



# Bulletin

## BUILDING OWNERS & MANAGERS ASSOCIATION

Serving the Hartford/Springfield Area

June 2011

**JoAnn Church**  
*Edens & Avant*  
President,  
Greater Hartford BOMA



Summer has arrived, and although the Winter was long and snowy, and the Spring wet, we can all now get out and enjoy the sun, the warm temperatures, and, hopefully, some R&R.

The Association was busy and productive during the first half of 2011. Monthly education programs, networking events (Nine, Wine, and Dine Golf Outing) and committee meetings to plan programs and recruit new members all took place.

BOMA International hosted their annual convention in Washington, DC from Saturday, June 25<sup>th</sup> to Tuesday, June 29<sup>th</sup>. This annual event brings together BOMA members from around the world. There were educational seminars, networking events, a trade show hosted by the Allied Members in BOMA, and great speakers. Speaking on Sunday at the convention was CNN Analyst David Gergen. On Monday, President and CEO of the third largest REIT in the United States, Michael Fascitelli and Peter Linneman discussed commercial real estate in the U.S. and around the world. I had the pleasure of attending this great convention and had a chance to meet so many others in the commercial real estate industry. We are an exciting, energetic, knowledgeable group of people.

We will be celebrating the beginning of summer by

hosting the July 11<sup>th</sup> Gus Johnson Golf Outing at The Avon Country Club. This annual outing is a great event-food, networking, golf. And, great raffle prizes and awards. Joining us this year as the Emcee is Bob Joyce, "Voice of the UConn Women's Basketball" team. If you haven't signed your foursome up yet, or taken a sponsorship, please contact Sharon Moran at the Executive Office (860-243-9691) to get registered.

Over the summer months, the committees will meet to develop educational programs, plan a "New Member" social and the TOBY awards and Holiday Social. Staff will keep the members up-to-date on the happenings with both Greater Hartford BOMA and BOMA International.

BOMA International's new EER is now available. This tool is invaluable to the members: the information will help you manage your properties more efficiently, add value to your properties, and decrease your expenses. This year's information collected is the largest since the EER started. Visit the BOMA International web site at [www.boma.org](http://www.boma.org) to see this, and other publications and products International has to offer their 16,000 members.

Enjoy the summer months. Take some time off to visit with family and friends.

*JoAnn*

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**Executive Director:**  
**Sharon Moran**  
**Administrative Assistant:**  
**Maryann Dupuis**



**BOMA**  
**Calendar of Events**

**July 11th**

*Gus Johnson Golf Tournament  
Country Club of Avon*

2011

Greater Hartford Officers, Board of Directors,  
and Committee Chairs

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TOBY Awards .....Peter Caniano  
Government Affairs.....Dale Reese, Ronald Eddy  
Gus Johnson Golf Outing.....Marty Scovill, Jen Rossi  
High-Rise.....Christopher Beeson  
Programs.....Jo Ann Church

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**BOMA Bulletin**

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Moran at smoran@ssmgt.com

*With a 100-year history, BOMA is the most influential and effective advocacy, recruitment and training organization for the U.S. commercial real estate industry. BOMA/Greater Hartford represents over 120 members throughout the Greater Hartford area. The area represented by the Association is from New Haven north to Springfield, MA.*

*To find out how BOMA can build power for your organization, call the Executive Office at 860-243-9691 or visit the website at [www.bomahartford.org](http://www.bomahartford.org).*



**BOMA Bulletin Articles/  
Ads Deadline**

The following is the deadline for sub-  
missions in the next issue:

<b>Issue</b>	<b>Deadline</b>
<b>Oct</b>	<b>Sept 30th</b>

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**GUS JOHNSON GOLF OUTING**

**JULY 11, 2011  
Country Club of Avon**

Join your BOMA colleagues on July 11th  
for a round of golf, lots of networking, and  
win some of the best raffle prizes at any  
outing.

This annual event is always a sell-out (all 3  
9-holes are used) and this year promises to  
be just like all of the past events!

Thanks to:

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## BOMA INTERNATIONAL NEWS

### ARE YOU PREPARED?

Hurricanes are severe tropical storms that form in the southern Atlantic Ocean, Caribbean Sea, Gulf of Mexico and in the eastern Pacific Ocean. People who live in hurricane prone communities should know their vulnerability, and what actions should be taken to reduce the effects of these devastating storms. The information on this page can be used to save lives at work, home, while on the road, or on the water.

<http://www.ready.gov/america/beinformed/hurricanes.html#link1>

### **Prepare Your Business**

Businesses have a critical role in preparedness. Putting a disaster plan in motion now will improve the likelihood that your company will survive and recover. *Ready Business* outlines commonsense measures business owners and managers can take to start getting ready.

