

**LINCOLN APARTMENTS, LLC**  
**BOARD OF MANAGERS**  
**Meeting Agenda**  
**Tuesday, December 2, 2025**  
**6:30 PM**  
**Remote Meeting via Zoom**

**Join Zoom Meeting:**

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

**Webinar ID:** 852 4949 1232

**Passcode:** 702678

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

**Direct Link:**

<https://us02web.zoom.us/j/85249491232?pwd=SIFWarkIVQS56mFLk4ZLb5F5TyPueZ.1>

1. Call to Order
2. Approve Minutes
3. Property Management Report - Corcoran Management
  - a. Review of Financials
4. Budget Discussion, Review and Approval Vote
5. CPC Application - Update
6. Additional Capital Improvements Projects: Discussion
  - a. Interior Renovations / ADA Signage - Update (Vote to be held in January)
  - b. Boiler Repairs - Vote
  - c. Wi-Fi upgrades - Update
  - d. Cell service – Update
  - e. Paving – Status Update
  - f. Mortar repair outside Unit 109 – Status Update
  - g. Air Handlers – Status Update
  - h. Vote to approve next steps / proposed projects
7. Other Votes Needed by the Board
  - a. Vote to approve invoices
  - b. Vote for upcoming projects
8. Public Comment
9. Confirm Next Meeting: Monday, January 26, 2026
10. 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.*