

Lincoln School Apartments

Board of Managers

January 30, 2017

Members Present: Gretchen Condon, Greg Doble, Dave Ellison.
Also Present: Jamie Beaulieu, Leo Fitzpatrick, several residents.

A quorum being present, Mr. Ellison called the meeting to order at 6:35. The Minutes of December 12, 2016 were approved as mailed.

Mr. Beaulieu presented the current operating report. Income is slightly higher, because of HUD increase. Trash amount is up because of some extra pickups. Milder weather and the new lighting has helped the utility line. The capital replacement line is under; the air conditioner in the community room was repaired instead of being replaced. The replacement reserve amount will be determined after the audit.

The elevator RFP is still not out. Corcoran is waiting for Mr. Fernandes' input. The date for bid documents was supposed to be February 1. Mr. Ellison asked that Mr. Beaulieu email the members when he gets a response.

The fire alarm system was tested and the HFD found a few minor items to be fixed. One was to move a pull station so that it is more visible. Corcoran received an updated replacement proposal. Other electricians will take a look at the specifications to see if the \$180,000 price is justified. Mr. Beaulieu is waiting for the responses.

The members decided not to redo the budget to reflect the new, lower debt interest figure. The savings will be carried as a budget variance until next year.

The annual audit will be ready in March and will be sent to the selectmen.

The new LED outside lights in the back are out. They are under warranty and the electrician has been notified. In the meantime, temporary lighting may be necessary.

Several residents reported that smoking is still an issue. Mr. Beaulieu stated that the new smoking patio at 25 feet from the building may alleviate the situation. Mr. Ellison said that since the building itself is a smoke free zone, any infractions should be reported to the management. There were also some dog issues which too need to be reported. Mr. Ellison received a letter from one resident which is attached to these Minutes.

Meeting was adjourned at 7:15. Next meeting is March 6, 2017, at 6:30.

Respectfully submitted,

Gretchen Condon Secretary