

# Hingham Girl Scout House

## President's Report of 2015



### Summary

2015 was a banner year for historic preservation, having invested \$97,020 in the building and grounds.

Annual operating expenses ran \$8,458.

Beyond the generous \$98,049 grant from the town of Hingham approved in 2014, the \$16,057 income is made up of donations (64%), troop usage fees (28%) and rental income (8%).

### Board of Directors

Carol Wise and Sheila Roche joined our Board in 2015, adding to the breadth of experience. Carol is an occupational therapist with Boy Scout experience and Sheila is a financial analyst with many years as a Girl Scout Leader in Hingham.

In 2015 the Board voted to create a new position – Honorary Board Member. These members maintain the recognition for their years on the Board, will continue to receive communications and will be involved in projects when possible. Honorary members are not obligated to attend the 3 board meetings each year and will not have a Director's vote.

Director and Secretary Lisa Florenzano resigned due to other commitments.

#### *Current Board Members 12/31/2015*

Nini Gomez  
Cheryl Arbeene  
Geri Duff  
Marielle Thorne  
Peg Doyle, President  
Stephanie Torski, Treasurer  
Danielle Buczynski  
Carol Wise, Secretary  
Sheila Roche

#### *Honorary Board Members*

Mary Bell  
Kathy Shea  
Kathleen Nugent

### 2015 CPC Funded Projects completed:

THE CPC project is complete with the exception of 2 items noted below, to be done in the spring. The \$98,078 project will be over budget by \$1,537 due to unexpected rot found in the back left corner of the building and exit stairs on the right.

- 5,076 Project Management, Strekalovsky Architecture
- 1,500 Building permits
- 7,000 Trim repair – sheathing, flash, water table boards, siding near vestibule, copper flashing
- 2,300 Rebuild of right side stairs to code and wood of back N.E. corner
- 25,000 Exterior paint
- 20,000 Windows glazed; asbestos removed
- 5,500 Four new exterior doors and locks replaced (planning \$500 more for final painting)
- 12,000 Retaining wall built
- 2,500 Underground drainage on right (planning \$500 more for grading/seeding)
- 5,800 New gutters and downspouts
- 6,000 Drain pipe from exterior basement door drain

### Private Funds Projects completed:

- 3,230 Replace GS emblem in gold leaf, refinish carved banner (invoice pending Hassan Sign)
- 300 Exterior signs removed, delivered and remounted (invoice pending)

### 2015 Building Maintenance:

The Board hired handyman Tim Forbes for general maintenance projects when volunteers were not available, spending approximately \$500 on small jobs.

- |   |   |            |
|---|---|------------|
| 1. Handrails for stage stairs                                   |   | Tim Forbes |
| 2. Repair ceiling panels on stage, kitchen, and mail hall       |   | Tim Forbes |
| 3. Wood floor screwed down (again) after buckling from humidity |   | Tim Forbes |
| 4. Ladder hanger added to front hall                            |   | Tim Forbes |
| 5. Crawl spaced plastic repositioned                            |   | Tim Forbes |
| 6. Hall and basement cleaned and decluttered                    | Stephanie Torski, Geri Duff, Peg Doyle, | Tim Forbes |
| 7. Four bulletin boards painted and mounted                     |   | Mary Bell  |
| 8. Lawn maintenance   |   | Jim Doyle  |
| 9. Tree removal, approximately 10 trees (\$2,750)               | Stephanie Torski, Hanson Tree Service   |            |
| 10. Closed basement air intake                                  |   | Jim Doyle  |

We were fortunate to have the Hingham High School Robotics Club conduct an energy audit for the building and have started to implement the list of recommendations.

The Hingham High School Girls Golf Team invested several hours in the fall, cleaning the interior of the building and removing brush from the yard.

## Funding

Our long term strategy is to build a self-sustaining source of income from dues and rentals such that individual Hingham Girl Scout troops are not required to organize fundraising activities for day-to-day operating expenses (utilities and insurance).

In 2015, dues and rental fees generated 36%.

