

Michael S. Weintraub, CPM®
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PROFILE

Results oriented leader who can successfully bring an organization to its highest level of operational and financial excellence. Demonstrated expertise in:

- Project & construction management: Transitioned around \$1 billion of residential and mixed-use buildings from construction to operations; managed and stabilized daily operations for diverse portfolio.
- Property & asset management: managed and had profit and loss responsibility for over \$20 million in residential and commercial budgets around the country.
- Staff development: developed and executed mission statements, standards, training programs, resident and staff surveys, coaching strategies, operating procedures and leadership programs around the country.
- Analysis of and practical solutions to complex issues: challenged, modified and mediated a variety of contracts, disputes and labor issues saving time, money and relationships.
- Strategic planning: repeatedly challenged traditional way of conducting business and took on calculated risks and initiatives to drive change and reduce costs.

PROFESSIONAL EXPERIENCE

The Rosebrook Group LLC, Brookline, MA, January 2009 – present

Principal

- The Rosebrook Group provides comprehensive owner representation, consulting and expert witness services to clients along all asset classes including condominium associations. Targeted clients are owners, developers, managers and lawyers.
- Consulted in acquisition, transition and/or management of many properties and asset classes including multi-family, hotel and commercial.
- Founded Rosebrook Community Development LLC to acquire, rehabilitate and manage distressed properties with a goal of neighborhood revitalization and affordable housing. Purchased and rehabilitated multi and single-family property as an approved developer for HUD's Neighborhood Stabilization Program.

Millennium Partners, Boston, MA, April 2001 – December 2008

Vice President

- Opened and managed with financial and operational success various asset classes including The Ritz-Carlton Hotel and Towers in Boston and other high-profile luxury high rise condominiums in Boston and New York, including one of the first with a LEED Gold Rating.
- Worked with sales, development, construction and engineering teams to transition buildings from development and construction to operations and stabilization; developed, wrote and executed preopening orientation and training programs, mission statements, standards, business objectives, emergency procedures, operating protocols and leadership programs; directly managed over 75 employees and operating budgets exceeding \$10 million.
- Restructured internal condominium accounting functions and replaced with third party financial agent creating more timely, accurate and efficient financial reporting.
- Established and executed annual engineering, life safety and administrative peer reviews and audits throughout Millennium owned Four Seasons, Ritz-Carlton and Millennium managed properties; developed, executed and evaluated resident and staff loyalty surveys.
- Negotiated, mediated and presided over budgets, contracts, settlements and resolutions while serving as Board President or Officer of four Ritz-Carlton properties in New York and Washington, DC.

Brook House Condominium Trust, Brookline, MA 1988 – April 2001

General Manager

- Under leadership, selected best managed condominium in the nation for excellence in facilities management, financial management, community involvement and owner satisfaction by the Community Associations Institute, 1996; also won national landscape award by Professional Grounds Management Society, 1993.
- Managed and helped convert \$100 million, mixed-use community with 763 residential units, retail and commercial space and full amenities from rental to condominiums.
- Developed and balanced budgets in every budget cycle during tenure.
- Saved over \$1 million through contract negotiations, conservation programs and major insurance reductions due to low loss ratios, safety programs and risk management strategies.

EDUCATION

- Juris Doctor, Suffolk University Law School, Boston, MA; Board of Bar Overseers #550838.
- Master of Arts in Criminal Justice, University at Albany, State University of NY.
- Bachelor of Science in Criminal Justice, Northeastern University, Boston, MA: magna cum laude.

CERTIFICATIONS & PROFESSIONAL DEVELOPMENT

- Certified Property Manager (CPM®), Institute of Real Estate Management (IREM), 1992; past president Boston Chapter (MA, ME, NH, VT), 1996; current facilitator for Ethics course in Real Estate Management.
- LEED AP (Leadership in Energy and Environmental Design), 2009.
- Real Estate Broker, Massachusetts, License #133896.
- Certified Protection Professional (CPP), ASIS International, 1983.
- Certified Manager of Community Associations (CMCA), 1996, Community Associations Institute.
- Certificate in Mediation Skills, 1999, Metropolitan Mediation Services; Stoughton District Court, six-month supervised mediation.
- Featured and/or interviewed in several publications including New York Times, University at Albany and Northeastern Alumni Magazines, Condo Media, Condo Management, New England Real Estate Journal, Multi-Housing News, and Journal of Property Management.
- Lectured for various associations on security and real estate related topics including Institute of Real Estate Management and Community Associations Institute.
- Competed in marathons, triathlons and other races including the 2005 Lake Placid Ironman; won numerous age group awards.