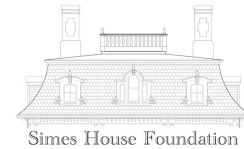


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Simes House Foundation general membership meeting Sept 21, 2016

Directors present: Pierson, BShain, WShain, Green, Williams, Welker

Members present: Jeannette Pierson, Don Severy, Kevin Joyce, Ed and Margaret McSharry, Linda Williams

Guests: Derek Brindisi, Bill Keohan, Kevin Lynch precinct 13

Call to order at 530.

Proof of notice acknowledged.

Quorum reached with four members

WShain acting president due to Pierson's surgery.

Minutes of 2015 secretary report

Motion to waive by Pierson, second by Welker. Vote unanimous in favor.

Motion to accept by Pierson, second by Green. Vote unanimous in favor.

Simes House restoration progress

Derek Brindisi, Assistant Town Manager, introduced by WShain. Town's representative in restoration project, working with OPM, working group, Keohan, building inspector, procurement.

Working with Keohan to store remaining assets.

Budget: cut kitchen, most controversial, no plans for kitchen, bare box, management organization can decide what to do.

Tom Finnegan is OPM. Building permit by end of week, erect fence next week, plan to be in construction shortly thereafter. Keohan coordinate move of furniture. House will be general contractor's property during construction. Acknowledges SHFI events will cease for now. Expect completion in May. Severy asks where the storage is. Keohan says separate room in lower level of water barn. 1820 assets there too. Will store some unmarked materials. WShain will provide inventory list.

WShain asks what access to barn will SHFI have. Keohan says we request with notice.

Wainscoating and windows will be documented and photographed. Will be made available to contractor. RFP doesn't call for it to be used, but contractor can.

Keohan says contractor will cooperate to save steeple sash locks in Linda's room.

WShain says we have some of the loose front tiles.

Brindisi anticipates regular meetings with contractor. He says no date set on when RFP for management organization will go out. Will seek organization willing and able to manage Simes building, housing and offices. Looking for organization with that skill set. Chosen group will manage but town will continue to own. For five years with five-year extension. Keohan says this is similar to Spire and Arts Center, town owns land and lease out building.

General contractor awarded to \$2,558,000 under budget. Northern Contractors budget \$2,804,000.

Surplus is contingency. Two bids; other was high.

Brindisi says town expects organization to market, etc. Town expects no money from operation.

Organization will be responsible for P&L.

Reports of officers

President's report Pierson

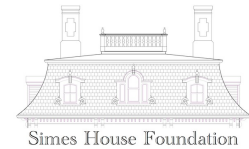
Thanks for attending, commitment to SHFI. Thanks WShain for acting role. Copy of report attached.

Acting president's report WShain

Speaks of attending to park. Watering schedule change. May need dethatching and aerating. Dog waste problem addressed as able. Managing park endowment, finishing year in the black.

Still want to manage house but need to talk about it.

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Treasurer

\$12,300 in Simes account; \$1,200 in park account. \$73,500 in park endowment.

P&L shows approximately break even compared \$4,500 loss last year. Projects small profit exclusive of park for 2016. Driven primarily by events and expense control.

Simes cash to benefit house if we manage it or park when endowment draws down. Investment and income should cover several more years.

Membership retains core support at approximately 40. Will continue to seek new members and renewals.

How many events can be held will determine income.

Working on filings to control Cozby expense.

For insurance, will continue to seek lowest cost with maximum coverage for liabilities.

Pierson moves to accept; WShain second. Vote to accept unanimous.

Events & Fundraising

Copy of Margaret McSharry's report attached.

WShain asks about continuing events next year. McSharry notes needs parking at park if egg hunt is held there. Need indoor space for tag sale to prep. WShain notes possibility of PBT if cooperative, or hold hunt at PBT or MES.

Tree lighting

WShain notes fence, questions ability to maintain event.

Pierson notes K of C role and says we should contact them to see what they might suggest. Pierson and Williams will follow up. Consensus is we want to have it work if logistically possible.

