

# Lincoln School Apartments

## Board of Managers

April 25, 2022

Virtual

Members Present: Gretchen Condon, Amy Farrell, Matt Dillis, Stephen Spall. Also Present: Craig Chisholm

Ms. Farrell called the meeting to order at 6:35 pm. Ms. Farrell read the Open Meeting Law Statement into the record: *This meeting is being held remotely as an alternate means of public access pursuant to Chapter 20 of the Acts of 2021 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.*

The Minutes of March 28, 2022 were approved pending amendment on a vote by Mr. Spall, seconded by Mr. Dillis. The Ayes were Farrell, Condon Dillis and Spall. There were no Nays.

Mr. Chisholm presented the operating report. The turnover rate is still high. YTD there have been 5 vacancies. Mr. Spall asked how many are currently on the WL. Mr. Chisholm stated 64 are on the 1BR list; 10 are on the studio list; 6 are on the 2BR list. Ms. Farrell asked about what venues in Hingham are used for posting. Trash removal line is up. Maintenance line is up because of elevator problem and turnover. Ms. Farrell asked about the '22 cash rent placement on the report. The '22 rent will accrue across the year. The '21 rent due will have a placement below the line. We will need a budget update to be discussed in May.

Mr. Chisholm reported on the generator bids. Three requests were sent out, two have responded. We are waiting for the third. Ms. Farrell asked for

a referral from Corcoran. Mr. Dillis asked for a better sense of lead time from all bidders.

The window project was discussed. Vereika has presented their first invoice to Mark Coughlin. Ms. Farrell would like a set process for approving such invoices and would like to include Mr. Dillis. She proposed the following:

The Lincoln School Board of Managers delegates approval of payment requisitions under the Vereika contract to the Chair of the Lincoln School Board of Managers. The Chair will remit approved payment request to Town of Hingham after approval of requisition from Contract Manager, Strekalovsky Architecture and designated Lincoln School Board of Managers representative, Matthew Dillis. Chair will copy Corcoran Management on approval.

This motion was made by Mr. Spall and seconded by Ms. Condon. The Ayes were Condon, Farrell, Dillis and Spall. There were no Nays.

Mr. Spall moved to pay Vereika's first invoice in the amount of \$22,800. Mr. Dillis seconded and the Ayes were: Farrell, Condon, Dillis, and Spall. There were no Nays.

Ms. Farrell spoke of a zoom presentation on a new bill in the Legislature to promote affordable housing.

A motion to adjourn at 7:20 was made by Mr. Spall, seconded by Mr. Dillis. The Ayes were: Farrell, Dillis, Condon, Spall. There were no Nays.

The next meeting will be Monday, May 23, 2022 at 6:30.

Respectfully submitted,

Gretchen Condon, Secretary