

250 BEACON CONDOMINIUM ASSOCIATION
First Meeting of the Board of Managers
March 1, 1973

A meeting of the Board of Managers of 250 Beacon Condominium Association ("Condominium") was held at 250 Beacon Street, Boston, Massachusetts, on March 1, 1973, at 9:30 a.m., all requirements of notice having been waived as appears on the Waiver of Notice recorded herewith. All members of the Board of Managers were present including the following: Robert C. Nordblom, Russell J. Fogelin, and Walter J. Sudgen.

Robert C. Nordblom called the meeting to order and designated John E. Ryan, Esq. to record the minutes of this meeting.

The Chairman stated that the first order of business was to elect the officers of the Condominium. On motion, duly made and seconded, it was unanimously

VOTED: That a President, Vice President, a Treasurer, and a Clerk be elected and that the following persons be elected to the offices set forth opposite their names until the next annual meeting of the Board of Managers and until their successors are duly elected and qualified:

PRESIDENT: Robert C. Nordblom
VICE
PRESIDENT: Russell J. Fogelin
TREASURER: Russell J. Fogelin
CLERK: John E. Ryan, Esq.

The Chairman presented a form of By-Laws and regulations for the Condominium to the members of the Board of Managers for their approval. On motion, duly made and seconded, it was unanimously

VOTED: That the attached form of By-Laws and regulations be approved and adopted as the By-Laws of the Condominium; and that an attested copy of the same be inserted in the record book of the Condominium.

The Chairman then stated that it was necessary to open up a banking account in the name of 250 Beacon Street Condominium Association. On motion, duly made and seconded, it was unanimously

VOTED: That the President is authorized:

- (a) to designate such banks, trust companies or other banking institutions or depositories for the funds of the Condominium as he may deem necessary or advisable;
- (b) to open, keep and close general and special bank accounts with any such depository of the Condominium;
- (c) to cause to be deposited in accounts with any such depository from time to time such funds of the Condominium as he may deem necessary or advisable;

- (d) to designate from time to time officers and agents of the Condominium who will be authorized thereby to sign or countersign checks, drafts, or other orders for the payment of money issued in the name of the Condominium against any such account; and
- (e) to make such general and special rules and regulations with respect to such accounts (including, without limitation, authorization for use of facsimile signatures) as he may deem necessary or advisable.

VOTED: That if any such depository requires a prescribed form of preamble, preambles, resolution or resolutions relating to such accounts or to any application, statement, instrument or other document connected therewith, each such preamble or resolution is hereby adopted by this Director, and the Clerk of the Condominium is hereby authorized and directed to certify the adoption of any such preamble or resolution as though the same were presented to this meeting and to insert all such preambles and resolutions in the minute book of the Condominium immediately following this resolution.

The Chairman then presented to the Board of Managers a Management Agreement between 250 Beacon Street Company, which is the sponsor of the Condominium, and Nordblom Management Company. The Chairman explained that it was necessary to have Nordblom Management Company provide the necessary expertise in managing the Condominium. On motion, duly made and seconded, it was unanimously

VOTED: That the Management Agreement in the form presented to this meeting be and hereby is approved, ratified and confirmed; and that the President be and hereby is authorized and directed to execute and deliver, in the name and on behalf of the Condominium, the Management Agreement.

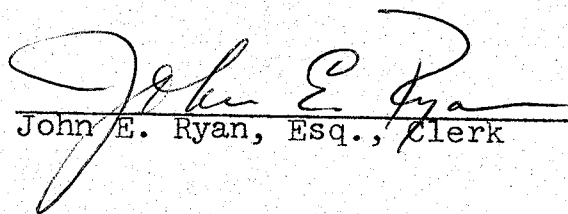
There being no further business to come before
this meeting, on motion, duly made and seconded, it was
unanimously

VOTED: To adjourn.

ADJOURNED.

A true record.

ATTEST:


John E. Ryan, Esq., Clerk

250 BEACON CONDOMINIUM ASSOCIATION

Written Action of Board of Managers

April 17, 1973

We, the undersigned, being all the members of the Board of Managers of 250 Beacon Condominium Association, do hereby approve, consent to and adopt the following votes:

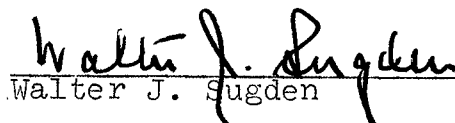
VOTED: That all restrictions contained in the Master Deed, Unit Deed, By-Laws or rules and regulations of the Condominium that limit the use of Unit No. 21 for residential purposes only to the extent necessary to allow Buyer to carry on his present investment and writing activities shall be waived to include permission to utilize a secretary on a daily basis during normal working hours.

