



NANTUCKET TOWN ASSOCIATION JANUARY MONTHLY MEETING

January 27, 2026, at 4:00 pm

Meeting held by Zoom

FINAL AND APPROVED MINUTES

Attendance: Members: Diane Brickley, Trish Bridier, Mary Anne Easley, Marsha Fader, Doris Hanna, Frances Karttunen, Mary Longacre, Malcolm McNabb (Zoom), Lee Saperstein, Bill Seay, Charley Walters.

Guests: Peter Burke, Executive Director, Nantucket Chamber of Commerce,
<https://www.nantucketchamber.org/>; Sean Allen, Atheneum staff.

The Zoom link for remote attendance is, as always,
<https://us02web.zoom.us/j/87455121153>.

1. Call to Order.

Mary Longacre, Interim President, started the meeting at 4:02 pm after a problem with sound was fixed. She announced that the meeting was being recorded and is available at <https://youtu.be/RDKBgZV4oGA>. She followed closely the agenda, which she screen shared. She promised the guest speaker to keep the business meeting short enough to allow enough time for his presentation.

She went directly to the Treasurer's Report, which is attached. There were deposits and expenditures that almost balanced each other out, leaving a balance of \$ 3,747.28. She will look into the matter of the returned check. She reminded continuing members of the need to pay 2026 dues, which can be done by a check to her or online through the Association's website. In a subsequent action, taken during the presentation of Old Business, the report was approved unanimously on a motion by Trish Bridier that was seconded by Mary Anne Easley.

2. Old Business.

Mary Longacre reminded Association Members that there were important issues that had been deferred from the Annual Meeting and they may be dealt with now.

2.A. Revise Bylaws.

A revision of the Bylaws was proposed in December that is intended to make them fit better with actual attendance by reducing the number of directors and officers from 16 to nine. Mary Longacre quickly reviewed all of the changes. The draft is attached. After asking for questions, of which there were none, she asked for a vote of approval. This was moved by Trish Bridier, seconded by Mary Anne Easley, and adopted unanimously by a show of hands by members present.

2.B. Elect Officers.

Next, Mary Longacre displayed the list of nominees for office, listed consistent with the newly revised Bylaws. Again, she asked for a motion of approval and Mary Anne Easley so moved, Trish Bridier seconded, and the members voted unanimously in favor. The 2026 slate of officers follows.

President and Corresponding Secretary	Mary Anne Easley
Treasurer	Mary Longacre
Recording Secretary	Lee Saperstein
Clerk	Trish Bridier
Director	Barbara Cohen
Director	Marsha Fader
Director	Craig Muhlhauser
Director	Bill Seay
Director	Anne Terry

At this point, Mary Anne Easley became President; she asked Mary Longacre to remain in the chair for the duration of the meeting, because she had organized the agenda. Mary Longacre agreed.

3. New Business.

3.A. Guest Speaker, Peter Burke, Executive Director, Nantucket Island Chamber of Commerce.

Mary Longacre thanked Peter Burke for his patience during the ten minutes of important business. He said, “not at all,” and that he enjoyed learning more about the Town Association. He spoke of re-painting at the office at Zero Main Street, which was a mood elevator for him, and then he asked what were the key interests of the group. He said that a review of last-December’s Stroll might be of value because they had learned a lot from the power failure the year before. This year went well because of the analyses that they had done earlier with Public Safety and the Town’s Administration. Each major event goes better because of lessons learned from the earlier ones. They are already organizing events within the Daffodil Weekend that is coming up at the end of April, including recognition that this is the 50th anniversary of its creation. He acknowledged that both major events take place within the Town, which means that any unwanted disruptions affected Town Association members directly. He asked directly for any questions or comments about these events.

He turned then to two initiatives that the Chamber has been working on. The first is to work to get a CDL, Commercial Driver's License, training program on Nantucket. He acknowledged that the Chamber realizes that the major trade companies on the Island are looking for benefits that might come if they join it and a CDL program is important to their hiring and training. The other program of major interest he called "Block and Tackle" business betterment, which uses a football term for basic moves in the game. He explained quickly that there are a lot of talented craftsmen on Nantucket who would like to expand into a profitable business. Unfortunately, for their success, a talent as a plumber or carpenter does not lead to talents in accounting, personnel management, or public relations. He noted also that there is a growing software domain for programs that would help entrepreneurs but selecting the correct one can be a challenge. They often have processing fees that reduce total profit and guidance may be needed for selecting the most helpful, least expensive one. The Chamber would like to create a program that provides this training for would be entrepreneurs, thereby creating more on-Island income and potential Chamber members.