### Dues – 28% of Income

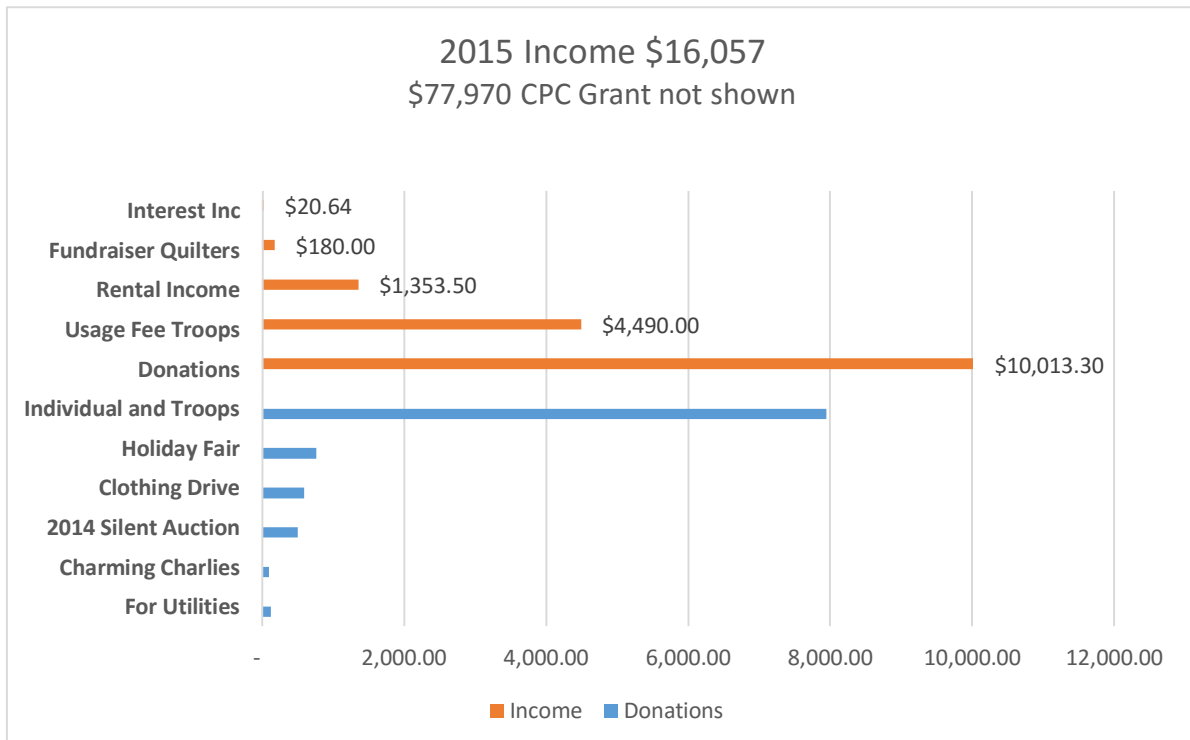
This is the second year we have collected dues from Hingham Girl Scout members to help fund the house with \$15 of the \$20/girl fee going to the Girl Scout house operations and \$5 toward Service Unit activities. We need to closely monitor trends in membership and actively recruit new members in order to maintain dues as a key source of funding.

### Rentals – 8% of Income

This is the second year we have rented the house to generate income, with 10 rentals from a combination of private birthday parties, Boy Scout Eagle ceremonies, and Girl Scout sleep overs. While our mission is to maintain the building for Girl Scout use, the building is not in use at all times, making it available for private parties. In December, the private rental fee was raised to \$300 for up to 4 hours, ensuring the fee is high enough to cover the cost to schedule rentals, manage rental contracts, prepare the building before each rental, and inspect after. These functions continue to be done by Danielle Buczynski and Peg Doyle. We offer a \$50 discount to Girl Scout families.

