

Paula Tirrell

16 Bryon Road #5
Chestnut Hill, MA 02467

To Whom It May Concern:

As an owner-occupant Trustee of Chestnut Village Condominium Association since 1986, I am very pleased to recommend The Albert Corporation, our management company at Chestnut Village Condominiums since 1988, as an excellent management organization.

I can attest to the importance of having a responsible, proactive management group to handle the many and complex problems that come with overseeing a condominium association of this size, which is over 300 units.

I feel that the key to good management is creating a team that share the goals of the condominium and that provide the relevant skills to carry them out. As president of TAC, Bob Albert has done this with his staff at the Albert Corporation. He has hired excellent on-site people who pride themselves in their commitment to our association. In addition, TAC has its own excellent staff of professionals who are closely involved in our project.

As such, TAC has tackled successfully dealt with major condominium headaches at our site. These include large-scale systemic problems such as the following:

A complete replacement of the boiler system in each of the eight buildings. Bob was able to negotiate a deal in which the cost of replacement was directly offset by the fuel and repair savings.

Sewer line replacement in all buildings.

Negotiating insurance claims to provide flood restoration at no cost to the association.

Revamping and streamlining the budget process and establishing solid cash reserves.

Speedy collections of delinquent monies.

Skilled contract negotiations to find the best deals.

Roof replacement and major landscaping

Establishment of the Grievance Committee to settle resident conflicts.

We have had many opportunities to change management companies, but each time we have chosen to stay with TAC, as we feel that we have the best. I am happy to strongly recommend The Albert Corporation, and welcome any inquiries.

Yours truly,

Paula Tirrell, Trustee