He then moved on to the events and community side of their efforts. The Chamber has been pleased to host several International Women's Day and is working hard on the next one. They are firming up a location that will befit the occasion. He spoke proudly of panel discussions and presentations that bring business and civic leaders together. In addition, the Chamber is working with Nantucket's African-American leaders, The Museum of African-American History, and the Town's Culture and Tourism Office to produce an event for Black History month for presentation later in February at the African Meeting House.

He wound up by saying that winter has been a busy, productive, and interesting time for them while they continue to look forward to spring and one of the major events of the year: Daffodil Weekend. He then offered to answer questions and expand on any of the events that he discussed.

Mary Anne Easley led off with the first question. Are there any other Civic League Area Associations that are members of the Chamber? Additionally, what benefits might accrue to the Town Association if it were to become a member? She noted that our Association hopes that more people who live in the Town will join the Town Association and wondered if Chamber benefits would help in this recruitment. In terms of benefits, Peter Burke responded that one of their biggest activities is communications. Their weekly newsletter details current activities of interest to the business community. As a member, the Association would have the ability to post events and news to this communication device. While estimating the discounted annual membership cost for a non-profit such as the association, he suggested that it look into the benefits carefully. He did suggest that the cost would be in the order of two hundred dollars a year.

In keeping with their emphasis on education and communications, he indicated that it was the Chamber's philosophy to explain the pros and cons of forthcoming political issues rather than to advocate for one position or another. Their membership ranges from dedicated non-profits to profit-driven commercial enterprises, which supports an unbiased, disinterested stance.

He remembered two more efforts of interest. The Nantucket Chamber was invited to join the Cape and Islands Bridges Coalition, a creation of the Cape Cod Chamber of Commerce, to advocate for the speedy replacement of the Bourne and Sagamore Bridges over the Cape Cod Canal. He was disappointed at the initial outreach of this coalition to Nantucket and, consequently, linked the Nantucket Chamber to the Coalition. He was pleased to report that the Coalition and the Massachusetts Department of Transportation will be making a presentation to the Select Board.

The second initiative was caused by an incident of bad public behavior during last year's otherwise very successful stroll. They have had input from representatives of the Town's public safety department and other public officials and they are hoping to provide guidance and education to the Town's hospitality enterprises to reduce, if not eliminate, such bad behavior during future major public events.

Frances Karttunen repeated Mary Anne Easley's question about other area associations that might be a member of the Chamber. Peter Burke checked his membership list and suggested that the 'Sconset Civic League was a member as was, most definitely, the umbrella Civic League. Charley Walters, former President of the Town Association offered the information that it had been a member, but at some point this was allowed to elapse. He thought that re-joining was a good idea. Malcolm MacNab offered a contrary opinion because he could visualize a future moment when the interests of the two groups did not coincide.

With no other comments, Mary Longacre suggested that a motion along the lines of joining the Chamber was in order. Charley Walters moved that the Nantucket Town Association join the Nantucket Island Chamber of Commerce and Trish Bridier seconded the motion; Lee Saperstein suggested that if we participate with vigor, this membership could be very beneficial. Mary Longacre called for a vote on the motion and received ten votes in favor and one opposed (MacNab). Summarizing the vote, Mary Longacre assured Malcolm MacNab that the Association would do all that it could to maintain its independence. She told Peter Burke that, as Treasurer, she would be the point of contact and he, in turn, promised to put her in contact with James Voyages, Membership Manager. He said thank you for having him at our meeting and for proposing to join the Chamber; he said that his e-mail address was peter@nantucketchamber.org and that he was very responsive to questions and comments.

3.B. New Business: Suggestions for Future Speakers.