Directors election

Two directors term ends in 2016 WShain and Welker.

Opening would be 2019

WShain and Welker nominate by Joyce. Green seconds. Vote unanimous.

Keohan will check with BOS about his appointment; will go back to CPC to relinquish and request BOS.

Consensus to leave open pending Keohan's report back.

St. Catherine Park fall cleanup

Williams will send Metcalfe an email about how lights anchored, wiring diagrams, sprinkler layout.

Jim notes need to contact Egan about fall cleanup it did.

Trugreen quote to aerate, reseed and dethatch \$1,320. Need to ask about irrigation system.

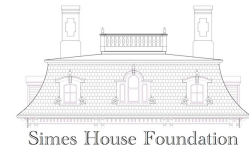
Piano

Concern about going into storage.

Adjournment 7:23pm

Respectfully submitted,
Paul Williams, Secretary

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Annual Meeting September 21, 2016 PRESIDENT'S REPORT

First, let me start with thank you to all of those who came tonight. It's encouraging to know you are interested and involved in the Foundation.

I wish to thank my fellow officers and members of the Board as well as all the committee members for all their commitment and hard work throughout the last year. In particular, I want to acknowledge Will Shain, our Vice President for assuming my duties during my absence due to back surgery. I know his plate is always full and I hope to be returning shortly.

With respect to the House restoration, this has been pretty much a wait and see year for the Foundation. On a much larger scale the Town's Working Group has grappled with many of the same issues our building committee sought to resolve. It appears that a consensus has finally been reached, and as we should hear later in this meeting, the next phase of restoration work should take place soon. It is gratifying to know that much of the original design and features of our building committee have been retained, though the kitchen status remains unresolved.

The Events Committee, Chaired by Margaret McSharry, has done yeoman's work with three very well attended and financially successful events. The Annual Easter Egg Hunt grew again in attendance and family participation. This year's Plant and Bake Sale was the best ever. The Tag Sale while extremely well attended, left us holding a number of unsold items, but the online marketing efforts of Linda and Paul Williams cleared them out and put the event solidly in the black.

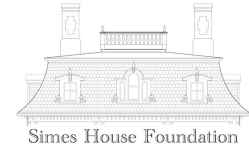
The annual tree lighting event saw 300-400 children and adults enjoying the carols of the Middle Street School of Music and cocoa from the St. Bonaventure's Knights of Columbus before the lighting of the beautiful Christmas tree donated by Eagan's Landscaping. Santa arrived right on time compliments of Gellar's Snowmobile and flatbed. The lighting can't take place at the House this year due to construction, but plans are being developed to resolve this issue.

Our stewardship of St. Catherine's Chapel Park is ongoing and the park continues to be a beautiful haven for passive contemplation and a source of pride for all to enjoy.

The Simes House Foundation, Inc. exists to provide advisory and advocacy to the Town of Plymouth during the restoration of the House, the creation of Manomet Commons, and seeks to be the lead group for the long term oversight of the properties.

Respectfully,
James Pierson, President
Simes House Foundation, Inc.

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Grants/Events Committee Report

September 21, 2016

The Grants/Events Committee remained active with a number of activities over the past year.

November 27, 2015 – The Simes Foundation continued to support the annual Manomet Christmas tree lighting in cooperation with the St. Bonaventure Knights of Columbus. Participation of the Middle Street School of Music was a welcome addition.

March 19, 2016 – The annual Easter Egg hunt was again organized and led by Linda Williams. The event remained free with some funds generated by ticket sales for raffles and activities. Linda remained diligent in providing some activities where no ticket purchase was required, and all children received a “goody bag” at the conclusion of the event.

April 28, 2016 – The Plant and Bake Sale was held with excellent attendance and was actually extended with some sales following the event through participation by Will and Barbara Shain at a Redbrook Fair.

June 18, 2016 – The annual Tag Sale was held. It was extended by the sale of several items online by Linda Williams.

The above activities generated just over \$4,000 for the Foundation.

Respectfully submitted,

Margaret McSharry