

Lincoln School Apartments
Board of Managers
January 29, 2019

Members Present: Gretchen Condon, Greg Doble, Dave Ellison, Amy Farrell, Janet McNulty. Also Present: Kathleen Amonte, Jamie Beaulieu, Craig Chisholm and several residents.

A quorum being present, Mr. Ellison called the meeting to order at 6:30.

The Minutes of 10/29/18 and 12/3/18 were approved as distributed.

Window replacement was taken out of order on the agenda, because Mark Coughlin from Strekalovsky architects was present. Mr. Coughlin stated that his firm had worked with Graham Architectural Products to provide a cost estimate based on a standard window. They also looked at a higher grade window which added about \$100,000 to the cost. They found that insulation value on both was about the same. They are now exploring less costly fiber glass frames, rather than aluminum. State regulations require bedroom windows be emergency escape routes, which probably rules out awning windows. The residents present asked about air conditioner placement. The prices presented did not include air conditioner sleeves, just the windows. Wind impact for the replacement windows was discussed. High impact wind resistance is no longer in the state code. Mr. Ellison stated that the current windows have lasted many years, so we can expect similar life span from the new aluminum ones. Mr. Ellison would prefer taking out the sliders and replacing with smaller awning windows over fixed glass. Mr. Coughlin stated that he and the manufacturer's rep would bring samples to the next board meeting. The board members discussed phasing the work, and the need to complete during warm weather. Mr. Doble stated that he would prefer the job not be phased.

Mr. Chisholm presented the property management report. Income is off a bit because of the unusual amount of vacancies. The increase in rent subsidy has not come through yet. We now have a full time maintenance manager, Tom Shepherd. Much of his responsibility will be janitorial. A new large recycling container has replaced the many smaller ones. It will be emptied every two weeks. The fence has been finished, and the new locks have been installed.

Several residents stated that several apartments had leaks during the recent extreme weather. The roof patio floor was the culprit and will be addressed.

Mr. Beaulieu suggested looking into a generator replacement. The current one was repaired five or six years ago. This would cost from \$20-25,000 and should be put on the radar.

One resident asked for a survey to ask other residents about their experiences drawing cold water.

Mr. Ellison adjourned the meeting at 7:50. The next meeting will be Monday, February 25, at 6:30.

Respectfully submitted,

Gretchen Condon, Secretary