Mary Longacre, following the agenda, asked if there were suggestions for future speakers. If yes, make a suggestion now or send an email to the Town Association. Lee Saperstein said that we had not had a presentation from the Department of Health for some time and that they had been tasked with managing Short-Term Rentals for the Town. Given the interest that we had seen during the development of the Town Area Local Plan on housing and its availability, it would be appropriate to hear from the department. Malcolm MacNab offered a comment that there are a lot of health issues other than Short-Term Rentals.

3.C. New Business: Meeting Calendar.

Mary Longacre noted that the last agenda item was the meeting calendar. She has looked at fourth Tuesdays and found most of them to be available for meetings. The meetings in February and May are adjacent to holidays but not on them. Of greatest concern to her was last-year's combination of November and December into one meeting. Trish Bridier thought that it would be a good idea to combine them and several others voiced agreement. Mary Longacre will produce a calendar for the next agenda that shows the combined meeting. With input from the members, the November/December meeting will be December 8, 2026, which will be also the annual meeting for the election of officers. Bill Seay added that holding the Annual Meeting at a separate venue and adding a social moment to it was valuable. Lee Saperstein added that, for completeness, the calendar ought to include the Annual Summer Forum held by the Civic League.

As Mary Longacre prepared to end the meeting, Bill Seay offered his thanks to her for stepping into the Interim Presidency; Mary Anne Easley seconded those comments. A motion was made and seconded to adjourn; an unanimous vote in favor ended the meeting at 4:42 pm.

Lee Saperstein, Secretary, 9 February 2026

JANUARY 26, 2025, TREASURER'S REPORT:

Available Balance at last report:	\$3,754.18 on 11/30/25
Dues Received.	\$45.00 through Paypal \$185.00 checks -----
Total Income.	\$230.00
Expenses:	\$-519.35 Annual meeting & advertising \$-15.00 Annual State Filing Fee
Returned Check.	\$300.00 Our check to NFFRA was lost in the mail
PayPal Fees:	\$-2.55 -----
Total Expenses:	\$-236.90 -----
Balance as of 01/26/26:	\$3,747.28

63 members paid their dues for 2025
19 members have paid their dues for 2026 so far (including people who joined in late 2025)

Mary Longacre

**NANTUCKET TOWN ASSOCIATION
OFFICIAL BYLAWS
As Amended and
Effective December 15, 2015**

ARTICLE I.

NAME, LOCATION, PURPOSES, SEAL, AND FISCAL YEAR

Section 1. Name. The name of this organization is Nantucket Town Association, Inc.

Section 2. Purposes. The purposes of this organization shall be: To promote through charitable and educational means the preservation of the historic and natural environment of the Town of Nantucket, and to promote the improvement of the quality of living and general welfare of its residents and visitors.

In connection therewith: To raise, borrow, and receive money and to use and expend such funds to accomplish the purposes of the Association, including making distributions to organizations that qualify as exempt organizations under Section 501(c)(3) or (4) of the Internal Revenue Code, or to the Town of Nantucket; To lease, purchase, own and encumber real and personal property of all types and kinds, and to do all other lawful things necessary for the accomplishment of the purposes of the Association.

This Association is not organized for profit, and no part of its earnings and income shall inure to or for the benefit of any private individual, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes of the Association as set forth herein.

This Association is organized pursuant to Section 501(c)(4) of the Internal Revenue Code and all purposes and powers hereof will be carried out pursuant to said Code. In the event of the dissolution of the Association, the assets of the Association will be distributed to a charitable or non-profit organization of Nantucket, Massachusetts, in accordance with an order of the Superior Court of the Commonwealth of Massachusetts sitting in and for the County of Nantucket.

Section 3. Seal. The Association may have a seal in such form as may be determined by the Board of Directors.

Section 4. Fiscal Year. Except as otherwise determined by the Board of Directors, the fiscal year of the Association shall end on the thirty-first day of December each year.

**ARTICLE II.
MEMBERSHIP**

Section 1. Membership. Any resident of the Town, and any person who resides outside of the areas covered by any other area association affiliated with Nantucket Civic League, and any business which has a principal place of business which is not within an area covered by another area association affiliated with Nantucket Civic

League, shall be entitled to membership in this Association upon application with evidence of their residence address or primary business address and the payment of dues levied. In addition, any resident of the Town of Nantucket who resides outside the above-designated membership area of any other formally organized neighborhood association affiliated with the Nantucket Civic League shall also be entitled to membership upon payment of dues levied. For purposes of this Section, both seasonal and year 'round residents, and both owners and lessees shall be deemed residents. Any person who no longer maintains a qualifying residence address shall forfeit their membership as of the date their residence address no longer qualifies for membership.