### **Recommended Training**

FEMA's Emergency Management Institute (EMI) has developed a training program to encourage community hurricane preparedness. This computer-based course provides basic information about dealing with tropical cyclones and hurricanes. Visit [www.training.fema.gov/EMIWeb/IS/is324a.asp](http://www.training.fema.gov/EMIWeb/IS/is324a.asp) and select the 'take this course' option at the top of the right hand column to take the interactive web-based course.

### FASB UPDATE

The Financial Accounting Standards Board (FASB) has announced the delay in the release of the final ruling on changes to lease accounting standards. BOMA, along with hundreds of other organizations submitted comments in opposition to the exposure draft. After making some progress on addressing the issues raised by BOMA and others, the FASB and IASB reversed their earlier decision to continue straight-line expense recognition for most operating leases. Go to [www.boma.org](http://www.boma.org) to read more about this. BOMA will continue to monitor FASB and provide updates and **additional resource materials**.

### SUSTAINABILITY

#### **Announcing BOMA "Ever-Green"**

Looking for information and guidance on green and sustainable building operations and practices? BOMA International's new **"Ever-Green" resource site** provides a step-by-step guide to finding information, training, best practices, and certification for commercial buildings and management teams – all in one place. [www.boma.org](http://www.boma.org)

### BOMA's NEW GREEN LEASE NOW AVAILABLE

Introducing BOMA International's new Green Lease Guide – *Commercial Lease: Guide to Sustainable and Energy Efficient Leasing for High-Performance Buildings*. This update to BOMA's best-selling Green Lease Guide includes more "green" clauses reflecting the evolution of the market over the past several years as well as updates to the "non-green" clauses. This definitive guide helps property professionals execute a lease that addresses building operations and performance to maintain an energy-efficient and high performance property. [www.boma.org](http://www.boma.org).

(Continued on page 11)



## LOOK WHAT WE'VE BEEN UP TO!



**Laurie Fiore of Yankee Gas moderates.**

**Peter DeMallie talks about South Windsor's projects.**



## May Program "Why South Windsor?"



**Panelists: Matt Galligan, Craig Stevenson, Alan Lamson, Peter DeMallie**



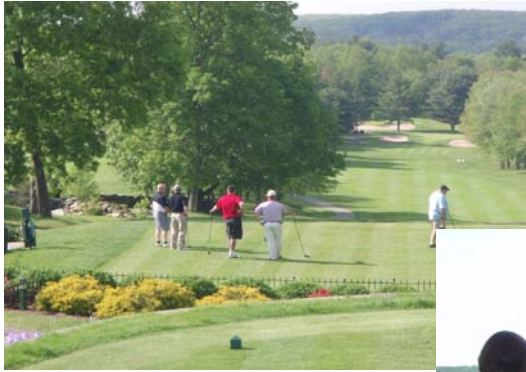
**Alan Lamson talks about South Windsor's retail projects.**

**Matt Galligan speaks to the group about South Windsor's economic developments.**



# LOOK WHAT WE'VE BEEN UP TO!

## Nine, Wine and Dine at Glastonbury Hills Country Club



## BOMA INTERNATIONAL NEWS

### BOMI Courses

Each year, Greater Hartford BOMA hosts designation courses for the members and others within their company for RPA (Real Property Administrator), FMA (Facility Management Administrator) and will offer courses for the SMT/SMA (Systems Maintenance Technician and Systems Maintenance Administrator). These designations are vital to managing/running commercial real estate properties.

In order to host these courses, the class size needs to be between 7-9 students. If you, or someone in your office needs to get their designation, please contact the Association's Executive Office (860-243-3977) and ask for either Sharon or Maryann. The more students that sign up, the better the course will become. Courses are held in the Hartford area, and depending on what works for most of the students, they are either a semester in length or done as an accelerated course over a few weeks.



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### 2012 BOMA DUES

As you prepare your budgets for 2012, please remember to include your dues for BOMA/Greater Hartford. Now, more than ever, your membership in BOMA is vital to your career. The education, networking, and resources available to BOMA members helps you maintain your buildings to the highest standards. 2012 dues invoices will be mailed in early October. Watch your mail for the invoice, but budget now for the 2012 dues.

### 2012 TOBY AWARDS

This year, the TOBY Awards Dinner will take place in November. This prestigious award showcases your excellence in property management and highlights the building's amenities, tenant satisfaction, community service, and energy efficiency, among other things. Nomination forms will be mailed in July to all Principal Members of BOMA/Greater Hartford. Enter your property in this competition and bring a TOBY award back to your building.

Four honorees will also be recognized at the TOBY dinner: Corporate Honoree of the Year, Member of the Year, Allied of the Year, and Engineer of the Year. Nomination forms for these four categories will be mailed to all members.

Watch your mail for these nomination forms.