



CELEBRATING  
55 YEARS

# nerej

## **The Dolben Company promotes four**

October 11, 2024 - Front Section



Woburn, MA The Dolben Company has promoted several individuals within the Property Management Department as it continues to build for the future. The following individuals received promotions:

## Patrick Beaton

Patrick Beaton, regional property manager: Beaton started his career with Dolben in the summer of 2015 as a roving maintenance team member. He continued to seasonally rove in various capacities through college, and ultimately joined the 2020 manager in training (MIT) program. From there, he became the assistant property manager at The Q, in Quincy, MA and played a valuable role getting the property leased-up. His experience at The Q prepared him well for his next role, the assistant property manager at Breakwater/Cove164, in Lynn, MA. Both properties were in lease-up at the same time, and Beaton played an integral role in the success of the lease-up, both in terms of leasing and operations. In June 2022, Beaton was promoted to property manager at Halyard in Gloucester, MA. Throughout his tenure there, the property has performed extremely well. He has created a great rapport with residents and has been a solid example of high customer service to his team. Most recently, Beaton has led the team at Aster at the Summit, a lease-up property in Wakefield, MA. The lease-up went extremely well and Beaton's leadership has been instrumental in the success of the property. In his new role, Beaton will be managing a portfolio of properties in New England, and will be working out of the company's regional office.

## Asia Ciovacco

Asia Ciovacco, regional property manager: Ciovacco was named the property manager for the Beverly Crossing Portfolio in September of 2021. Comprising of four properties with 394 apartments and 26,000 s/f of retail, she was instrumental in the success of all the properties. Ciovacco was also instrumental in assisting ownership with many of the interior design details for their newest community, The Block at Odell Park, which welcomed their first residents in July of 2023. Asia created a strong team throughout the Beverly Crossing Portfolio, where everyone was always willing to go above and beyond. Ciovacco has also been the property manager at Northgate Apartments in Revere, MA, Townhomes at Beverly, Memorial Drive Apartments in Cambridge, MA, and Trac75 in Allston, MA. She has served as assistant property manager at both Longview at Georgetown and Northgate Apartments after having graduated from the 2015 Manager In Training (MIT) Program. In her new role, Ciovacco will be managing a portfolio of properties in New England, and will be working out of the company's regional office.

## Brendan O'Neil

Brendan O'Neil, regional property manager: O'Neil led the team as property manager at Breakwater and Cove164 in Lynn, MA. Both properties exceeded budget income and occupancy goals under his management. Despite the unique challenge of managing 400+ units between two properties, O'Neil did a terrific job working with his team to create a successful system. O'Neil began his career with Dolben in May of 2018 as a leasing consultant at One North Boston. He later graduated from the manager in training (MIT) program and gained experience as an assistant property manager at both Residences at Great Pond in Randolph, MA and Strata in Malden, MA. In October 2020, O'Neil was promoted to property manager at Trac75 in Allston, MA and immediately faced a property still recovering from pandemic-related occupancy issues. He played an integral role in helping the property rebound in occupancy before transferring to Residences at Great Pond in May 2021. While the Property Manager at Residences at Great Pond, he did an excellent job working with management, development, and ownership to oversee a hot water heater replacement project throughout the property. With his help and leadership, the property was able to streamline solutions for this project, which allowed for continued strong operational performance. In his new role, O'Neil will be managing a portfolio of properties in New England, and will be working out of the company's regional office.

Brian Johnston

Brian Johnston: Regional Property Manager: Johnston became property manager of Park Station Apartments in Gaithersburg, MD in 2021. In this role he managed capital projects, garage repairs and unit renovations, providing stability to the onsite management team. While in this role, Johnston was a regular instructor for Dolben University and was Property Manager of the Year in 2024. Under his leadership, Park Station was awarded Property of the Year in 2021. Johnston began his career with Dolben in 2011, as a graduate of the manager in training (MIT) program. After completion of the program, he served on the roving team before joining the Village at Odenton Station as assistant property manager in 2012 to begin the lease-up. After the successful completion of the lease-up, he was promoted to property manager at the Reserve at Stoney Creek in 2014 and oversaw the transition from the previous ownership to Dolben. During the construction of the second phase, he worked closely with the Development Team to successfully complete the lease-up ahead of schedule. In 2017, Johnston transferred to Riverscape at Piney Orchard where he oversaw all aspects of capital improvements including window and roof replacement as well as unit renovations. In his new role, Johnston will be managing a portfolio of properties in the Mid Atlantic, and will be working out of the company's regional office in Odenton, MD.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540