ARTICLE III. REPRESENTATION ON CIVIC LEAGUE

Section 1. Representation on Civic League. The membership of this Association shall be represented on the Board of Directors of the Nantucket Civic League. The Civic League is an organization of island neighborhood associations qualified under Section 501 (c)(3) or 501(c)(4) of the Internal Revenue Code of 1954. Representation may be determined by criteria set forth in the Bylaws of the Civic League. The President of this Association shall serve ex officio as its representative but may appoint an alternative representative, or such alternative representative may be appointed by the Board of Directors of this Association, from among its own members.

ARTICLE IV. MEETING OF MEMBERS

Section 1. Annual Meeting. The Annual Meeting of the members of the Association shall be held in September of each year in Nantucket, Massachusetts, the day, time, and place determined by the Board of Directors (which may precede the Annual Meeting of the Nantucket Civic League in the same place). If a special meeting is held in lieu of an Annual Meeting, any action taken shall have the same effect as if taken at the Annual Meeting.

Section 2. Special Meetings. Special Meetings of members may be called at any time by the President or upon the written application of three or more members to the Corresponding Secretary. Such call shall state the date, time, place, and purpose of the meeting.

Section 3. Notice and Waiver of Quorum. A written notice stating the place, time and purpose of each meeting of the members shall be mailed or sent by electronic communication by the Corresponding Secretary at least seven days prior to the meeting to each member. Notice will be sent to the member's address as it appears on the books of the Association. No notice of the time, place or purpose of any annual or special meeting of members shall be required if every member or his or her authorized attorney waives such notice in writing before or after the meeting. These letters shall be filed with the records of the meeting.

Section 4, Quorum. At any meeting of the members nine (9) voting members appearing simultaneously in person or by proxy or by remote participation shall constitute a quorum. A lesser number may adjourn any meeting and such meeting may be held as adjourned without further notice.

Section 5. Action of the Members. At any meeting of the members at which a quorum is present, including proxies and those participating by conference call, the vote of a majority of those present shall be sufficient to decide any question brought before the meeting except as otherwise provided herein.

ARTICLE V. BOARD OF DIRECTORS

Section 1: Number and Election

The affairs of the Association shall be under the direction and control of a Board of Directors consisting of no less than five (5) officers: a President, Treasurer, Corresponding Secretary, Recording Secretary, and Clerk, and up to four (4) other members of the Association. Directors shall be elected by the members to serve for terms of one (1) year at each annual meeting, such terms to begin on January 1 following the annual meeting. All Directors shall be chosen from the membership of the Association and shall serve without compensation.

Section 2: Powers

The Board of Directors shall have and may exercise all of the powers of the Association as set forth by these Bylaws. The Board of Directors shall have the power to appoint such committees as it may deem advisable to act under the supervision of the Board.

Section 3: Meetings

Regular or special meetings of the Board of Directors may be held at such places and at such times as the Board may from time to time determine. A regular meeting may be held without call or notice immediately following and at the same place as the annual meeting of members or the special meeting in lieu thereof. Special meetings may be held at any time and place when called by the President or in his or her absence, the Treasurer and two (2) or more Directors.

Section 4: Notice of Meetings

Notice of all regular meetings of the Board (except as provided in Section 3 of this Article) and of all special meetings of the Board shall be given to each Director by the Corresponding Secretary, or in the case of the inability of the Corresponding Secretary to do so, by one of the Directors. Notice shall be given to each Director either personally or by telephone or by electronic communication, sent to his or her business or home address at least two (2) days in advance of the meeting. A Director shall for all purposes be deemed to have received due notice of any meeting at which he or she is present or shall have waived notice in writing either before or after the meeting.

Section 5: Quorum

A majority of the Directors then in office shall constitute a quorum at any meeting of the Board of Directors. Less than a quorum may adjourn any meeting without further notice.

Section 6: Action of the Board of Directors

At any meeting of the Board of Directors at which a quorum is present, the vote of a majority of those present shall be sufficient to decide any question brought before the meeting.

