

## **Lincoln School Apartments**

### **Board of Managers**

**June 20, 2016**

Members Present: Gretchen Condon, Greg Doble, Dave Ellison.

Also Present: Leo Fitzpatrick, Jamie Beaulieu, several residents.

A quorum being present, Mr. Ellison called the meeting to order at 6:30. The Minutes of May 23, 2016 were approved as mailed.

Mr. Beaulieu presented the management report. There was no large variance in the income line. One vacancy occurred in May and was filled. Laundry income came a little late.

The upgrade to the website brought the renting line up. And the legal costs from the eviction are still showing up. Some timing issues occurred in trash billing This was an internal problem with the company. A demand letter was sent to the armory for payment for the destroyed dumpster. The answer was payment of \$7,700. Mr. Ellison suggested accepting that amount and moving on.

The new lighting is starting to show results in that line item. The parking lot lights have not been replaced with LED yet. The audit costs will show up on the June report. The appliance line item will probably go over budget.

The elevator replacement was discussed. The consultant recommended a scope of work which will now go to bid. Mr. Fernandes has been kept informed. The cost will probably be @ \$70,000. Mr. Ellison confirmed that we have the funds - \$108,000 in grants from the CPC and AHT. The work will probably wait until next spring. Mr. Ellison asked Mr. Beaulieu to send the members a tentative schedule and also information from the consultant. Relocation during the work is a big factor. A survey will be sent to

the 10 or 15 affected tenants. The CPC and AHT will be approached for release of the grant moneys for the elevator work.

The fire alarm upgrade was discussed. MCI contracting has yet to meet with the Hingham FD. Mr. Beaulieu has not heard back from them. Corcoran has an in-house engineer who will take a look at the water heaters and make a recommendation. Corcoran also has a list of contractors they've worked with. A verbal estimate of \$16,000 was given. Mr. Doble asked if the work would entail 1 tank or 2. The answer was probably 2. Mr. Beaulieu suggested getting two different options and see what the contractors respond with. A motion was made by Mr. Doble and seconded by Mrs. Condon to allow the Chair to make a decision if the work is under \$25,000 and Mr. Fernandes thinks bidding can be bypassed.

Mr. Fitzpatrick received agreement from the members to sealcoat and patch the parking lot.

Several tenants asked about raising the outdoor benches and providing sun protection on the patio. Glastonbury Abbey has donated a bench; the tenants will be asked where they would like it placed. There was discussion about the overflowing recycle bins, perhaps one more? The pet population is increasing so an addendum to the lease was discussed.

The meeting was adjourned at 7:25. The next meeting is September 12, 2016 at 6:30.

Respectfully submitted,

Gretchen Condon Secretary