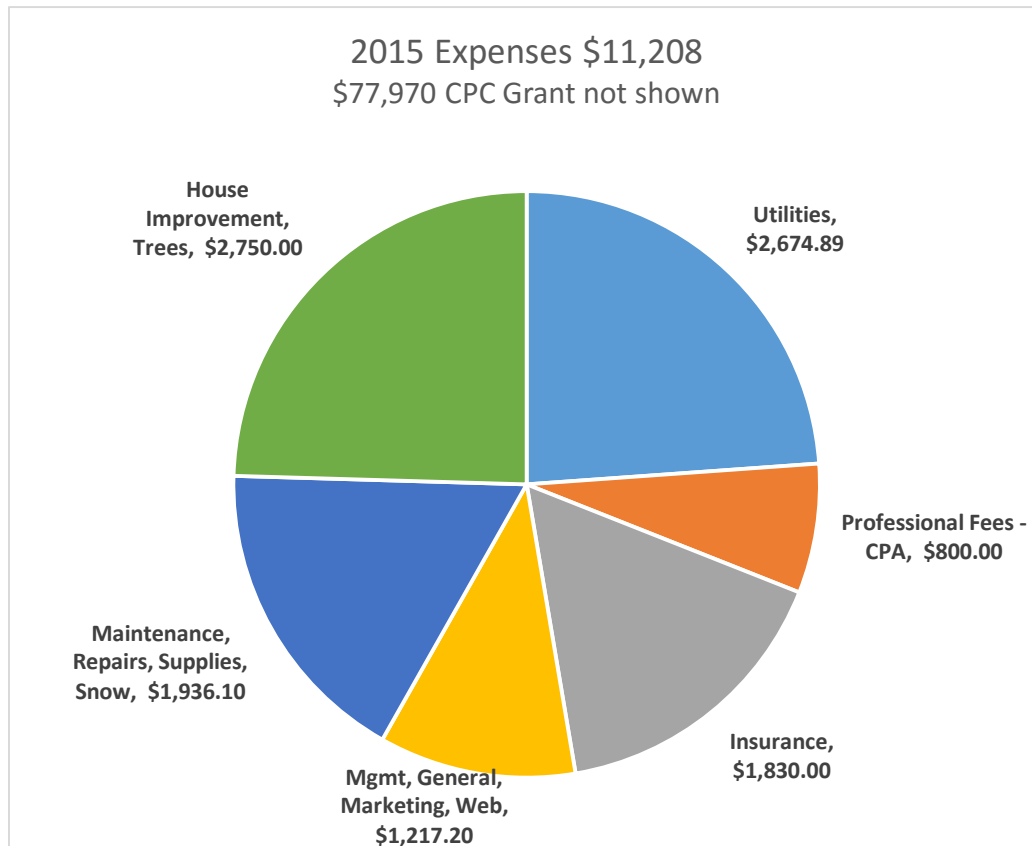
### Donations – 64% of income

Public donations continue to be the major source of income.



