



LINCOLN APARTMENTS, LLC BOARD OF MANAGERS MEETING

DATE: Wednesday, April 8 2026
TIME: 6:00 PM
PLACE: Remote Meeting via Zoom

Board Members Present: Connor Fallon
Jack Falvey
Matt Dillis

Board Members Absent: Elizabeth Cullen, Ben Jarvis

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

Call to Order

At 6:03 PM, Board of Managers Acting Chair Connor Fallon called the meeting to order and read the open meeting law statement.

Elizabeth Cullen joined the meeting at 6:07 PM.

Approval of Contract for Kersey Community Room and Laundry Room Renovations

MOTION: J. Falvey moved to authorize the Chair of the Lincoln School Board of Managers, Elizabeth Cullen, to sign the contract with TM Construction, LLC, who is the winning bidder for the Kersey Community Room, Kitchen and Laundry Renovation Project in the amount of \$367,440.00.

SECONDED: M. Dillis

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

4-0 MOTION CARRIES

Public Comment

Lonnie Cutler reported the following:

- Newspapers aren't always delivered
- Mail delivery is late in the day
- She will bring the issue to State Rep Lynch to see if he can resolve it.

J. Oram reported that the 2026 Residents Survey will be sent out after Town Meeting.

Confirm Next Meeting: Monday, April 13, 2026

Next meeting is scheduled for Monday, April 13, 2026 at 6:30 PM in person at Lincoln School Apartments.

Adjournment

MOTION: J. Falvey moved to adjourn at 6:14 PM.
SECONDED: M. Dillis
ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; E. Cullen, aye.
4-0 MOTION CARRIES

Meeting Documents

1. [April 8, 2026 - Meeting Agenda](#)
2. [LSA Kersey Community Room/ Kitchen/ Laundry Room Plans](#)
3. [LSA Kersey Community Room, Kitchen, And Laundry Room Renovation Project](#)
4. [TM Construction LLC LSA Reno Agreement - DRAFT](#)
5. [TM Construction Management Response Document Report](#)
6. [TM Construction Notice to Award Letter](#)