

Lincoln School Apartments

Board of Managers

April 30, 2018

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

A quorum being present, Mr. Ellison called the meeting to order at 6:35. The Minutes of March 26, 2018 were approved as presented.

Mr. Beaulieu gave the operating report. Income is generally in conformance with the budget – the laundry is off because of a timing issue. The snow removal line is over because of the March storms; this should even out by the end of the year. Likewise, the trash removal line will even out. Professional services show a variance because of the architect's plans for a stair chair during elevator work. The replacement line shows costs for a sprinkler valve and boiler flow switch. The ground lease overage will be adjusted by the audit.

Mr. Ellison asked about the first costs for the elevator. They will show up in the April and May reports. The CPC and AHT grants will disburse when the final costs come in; our operating surplus will cover any overage.

Mr. Beaulieu checked with the contractor about a rumor that the state inspection of the elevator had been requested. This will not happen until the elevator is ready. However, the request may go out at the end of this week. Work has gone well, because the contractor has not encountered any unexpected problems. Mr. Beaulieu distributed a summary of the soft costs (housing, laundry, etc.). A question was asked about the residents at a hotel with a cut-off date. Mr. Beaulieu stated that since it was only a matter of a few days, the families will take them. The residents present were complimentary about the extra staffing available to help.

Window replacement was discussed. Design plans were drawn up in 2010. The original architects will send Corcoran a cd of these and our current designers, Strekalovsky, will look at them.

Miscellaneous items were:

- The audit is late because of a new Town auditor
- The common room furniture has been chosen, now waiting for decisions on fabric
- The electrician for the ballard lights has not scheduled yet, so Mr. Beaulieu suggested that we roll the '17 costs into the '18 ones and do all 12 lights at the same time
- Replacement of the rundown fence between our building and the Armory has received a high estimate, so more estimates will be sought

A motion to keep Corcoran as manager for the second year of a three-year term was discussed.

Mr. Ellison moved:

To appoint Corcoran Management Co. as Agent under the Management Agreement for a second one-year term commencing on June 1, 2018 and ending on May 31, 2019 pursuant to the provisions of Section 1.D of the Management Agreement.

Mr. Doble seconded the motion and it was approved by a unanimous vote of the Board.

The waiting list will probably be opened after a vote by the Board at the next meeting. Notice will be sent to the various papers as required. A resident spoke about her problem getting cold water from her faucet. Maintenance will check this.

Mr. Ellison adjourned the meeting at 7:30. The next meeting will be Monday, May 21, 2018 at 6:30.

Respectfully Submitted,

Gretchen Condon, Secretary