

Simes Board of Directors Meeting Minutes June 4, 2015

Directors present: Pierson, Green, Welker, B.Shain, W.Shain, Parker, Keohan, Williams, Metcalfe, Manter

Directors absent: King

Also present: Atty. Kathleen O'Donnell

Call to order 7:03pm with a quorum

Secretary minutes

Amended to show W.Shain was at the meeting site but left due to lateness starting.

Welker move to accept, Green second. Accepted unanimously.

Discussion of Simes House transfer to the Town of Plymouth with Atty. O'Donnell

O'Donnell presents new version of quitclaim deed, notes it has been reviewed by the Board of Selectmen (BOS). It corrects typos in square footage of parcel one, corrected date and reference of parcel one.

Pierson states he is not prepared to sign this evening, not having heard from BOS in regard to signing. Keohan not asking for signing tonight but will set up BOS meeting for June 16. He reiterates previous statements to get building stabilized by fall, to show achievements for fall Town Meeting. O'Donnell suggests we bring signed document to meeting with BOS. Lot 15 not included in this transaction according to Parker and O'Donnell.

Keohan explains town takes and owns the property; town building committee, RFP, and procurement work with Donna Curtin and Plymouth Antiquarian Society, which will have license to renovate for three years; town will use its funds to do work, building committee will oversee, Curtin will act in capacity as foreman; then if SHF repairs relationship with community it can apply to manage the property under 99-year lease, which is how most of town buildings are managed.

W. Shain asks about plans being shared. Keohan responds absolutely not, explains architect did survey.

Keohan states O'Donnell and procurement have looked at how funds can be reallocated. O'Donnell and Keohan say town does not have to go back to Town Meeting to reallocate funds. Keohan says CPC and town can use CPC money on property it acquires; O'Donnell agrees. W. Shain asks if Letter of Understanding is connected to deed. Keohan responds no, separate. He says LOU will be revised to cover what Town Manager Melissa Arrighi committed to at the meeting with W. Shain and Pierson.

Red Hawk discussion

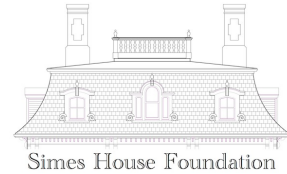
W. Shain states contract says SHFI will pay \$90,000 to \$100,000, and asks what will be appended to RFP. Keohan responds the board should vote to advise Red Hawk to give plans to Procurement and the Building Committee, and the remainder of contract would transfer to the Town. O'Donnell concurs, and says she can draft simple release. Keohan expresses intent to continue with Red Hawk with change orders.

Motion by Keohan: *If the conveyance occurs, the Foundation would indicate to Red Hawk that if town does take control of property, the foundation would request of Red Hawk to make the plans available to the Town and town Building Committee for the procurement process. Second by Metcalfe.* Discussion: Green asks if Building Committee wants changes would that be through Red Hawk. Keohan states that would be the case, noting two procurement activities, one to stabilize and one to finish restoration. Vote: all in favor.

Treasurer report

SHFI has cash of \$7500 approximately. 1555 plant sale at cat about 2400 cash after transfer from fund for pending bills. Vanguard 83200 2000 in gain 2% yield

Big issue is insurance July 9 of about \$8300 with a deposit of about \$2500. However, if the property



conveys, this is relieved. Notes property tax also due.

President's report

Despite recent financial events, SHFI hasn't seen community support, which is a challenge for fundraising. St. Catherine's cleanup had a poor showing. W. Shain notes we have community support, it's dearth of volunteers. Welker notes membership challenge with conveyance and need to redefine mission. Pierson notes site visit by Antiquarian Society, impression was not well-structured tour but think PAS was impressed with preservation to this point and architectural points of the house. Pierson notes Events Committee has been most active since general meeting, successful from fundraising and community support, plant sale \$1555, working on tag sale, other events dates have been forwarded to Arrighi.

St. Catherine's update by Metcalfe

Lights repaired; bad photo cell. Irrigation dryness in one area fixed. Opted to use Fairway again for fertilizer. Egan mowing same price \$100 week for seven months. Eight yards of mulch delivered. Thanks directors for cleanup effort. White Horse Beach Association will help with mulching this coming Saturday.

Can ask Egan about weeding and edging....volunteering not a solution.

Parker notes two upcoming events. Birthday party request Paul Duseau Sunday July 26 at 3pm. WHBA has key to former Full Sail parking lot. Also, Dan Matthews Lauren Bates Sunday wedding ceremony half-hour in afternoon; have event permit. O'Donnell notes if no fee is charged, under recreation use law SHFI is covered on liability. Consensus to approve these events with "Donation Appreciated."

Next general meeting

Pierson notes no significant activity, announcement postponement until after conveyance.

SHFI documents

Motion by W. Shain to have Parker relinquish all SHFI documentation, to be returned to SHFI no later than BOS meeting Tuesday June 16. Green second. Pierson suggests following Saturday. W. Shain amends to Saturday June 20. Vote: All in favor, except Keohan, who had left for other town hall business.

Adjournment: 900pm

Submitted,
Paul A Williams
Secretary