

**LINCOLN APARTMENTS, LLC
BOARD OF MANAGERS
Meeting Agenda
Monday, September 29, 2025
6:30 PM
Kersey Community Room
Lincoln School Apartments
86 Central Street
Hingham MA 02043**

1. Call to Order
2. Approve Minutes
3. Property Management Report – Corcoran Management
 - a. Review of Financials
 - b. HUD
4. Budget Schedule – Update
5. LSA Property Management Agreement - Update
6. Additional Capital Improvements Project Discussion
 - a. Interior renovations – Update
 - b. Mortar repair outside Unit 109 – Update
 - c. Wi-Fi upgrades – Update
 - d. Cell service – Update
 - e. Paving – Update
 - f. Parking Lot Sinkhole – Update
 - g. LSA Community Room A/C replacement – Update
 - h. Roof Drainage Pipe Leaks
 - i. Air Handlers – Update
 - j. CPC Application
 - k. Vote to approve next steps / proposed projects
7. Other Votes Needed by the Board
 - a. Vote to approve invoices
 - b. BEA Re-engagement for re-pointing of the 1920 Building
8. Public Comment
9. Upcoming Meetings - Via Zoom and in person options
10. Confirm Next Meeting: Monday, October 27, 2025
11. Adjourn