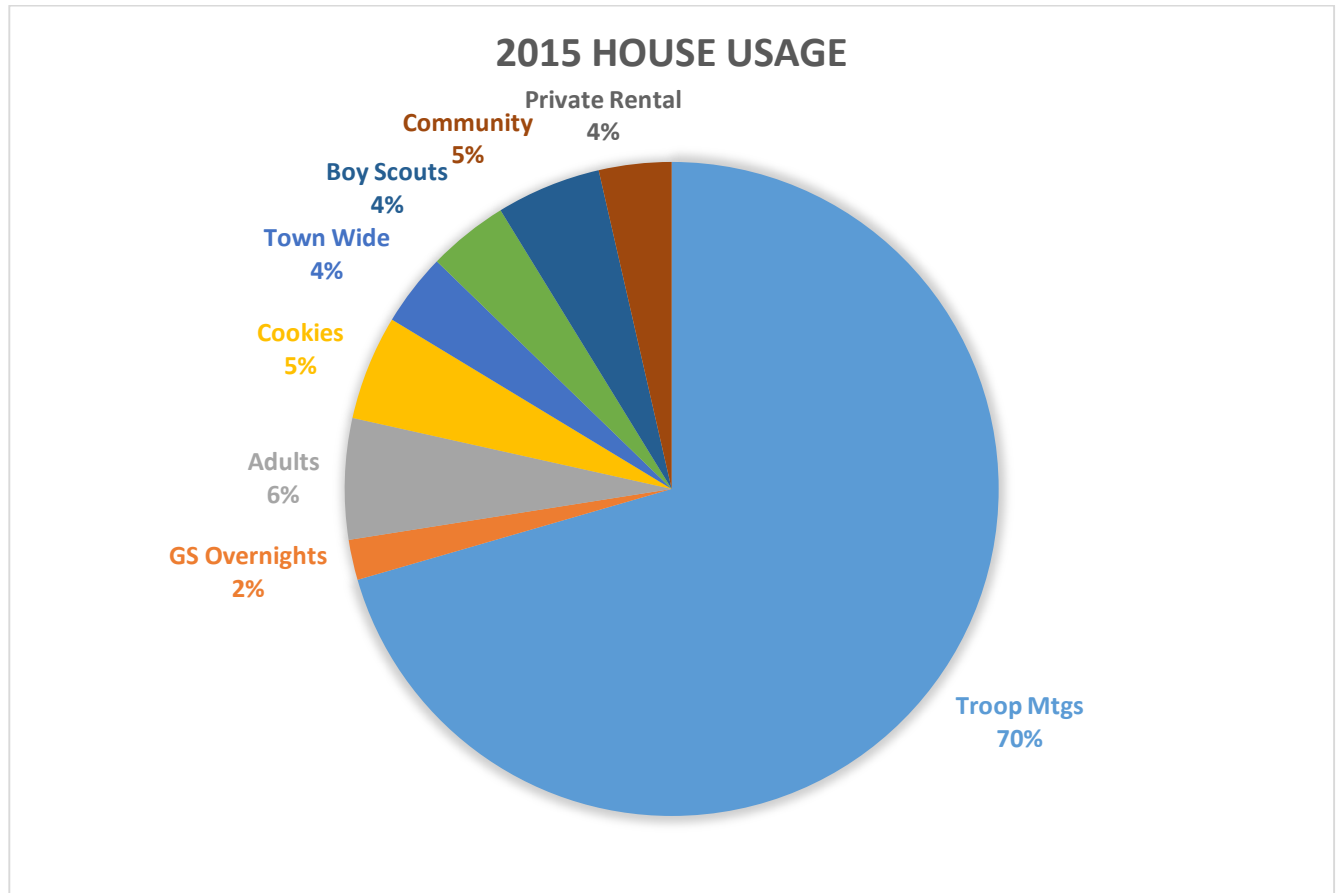
## Expense Summary

2015 was the second full year of operating without the funds of Girl Scouts of Eastern Mass. Our operating expenses (utilities, insurance, fees, and maintenance) ran about \$8,458 and additional \$2,750 was spent for tree removal, required to ensure safety.



## 2015 Usage Report

The Garden Club used the building in November to decorate wreathes as part of their fundraiser. Town Wide Girl Scout events include Songs and S'mores and Hot Cocoa after Caroling in the Square



Total		Troop Mtgs	GS Overnights	Adults	Cookies	Town Wide	Council	Boy Scouts	Community	Private Rental
33	Jan-15	20	1	2	5			3		2
27	Feb-15	19		1	6			1		
26	Mar-15	20	2	1				1		2
25	Apr-15	21		2				1		1
21	May-15	16		1				2		2
18	Jun-15	12		1		2		2		1
0	Jul-15									
0	Aug-15									
14	Sep-15	10		2		2				
27	Oct-15	18	1	2		3			2	1
34	Nov-15	21	1	1					11	
26	Dec-15	20		2	2	2				
251	Totals	177	5	15	13	9	0	10	13	9

## **2016 Priorities**

1. Repair the front walkway
2. Replace the main hall lighting
3. Add basement lighting
4. Replace the 1986 water heater
5. Supplement income through rental of the space during business hours

Words cannot describe the gratitude I have for the support from the community, Girl Scout members and the Board of Directors. I look forward toward another year of preserving Hingham's history and community values.

Peg Doyle  
President  
Hingham Girl Scout House

Submitted January 20, 2016