

LINCOLN APARTMENTS, LLC
BOARD OF MANAGERS
Meeting Agenda
Monday, July 28, 2025
6:30 PM
Remote Meeting via Zoom

Join Zoom Meeting:

Website: <https://zoom.us/join>

Webinar ID: 862 5729 6873

Passcode: 188779

Dial-in number: 1 (929) 205-6099

Direct Link:

<https://us02web.zoom.us/j/86257296873?pwd=OIKx9QBBmnRashok6qiQN2ViamaRLB.1>

1. Call to Order
2. Approve Minutes
3. Property Management Report - Corcoran Management
 - a. Review of Financials
4. Additional Capital Improvements Project Discussion
 - a. Preparation of scope for interior renovations - Update
 - b. ADA signage - Update
 - c. Mortar repair outside Unit 109 – Update
 - d. Wi-Fi upgrades - Update
 - e. Cell service – Update
 - f. Paving – Update
 - g. LSA Community Room A/C replacement
 - h. Vote to approve next steps / proposed projects
5. Building Concerns
 - a. Insurance policy – Update
 - b. In person meeting - Discussion
6. Other Votes Needed by the Board
 - a. Vote to approve invoices
 - b. Vote to approve change orders
 - c. Vote to approve paving project
 - i. Vote to approve LSA Community Room A/C replacement
 - d. Vote to approve insurance policy
7. Public Comment
8. Confirm Next Meeting: Monday, September 29, 2025
9. Adjourn

This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws temporarily amending certain provisions of the Open Meeting Law. You are hereby advised that this meeting and all communications during this meeting may be recorded by the Town of Hingham in accordance with the Open Meeting Law. If any participant wishes to record this meeting, please notify the chair at the start of the meeting in accordance with M.G.L. c. 30A, § 20(f) so that the chair may inform all other participants of said recording.