

LINCOLN APARTMENTS, LLC
BOARD OF MANAGERS
Meeting Agenda
Wednesday, April 1, 2026
6:15PM
Remote Meeting via Zoom

Join Zoom Meeting:

Website: <https://zoom.us/join>

Webinar ID: 895 9623 3665

Passcode: 926223

Dial-in number: 1 (929) 205-6099

Direct Link:

<https://us02web.zoom.us/j/89596233665?pwd=y3kSoYqe0msvNL03ZyqiWnFYJia66q.1>

1. Call to Order
2. Approve Minutes
3. Property Management Report - Corcoran Management
 - a. Review of Financials
4. Budget Update – Cash Flow Rent Waiver
5. LSA Warrant Article – Update and Possible Vote
6. Capital Needs Assessment: Discussion
7. Additional Capital Improvements Projects: Discussion
 - a. Interior Renovations / ADA Signage - Update and Possible Vote Needed
 - b. Boiler Repairs - Update
 - c. Wi-Fi upgrades - Update
 - d. Cell service – Update
 - e. Paving – Status Update
 - f. Mortar repair outside Unit 109 – Status Update
 - g. Exterior Repointing – Update
 - h. HVAC Units – Update
 - i. Elevator – Update
 - j. Gas- Powered Lawn Equipment – Update
 - k. Vote to approve next steps / proposed projects
8. Other Votes Needed by the Board
 - a. Vote to approve invoices
 - b. Vote to approve elevator repair
 - c. Vote to approve Capital Needs Assessment
9. Public Comment
10. Confirm Next Meeting: Monday, April 13, 2026

11. Adjourn

This meeting is being held remotely as an alternate means of public access pursuant to Chapter 2 of the Acts of 2025 and all other applicable laws 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.