

**Quail Run Condominium Trust
Notice of 2015 Annual Meeting**

November 4, 2015

Dear Quail Run Condominium Unit Owner,

We are pleased to announce the 2015 Annual Meeting of Unit Owners of the Quail Run Condominium. Your participation in person or by proxy is vital to the successful governance of our community. The meeting will present an excellent opportunity for you to meet your governing Board, neighbors, and management team, and for you to share your views with the community.

The meeting will be held as follows:

Date: **Wednesday, November 18, 2015**
Time: **6:00 p.m. Registration**
6:30 p.m. Meeting Starts
Place: **First Congregational Church**
322 Main Street
Woburn, MA

The Agenda of the Annual Meeting will include:

1. **Proof of Notice of Meeting (mailings, emails, mailbox notice, phone calls)**
2. **Confirmation of Residents attending and quorum**
3. **Approval of the report delivered and recorded by power point presentation in lieu of meeting minutes**
4. **Report presented by Board of Trustees**
5. **Report presented by Special Committees**
6. **Report presented by The Dartmouth Group**
7. **Election of Trustees**
8. **New or unfinished Business from Prior Meetings**
9. **Questions and Answers**
10. **Adjournment**

In order to conduct the meeting, it is necessary to have a majority (not less than 51%) of the beneficial interest of Unit Owners represented either in person or by proxy. If you are unable to join us, please complete, sign and mail the enclosed Proxy to Quail Run Condominium Trust c/o The Dartmouth Group, 4 Preston Court, Suite 101, Bedford MA 01730, Attention: Stephanie Capriulo.

Facsimile copies of the proxy are acceptable and may be faxed to 781.275.5842. Alternatively, your designated Proxy may bring a properly executed Proxy form to the meeting. **One (1) Unit Owner per unit** signs the Proxy.

Thank you for your attention to this matter, and we look forward to seeing you on November 18th! Please call Stephanie Capriulo, Portfolio Manager with any questions at 781.533.7264.

Sincerely,

Quail Run Condominium Association
By: The Dartmouth Group, as Managing Agent