

Lincoln School Apartments
Board of Managers
April 26, 2021
Virtual Meeting

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

A quorum being present, Mr. Ellison called the meeting to order at 6:40.

The Minutes of 3/29/21 were approved as distributed.

Mr. Chisholm presented the operating report. Rental income is on target. Miscellaneous income is over because of the COVID expense payment. Vacancies are up because of some COVID issues and two recent resident deaths. The \$9,000 payment for signing with Comcast has been received. Most expenses are on target. The new use of vinyl flooring will increase the replacement line. COVID expenses are still on the books and running ahead of budget.

The window replacement project was discussed. Mr. Ellison reported that the Town is hesitating about the bidding process. The selectmen's office is asking for more information and so the RFP release has been held up. Ms. Farrell commented that the Housing Partnership has been fully informed about the project. She reminded that several selectmen are new since the last presentation to that board. Mr. Ellison would like to go to bid and get the responses, then go to the Housing Partnership and selectmen for permission.

The waiting list was discussed. There are now 44 applicants on the 1BR list and 6 applicants on the 2BR list. When we get to 60 on the 1BR and 12 on the 2BR, the lists will be closed.

The parking lot pot holes will be fixed this spring and new furniture for the roof deck will be purchased. Most residents have now been vaccinated. Mr. Ellison said that we are all proud of the residents' handling of COVID restrictions.

The community room will be opened after a sign-off from the board of health – probably June 1.

A resident brought her complaints about the new elevator camera. She feels it is an invasion of privacy. Mr. Chisholm explained that the camera is a safety issue and will help avoid the elevator problems we had last year.

The chair lift issue that was raised at last month's meeting was discussed. The fire department would not permit a lift. 9 of the units are not at grade level and do not have access to the elevator. This should be disclosed to a prospective tenant at the time of lease signing.

Mr. Ellison adjourned the meeting at 7:35.

The next meeting will be May 24, 2021 at 6:30.

Respectfully submitted,

Gretchen Condon, Secretary