VOTED: That the present draperies of the Buyer of Unit No. 21 be and hereby are approved.

EXECUTED as of this 17th day of April, 1973.


Robert C. Nordblom


Russell J. Fogelin


Walter J. Sugden

250 BEACON CONDOMINIUM ASSOCIATION

Action of the Board of Managers

We, the undersigned, being all the members of the Board of Managers of 250 Beacon Condominium Association do hereby approve, consent to and adopt the following votes:

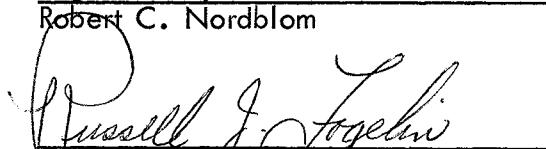
VOTED: That all resolutions contained in the master deed, unit deed, By-Laws or rules and regulations of the Condominium that limit the use of Unit No. 18 for residential purposes only, be and hereby are waived to the extent necessary to allow the Buyer to carry on and engage in research and writing of an educational nature, and in connection therewith to keep books, papers, and other similar materials and to copy or reproduce the same and to operate dictating machines and typewriters and to employ when necessary stenographers and other similar personnel and to engage in conferences, meetings and other related activities in connection with such educational research and writing.

VOTED: That the By-Laws governing the Condominium and the rules and regulations that limit an owner to one household pet be and hereby are waived to allow the Buyer of Unit No. 18 to keep two cats in his unit.

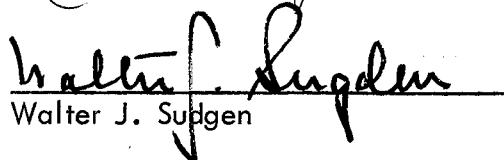
EXECUTED as of this 1st day of May, 1973.



Robert C. Nordblom



Russell J. Fogelin



Walter J. Sudgen

250 BEACON COURT CONDOMINIUM

Annual Meeting of Unit Owners
Held on November 20, 1973

November 20, 1973

A meeting of the 250 BEACON CONDOMINIUM ASSOCIATION (the "Association") which is comprised of the unit owners of 250 BEACON COURT CONDOMINIUM was held at the offices of Nordblom Management Company, 50 Congress Street, Boston, Massachusetts, at 4:30 P.M. on Tuesday, November 20, 1973, pursuant to notice.

There were in attendance, either in person or by proxy, unit owners representing 7,131 out of a possible 9,168 votes, thereby constituting a quorum of the Association.

The President, Robert C. Nordblom, called the meeting to order and acted as Chairman of the meeting. The Chairman introduced the Vice President and Treasurer and the Clerk of the Association as well as the remaining two members of the Board of Managers who were in attendance.

The Chairman stated that there was a quorum of the Association present and commenced to discuss the business of the Association.

The Chairman indicated that all the units in the Condominium had been sold with the exception of the two smaller units on the first floor. He indicated that 250 BEACON STREET COMPANY, owner of the two units, was still actively soliciting prospective

buyers for the units. He also mentioned that if the units could not be sold that there was a possibility of leasing the units.

A discussion then took place concerning certain fiscal matters of the Association. The Chairman pointed out that the estimated charges for 1974 would only be \$500 more than the budget programmed for 1973 and that actual expenses for 1973 were in line with the estimated charges. A possible audit of the finances of the Association was discussed but it was the general feeling of the unit owners that an audit was not necessary and that an annual accounting would suffice and should be made available for review by the Association.

The Chairman pointed out that it was necessary to reduce oil consumption due to the present oil crisis. The salaries of the superintendent and the assistant superintendent were then discussed and it was generally felt that these salaries were adequate. The question arose concerning the amount of work which the superintendents should do pursuant to requests of the unit owners. It was the general feeling of the unit owners that the superintendents should perform emergency work and that if problems arose concerning other work being performed it could be discussed at a later meeting.

The unit owners were in general agreement that management should look into the following matters: providing a stop for the rear fire door; installing a light for the rear entrance way and, if possible, removing the old storm windows and old stoves in the cellar.

The unit owners expressed general agreement that the next annual meeting should be held at 250 Beacon Street.

There being no further business, it was unanimously

VOTED: To adjourn.

ADJOURNED

A true record.

Attest:


Clerk