Section 7: Vacancies

Any vacancy in the Board of Directors may be filled for the unexpired term by a vote of a majority of the Board of Directors then in office. The remaining Directors may exercise the powers of the full Board until successors are elected.

ARTICLE VI EXECUTIVE OFFICERS

Section 1: Titles and Election of Officers

The officers of the Association, serving ex officio as the officers of the Board of Directors, shall consist of a President, Treasurer, Corresponding Secretary, Recording Secretary, and Clerk and shall be selected by the Board of Directors from among its own members. Two (2) or more offices may be held by the same person, excepting that the Recording Secretary and Treasurer roles shall not be performed by the same person. The President shall be a year-round resident of the Town of Nantucket.

Section 2: President

The President shall be the chief executive officer of the Association and shall, subject to the direction of the Board of Directors, have general supervision and control of its business. He or she shall preside when present at all meetings of the members and the Board of Directors. The President shall have the power to appoint ad hoc committees as the President may deem advisable, subject to a vote of disapproval by the Board.

Section 3: President Pro-Tem In the absence of the President from a meeting, any other member of the Board of Directors may preside over a meeting of the members or of the Board of Directors. If the position of President is vacant, or if the President is made inactive by virtue of being unable to perform the duties of the office, the duties of the President will be shared by the Recording Secretary and Treasurer until the position of President is filled or the President returns to active status.

Section 4: Treasurer

The Treasurer shall, subject to the direction of the Board of Directors, have general charge of the financial affairs of the Association and shall keep accurate books and electronic accounts for the Association. He or she shall keep the historical Treasurer's

records. If the Board so directs, the Treasurer shall be bonded at the Association's expense. He or she shall make an annual financial report to the members.

Section 5: Corresponding Secretary

The Corresponding Secretary shall be responsible for external communications of the Association including maintenance of membership lists, management of the Association's web site, receiving and filing incoming correspondence, promulgation of newsletters and other informative documents, and other such tasks as assigned.

Section 6: Recording Secretary

The Recording Secretary shall make and keep a record of the meetings of members and of the Board of Directors. In the absence of the Recording Secretary from any meeting, a temporary Recording Secretary shall be designated to perform the duties of the Recording Secretary. The Recording Secretary and any temporary Recording Secretary shall be sworn to the faithful performance of their duties. The Recording Secretary shall keep the historical records of the Association (other than Treasurer's records).

Section 7: Clerk

The Clerk shall be a resident of the Commonwealth of Massachusetts and shall discharge the office and duties of a clerk as they may be set out by law. The Clerk shall be responsible for filing annual reports with the Massachusetts Secretary of State and annual tax returns with the Internal Revenue Service.

Section 8: Appointed Positions

The Board of Directors may appoint such administrative or stenographic assistants as they may deem necessary and may authorize reimbursement or salary for any such position.

ARTICLE VII. MISCELLANEOUS PROVISIONS.

Section 1. Execution of Instruments. Unless otherwise determined by the Board of Directors, all deeds, leases, contracts, assignments, instruments of transfer, proxies, and other instruments, whether or not under seal, and all checks, acceptances, promissory notes, bills of exchange, and other copies for the payment of money shall be signed by the Treasurer, or in their absence by the President, or in the case of both of their absences by the Recording Secretary.

Section 2. Evidence of Authority. A certificate by the Recording Secretary or a temporary Recording Secretary as to any action taken by the members, the Board of Directors, or any officer or representative of the Association shall be conclusive evidence of such action.

Section 3. Records. The books and records of the Association shall be made available for examination by any Officer or Director upon oral request for the same at a reasonable time and place.

Section 4. Amendments. These Bylaws may be amended, altered, or repealed at any meeting of the members by two-thirds of those voting, provided that the substance of the proposed amendment, alteration, or repeal shall be stated in the notice of the meeting.

Section 5. Dues and Assessments. The Board of Directors may from time to time assess or levy dues or other payments on members of this Association, which dues or assessments shall be paid within thirty (30) days after notice to the membership. The Board of Directors may establish annual dues and/or periodic assessments as may be required for the continued and satisfactory operation of the Association.

[This is the last Section]