

# HILL AT FURNACE BROOK CONDOMINIUM TRUST

c/o RoBeck Management Corporation  
89 Providence Highway  
Westwood, MA 02090  
(781) 251-2551  
(781) 329-8778 fax

TO: All Unit Owners  
FROM: Board of Trustees  
DATE: October 29, 2007  
RE: Annual Unit Owners Meeting

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The Annual Unit Owners Meeting will be held on **Monday, November 5, 2007 at 7:00PM in the Exercise Room** on the ground floor level of the property. The meeting is held for the purposes of reviewing the past years' accomplishments; discussing the Association's future; electing new trustees to serve on the Board and reviewing the financial status of the Trust.

The current Board consists of John Cadorette, Al DeFazio, Daniel Mooney, Joyce Breda, and Ronald Logan. There are three vacancies. Joyce Breda, Ron Logan and Dan Mooney will be standing for re-election to the Board. If you are interested in running for a seat on the Board, please submit a brief letter of interest stating your qualifications and reasons for wanting to become a Board member. All letters of interest must be returned to RoBeck by November 2, 2007 so that they can be distributed to the unit owners prior to the meeting.

**In order for the Trust to conduct official business there needs to be a quorum constituted by the presence in person or by proxy of holders of more than 51% of the beneficial interests. Please use the enclosed proxy form if you don't think you will be attending the meeting.**

**Thank you.**

We look forward to seeing all of you at the meeting.

**As an added convenience please fax your proxy to the management office at (781) 329-8778 or forward to an owner who plans to attend.**

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**PROXY**

I, \_\_\_\_\_, the voting Unit Owner of Unit  
number \_\_\_\_\_, at the Hill at Furnace Brook condominium Trust, 308 Quarry  
Street, Quincy, MA 02169, herewith give this as my proxy to  
\_\_\_\_\_, to vote on my behalf and in my stead with  
all power and right that I would have if personally present, upon any and all issues  
which may be presented for vote and decision at the Unit Owners Annual Meeting  
on Monday November 5, 2007 of the said Association.

Witness \_\_\_\_\_

Signed \_\_\_\_\_  
(Unit Owner)

Date: \_\_\_\_\_

Beneficial Interest: (if known) \_\_\_\_\_%

**If you are unable to attend please either fax this proxy to the management  
office at (781) 329-8778 or forward to an owner who plans to attend.**

**THE HILL AT FURNACE BROOK CONDOMINIUM TRUST**

**ANNUAL MEETING AGENDA**

**MONDAY NOVEMBER 5, 2007**

- **Sign-in and verification of quorum** **6:45 p.m.**
- **Introduction** **7:00 p.m.**
- **Election of new Trustees:** **7:10 p.m.**
  - Explanation of election process & duties of Trustees
  - Nominations (pre-meeting and from floor)
  - Candidates' statements
  - First ballot and tabulating
- **Treasurer's Report 2007 financial reports:** **7:30 p.m.**
  - Income/Expense report and detailed explanations
  - 2008 Budget
- **Managers Report** **7:40 p.m.**
  - Fire Pipe Issue
- **Election results** **7:55 p.m.**
- **Open forum for unit owners (general question and answer period)** **8:00p.m.**
- **Adjournment**