

Lincoln School Apartments

Board of Managers

January 29, 2018

Members Present: Aylene Calnan, Gretchen Condon, Greg Doble, Dave Ellison. Also Present: Jamie Beaulieu, Ryan Sexton, and several residents.

A quorum being present, Mr. Ellison called the meeting to order at 6:35. The Minutes of December 4, 2017 were approved as presented.

Mr. Beaulieu gave the year end property report. Income was ahead of budget; some maintenance items were over budget, because of the maintenance supervisor's absence last year. The replacement line was over – it carried the hot water circulator pump, bollard lights and a reasonable accommodation expense. All in all, the report is in the black.

The elevator replacement was discussed. Mr. Ellison reported that there have been two meetings with Buckley Elevator and another one will be held in a month or so to check on equipment placement, parking, etc. The start date will be April 9th and our maintenance person will be on site at all times. The stair lift proposal for the main staircase was rejected by the Fire Department. Mr. Beaulieu will engage Strekalovsky Architects to see if a stair lift can be installed on the side staircase. Rooms in the extended stay hotel in Braintree will be reserved for 4-6 weeks, in case the stair lift can't be used. Although there is a question about using a credit card to hold these rooms. Mr. Ellison and the Town have confidence in Buckley's ability to do the job well and on time. Ms. Calnan stated that the Affordable Housing Trust would like to be notified when a bill is paid out of the grant they gave us for the elevator.

A resident reported that the elevator was shut down by the fire department for a day, with no notice given and a resident was left in the lobby. The situation was a breakdown in communication.

The future window replacement project was discussed. We will speak with the Town about an RFP for an engineering study. The residents voiced several complaints about the drafty windows., especially during the recent bitterly cold spell. Maintenance will look into recaulking the windows.

Mr. Ellison adjourned the meeting at 7:30. The next meeting will be Monday, March 26, 2018 at 6:30.