

250 BEACON CONDOMINIUM

Meeting of Board of Managers  
Held April 11, 1974

A meeting of the Board of Managers of 250 Beacon Condominium ("Condominium") was held at the office of Nordblom Management Company, 50 Congress Street, Boston, Massachusetts at 4 P.M. on Thursday, April 11, 1974.

Robert C. Nordblom and Russell J. Fogelin were in attendance, constituting a majority of the Board of Managers. Russell J. Fogelin was designated Clerk Pro Tem to record the minutes of the meeting. Russell J. Fogelin, Treasurer of the Condominium, presented to the Board of Managers an operating statement indicating cash receipts and disbursements from March 1, 1973 to February 28, 1974. After review of the operating statement, upon motion duly made and seconded, it was unanimously

VOTED: That the operating statement in the form attached to this vote be and hereby is approved and the Treasurer of the Condominium be and hereby is authorized and directed to forward a copy of the operating statement to the unit owners of 250 Beacon Condominium Association.

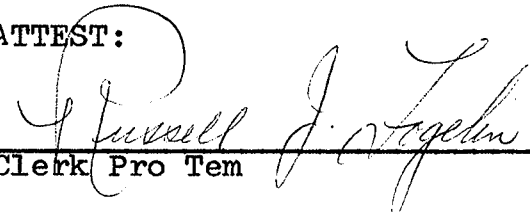
There being no further business to come before this meeting, upon motion duly made and seconded, it was unanimously

VOTED: To adjourn.

ADJOURNED.

A true record.

ATTEST:

  
Clerk Pro Tem

250 BEACON CONDOMINIUM

Meeting of Board of Managers  
Held October 10, 1974

A meeting of the Board of Managers of 250 Beacon Condominium ("Condominium") was held at the office of Nordblom Management Company, 50 Congress Street, Boston, Massachusetts at 4 P.M. on Thursday, October 10, 1974.

Robert C. Nordblom and Russell J. Fogelin were in attendance, constituting a majority of the Board of Managers. Russell J. Fogelin was designated Clerk Pro Tem to record the minutes of the meeting. Russell J. Fogelin, Treasurer of the Condominium, presented to the Board of Managers a revised estimate of common charges for the period March 1, 1974 to February 28, 1975.

The Treasurer explained that due to the inflationary spiral of costs during 1974 it is necessary that the monthly maintenance charge for each unit owner be adjusted for the current operating year. He further explained that this will necessitate a retroactive adjustment and assessment in order to bring receipts for estimated common charges up-to-date. The major adjustments in cost reflected in the revised estimate of common charges were due to increases in balances for related costs of resident superintendents and additional costs for electricity and fuel. Upon motion duly made and seconded, it was unanimously

VOTED: That the revised estimate of common charges presented to this meeting and attached to this vote be and hereby is adopted and that the Treasurer of the Condominium be and hereby is authorized and directed to forward a copy of the revised estimate of common charges to each unit owner of 250 Beacon Condominium Association.

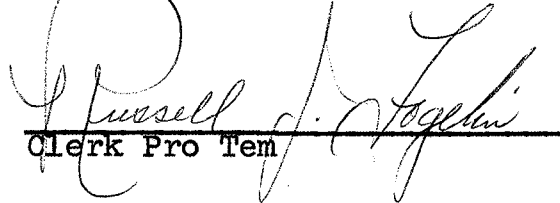
There being no further business to come before this meeting, upon motion duly made and seconded, it was unanimously

VOTED: To adjourn.

ADJOURNED.

A true record.

ATTEST:

  
Clerk Pro Tem

250 BEACON CONDOMINIUM

Meeting of the Board of Managers  
Held November 19, 1974

A meeting of the Board of Managers of 250 Beacon Condominium ("Condominium") was held at the residence of Robert C. Nordblom, Unit 19, 250 Beacon Street, Boston, Massachusetts at 3:30 P.M. on Tuesday, November 19, 1974.

Robert C. Nordblom, Russell J. Fogelin and Walter J. Sugden were in attendance, constituting a majority of the Board of Managers. John Rowland was also present at the meeting by invitation of the Board of Managers. John Ryan, Clerk of the Condominium, was asked to record the minutes of the meeting.

Mr. Nordblom called the meeting to order and introduced John Rowland to the Board of Managers. He indicated that he had had conversations with Mr. Rowland and that Mr. Rowland indicated to him that among certain unit owners there was a feeling that communications between the Board of Managers and the unit owners could be improved. Mr. Nordblom suggested that one method of improving communications would be to have Mr. Rowland elected a member of the Board of Managers. He also indicated that since most of the concerns of the unit owners involved the finances of the Condominium that it would be appropriate for Mr. Rowland to assume the duties of Treasurer of the Condominium in which capacity he could communicate closely with Mr. Fogelin, Executive Officer of Nordblom Management Company, in gathering the financial information requested

by the unit owners. Mr. Rowland suggested that it might also be helpful to have a quarterly report which would compare current expenses with the proposed budget. Mr. Nordblom indicated that this would be acceptable and also recommended that the proposed budget be for a 6-month period commencing March 1, 1975 and continuing thereafter. Mr. Rowland also indicated that he was willing to put together a newsletter to accompany the above quarterly report, which newsletter would attempt to keep the unit owners current on the latest developments relating to the operation of the Condominium. This suggestion was met with unanimous approval by the Board of Managers as was a subsequent suggestion that the Board of Managers recommend to the unit owners that in addition to the annual meeting in November, a special meeting of unit owners be held sometime in May so that unit owners will be kept better informed about the Condominium.

Mr. Nordblom then suggested that the Board of Managers accept the resignation of Mr. Fogelin as a member of the Board of Managers and as Treasurer and Vice President of the Condominium. He also recommended that John Rowland be elected to serve the remainder of Mr. Fogelin's term as a member of the Board of Managers. Upon motion, duly made and seconded, it was unanimously

VOTED: That John Rowland be and hereby is elected to serve the remaining term of Russell Fogelin as a member of the Board of Managers of 250 Beacon Condominium.

Mr. Fogelin also recommended that officers of the Condominium be elected. Upon motion, duly made and seconded, it was unanimously

VOTED: That the persons set forth opposite the offices listed below be and hereby are elected to serve in such capacities until the next annual meeting of the Board of Managers or until their successors are duly elected and qualified.

PRESIDENT Robert C. Nordblom

VICE  
PRESIDENT Walter J. Sugden

TREASURER John Rowland

CLERK John E. Ryan

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

VOTED: To adjourn.

ADJOURNED.

A true copy.

ATTEST

  
Clerk