

Lincoln School Apartments
Board of Managers
May 24, 2021
Virtual Meeting

Members Present: Gretchen Condon, Dave Ellison, 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 4/26/21 were approved as distributed.

Mr. Chisholm presented the operating report. The number of vacancies is higher and will probably increase. Interest income has increased. Advertising line is over budget because of opening the waiting list. The replacement line is over because of increased use of vinyl planking. Ms. Amonte asked if the twice weekly trash pick-up will continue after COVID has retreated. Mr. Ellison said that if cost is reasonable, it probably will. Ms. McNulty suggested making it seasonal.

The window project was discussed. Mr. Ellison said that hopefully by the next board meeting, the RFP will be issued. Ms. Amonte suggested that bids will probably be higher than expected.

The waiting list was discussed. Currently there are 30 applications for the 1 BR units and 5 for the 2BR units. The list will stay open for the time being.

Mr. Chisholm reported that we need to replace a hot water boiler. The two bids received so far are high: \$35,000-\$39,000. Ms. Amonte said that we probably won't find anything much lower. She also suggested setting up a reserve with moneys saved after the bond is paid.

The community room will probably be opened on May 29 with no restrictions. Mr. Ellison will check this with the Board of Health. Ms. Amonte said to double check with HUD and MA opening regulations.

The bank fees were discussed. We are waiting for a reply from Citizens. Ms. McNulty stated that she knew some banks don't charge fees for large accounts.

The board discussed a complaint from a resident about late evening and early morning outside noise. Mr. Chisholm will check with the trash and landscape contractors. There is a Town ordinance about noise before 7 am. Also the resident complained about the smell of marijuana in the hallways. Mr. Chisholm will check into this matter. Ms. Amonte suggested sending the HUD regulations on smoking in the building to all residents.

There is a possibility to purchase 3 more cameras for the building entrances. The board decided to keep the weekly COVID cleanings through June.

The meeting adjourned at 7:45.

The next meeting will be June 28, 2021 at 6:30.

Respectfully submitted,

Gretchen Condon, Secretary