

Lincoln School Apartments
Board of Managers
March 29, 2021
Virtual Meeting

Members Present: Gretchen Condon, Greg Doble, Dave Ellison, Amy Farrell, Janet McNulty. Also Present: Kathleen Amonte, Craig Chisholm.

A quorum being present, Mr. Ellison called the meeting to order at 6:30.

The Minutes of 2/22/21 were approved as distributed.

Mr. Chisholm gave the property management report. Rental income is on target. COVID funds from HUD have been received. As expected, there are savings in the recreation/activity line. COVID precautions are still having an impact on expenditures. So far total expenditures total \$58,000.

The RFP for the window project is going out next week. There will be more information at the next Board meeting.

Mr. Ellison attended a recent Housing Trust meeting. He reported that there is some uncertainty about the Old Ship Church property. He requested a working group to explore the plans. Ms. Farrell will serve on this group. Ms. Amonte suggested that there should be more of these joint meetings.

The waiting list was discussed. So far there are 5 new applications for the 1BR units, and 1 for the 2BR unit. More applications have been sent out.

The elevator camera has been chosen – installation should be soon.

A resident, Mrs. Furness, requested that the board look into a chair lift for her ill husband. Their 2nd floor unit is not accessible by elevator. Mr. Chisholm will check on possibilities.

The draft annual audit was discussed. Mr. Doble questioned why the replacement reserve line decreased by \$1,319. MA Housing controls capital expenditures from this account. Ms. Farrell questioned if bank fees were coming out of the account. She suggested that we challenge this. Should there be fees for a certain balance? Are these fees dormant account fees? Ms. Amonte stated that there will be questions about our

available funds when we request money for the windows. Ms. Farrell asked who gets this audit. The Town gets it. Mr. Chisholm said that HUD gets another one more specific to the subsidy. Ms. Farrell asked that the final copy of this draft audit be held until the next meeting when we have some answers about the bank fees and control of the reserve account.

A resident spoke about use of the community room. Mr. Chisholm stated that Corcoran is waiting until May 1 on all their properties.

Mr. Ellison adjourned the meeting at 7:35.

The next meeting will be April 26, 2021 at 6:30.

Respectfully submitted,

Gretchen Condon, Secretary