



LINCOLN APARTMENTS, LLC BOARD OF MANAGERS MEETING

DATE: Tuesday May 26, 2026
TIME: 12:00 PM
PLACE: Remote Meeting via Zoom

Board Members Present: Matt Dillis
Jack Falvey
Connor Fallon
Elizabeth Cullen

Board Members Absent: Ben Jarvis

Staff Present: Jenn Oram, Zoning Administrator/Senior Planner
Donna Thompson, Land Use and Development Coordinator

Call to Order

At 12:02 PM, Board of Managers Chair Elizabeth Cullen called the meeting to order and read the open meeting law statement.

Interior Renovations – Update

Kersey Community Room

D. Thompson reported the following:

- Work on the LSA Community Room project is proceeding on schedule.
- Staff regularly meet with TM Construction both virtually and on-site to review progress.
- Residents are receiving weekly updates.
- South Shore Laundry continues laundry services for residents while the laundry room is closed.

Back Door Locking Issue

J. Oram reported the following:

- Over the weekend, residents reported unauthorized entry and use of the dumpster by contractors via the back door closest to the dumpster. Police were called, found a contractor on site, and asked him to leave.
- TM Construction and Corcoran both reported that no contractors were authorized on site at that time.
- D. Thompson spoke with the locksmith, who is investigating the possibility of upgrading all door locks to fob keys; he will provide an estimate next week.
- Due to safety concerns, this may qualify as an emergency repair.

Votes Needed by the Board

Vote to approve Community Room and Laundry Room Renovation Project Change Order Number 3 – Sprinkler Head Extension.

MOTION: J. Falvey moved to authorize Change Order Number 3 for the extension of the sprinkler head for the Kersey Community Room and Laundry Room, the cost not to exceed \$10,000.

SECONDED: M. Dillis

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; E. Cullen, aye.

4-0 MOTION CARRIES

Vote to approve Community Room and Laundry Room Renovation Project Change Order Number 4.

MOTION: C. Fallon moved to authorize Change Order Number 4 the repair of the wood rot and other etc. of the window head jambs (the four large windows), in the Kersey Community Room, the cost to not exceed \$10,000.

SECONDED: J. Falvey

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; E. Cullen, aye.

4-0 MOTION CARRIES

Vote to authorize the Chair to approve LSA Community Room and Laundry Room Renovation Project purchases between meetings.

MOTION: J. Falvey moved to authorize the Chair to approve expenses, not to exceed an amount of \$15,000, between meetings if necessary. If such a purchase occurs, an affirmative vote by the full Board would be taken at its next scheduled meeting.

SECONDED: M. Dillis

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; E. Cullen, aye.

4-0 MOTION CARRIES

Vote to authorize Staff to process LSA Community Room and Laundry Room Renovation Project invoices approved by the Chair between meetings.

MOTION: J. Falvey moved to authorize Staff to process invoices for the Kersey Community Room project. If such a payment occurs, an affirmative vote by the full Board would be taken at its next scheduled meeting.

SECONDED: M. Dillis

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; E. Cullen, aye.

4-0 MOTION CARRIES

Vote to approve Community Room and Laundry Room Renovation Project Change Order Number 3 – Sprinkler Head Extension.

MOTION: J. Falvey moved to authorize Change Order Number 3 for the extension of the sprinkler head for the Kersey Community Room and Laundry Room, the cost not to exceed \$16,000

SECONDED: M. Dillis

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; E. Cullen, aye.

4-0 MOTION CARRIES

Public Comment

There was no public comment.

Confirm Next Meeting: Monday, June 22, 2026

Next meeting is scheduled for Monday, June 22, 2026 at 6:30 PM via Zoom.

Adjournment

MOTION: C. Fallon moved to adjourn at 12:22 PM.

SECONDED: J. Falvey

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; E. Cullen, aye.

4-0 MOTION CARRIES

Meeting Documents

1. [May 26, 2026 - Meeting Agenda](#)
2. [Change Order #1](#)
3. [Change Order #2](#)
4. [TM Construction - Amendment 1](#)
5. [Change Order #4](#)