28/2012 by Will Shain, Secretary.