

# **Lincoln School Apartments**

## **Board of Managers**

**May 21, 2018**

Members Present: 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 6:30. The Minutes of April 30, 2018 were approved as presented.

Mr. Beaulieu being delayed; the property management report was moved lower on the agenda.

A resident questioned whether planting trees along the property line with the Armory would help with noise abatement. Management will be pricing a new fence on that line. Residents are back on the upper floors now that the elevator repairs are complete. Everyone is pleased with the new elevator and with the management of down time. The contractor will invoice the Town engineer and our grants will be accessed. Mr. Ellison requested that all elevator costs go into one line for future reference.

All is in place to open the waiting list from May 29 for 30 days. A motion to open the Lincoln School Apartments waiting list from May 29, 2018 to June 28, 2018 was made by Mr. Ellison, seconded by Ms. Hanlon and passed unanimously.

Corcoran received the cd of plans for the window replacement from the former architects; this has been forwarded to Strekalovsky Architects. We will see if new plans require a bid process.

Mr. Beaulieu presented the property management report. The electrician has ordered the 12 bollard lights. We have received 2 proposals for the fence along the Armory line. The first was \$8,500, the second was \$9,000. These would include removal of the existing. Mr. Beaulieu will get a third bid. A motion was made by Mr. Ellison, seconded by Mr. Doble to move forward with the fence, subject to a third bid and the chair's approval. The vote was unanimous.

The common room furniture has been chosen. The cost is \$6,000.

The bond anticipation note matured on May 17 and was rolled into a new one year note. The line item will ne be \$17,000 in interest and principal.

Two vacancies affected the income line; they have been filled. The replacement line showed an overage because of the need in some systems.

The board members thanked Corcoran for all the work around the elevator replacement.

Meeting was adjourned at 7:00.

The next meeting is July 23, 2018.

Respectfully submitted,

Gretchen Condon, Secretary