



2012 BOMA Ottawa Annual Report

Issued: 28 March 2013

The
Building Owners and Managers Association
of Ottawa

1005—141 Laurier Avenue West
Ottawa, Ontario, K1P 5J3

Phone: 613-232-1875

Fax: 613-563-3908

E-Mail: administration@bomaottawa.org

2012 BOMA Ottawa Annual Report Table of Contents



Introduction	4
Forward	4
President's Message	5
Governance Reports	
Board of Directors	6
Finance Committee	8
Selected Financial Statements.....	9
Association Reports	
Marketing Committee	14
Membership Committee	15
Planning and Policy Committee	17
Industry Reports	
Awards Committee	18
Environment & Energy Committee	19
Education Committee	20
Government Affairs Committee	21
BOMEX®	22
Security and Life Safety Committee	23
Networking Reports	
Curling Committee.....	24
Golf Committee—Spring	25
Golf Committee—Fall	26
Lunch Committee	27
Ski Committee	28

2012 BOMA Ottawa Annual Report Introduction

BOMA Ottawa's Vision

BOMA Ottawa, as the voice of the commercial real estate industry in the National Capital area, is the recognized advocate of building owners and managers in supporting their goals as professional and socially responsible businesses, so as to increase the economic benefit to its members, their employees and clients, and the broader community.

BOMA Ottawa's Mission

The mission of BOMA Ottawa is to represent the interests of commercial real estate owners and managers by being the voice of the real estate industry in the National Capital area, through advocacy, promoting the highest industry standards and educational development, and by fostering business relationships amongst its members and within the community it operates.

Foreword

BOMA Ottawa is the leading commercial real estate association in the National Capital Area, engaged in a number of activities on behalf of our members and the industry.

2012 was a year dominated by the National Conference BOMEX® which we hosted for the first time in 11 years.

We are pleased to present our 2012 Annual Report, which provides an account of our performance and our commitments, as well as an overview of our actions and challenges including important facts about our operation. It speaks clearly to our status, our conduct and the range of activities that we carried out on behalf of our members.

We constantly strive to deliver the best value to our members by organizing, networking and professional development opportunities; and, for a third consecutive year, without increasing our membership fees.

Our team, made up of both staff and volunteers, consistently plan, organize and execute top notch events of value and interest. It is through the collective efforts of everyone, to whom we owe enormous thanks, that we continue to succeed.

2012 BOMA Ottawa Annual Report Presidents Message

March 28, 2013

To the membership of BOMA Ottawa:

Welcome everyone, as I complete my first term as President of BOMA Ottawa it is time to look back at the past year's accomplishments.

Quite clearly the focus of 2012 was the national commercial real estate conference BOMEX[®] which Ottawa was awarded in 2010. After nearly two years of planning and organizing, professionals from all across Canada descended on Ottawa to attend BOMEX[®] for the first time since 2001. Under the chairmanship of our Past President, Bob Perkins, the BOMEX[®]2012 Committee assembled a team of volunteers that organized the conference and acted as the ultimate hosts and ambassadors.

BOMEX[®]2012 was a financial success earning more for BOMA Canada and BOMA Ottawa since the Conference became a shared profit project with BOMA Canada in 2006. Most importantly, it was a critical success, with delegate surveys confirming that they were satisfied with the program and felt they were taken care of by their Ottawa hosts. The pride we showed in our Association and city was clear and felt from one end of the country to the other.

BOMEX[®] didn't mean we didn't offer a full slate of programs to our members in 2012. Although some events were scaled back or put on hiatus for a year, we still offered the membership major networking events such as Curling, Skiing, Spring Golf, Summer BBQ and our end of year Holiday Lunch. This full slate of events meant members had a chance to meet and greet with other professionals, developing their network of acquaintances, keeping BOMA relevant.

Further in this report you'll see that educational services, whether they be BOMI courses to become qualified RPAs, or technical courses to become FMAs, or subject-specific seminars and communiqués were offered like all years, but in addition to all that, the Education Committee also developed a new initiative with Algonquin College that will serve as a template for future relationships.

As in every year there have been changes in our membership as well as some of our committees and I take this opportunity to thank all of those, who for a great number of years, were part of these committees both as Chairs, Co-Chairs and Members. BOMA's success is often traced back to its Committees. Your support and your participation is key to bringing new ideas to our Association.

Finally, my thanks to our staff who did double duty in 2012, organizing BOMEX[®] without reaching out to outside firms and still offering a full program to our members.

In closing, I thank everyone for having giving me the opportunity to proudly represent you as President of BOMA. It is my goal to build on our successes and continue to grow our programs, participation and Brand awareness in the industry and the public at large.

Thank you,



Pierre Azzi
President, BOMA Ottawa





2012 BOMA Ottawa Annual Report Board of Directors

Executive Committee

President

Pierre Azzi
Four Bridge Properties

Vice President

Stephen Nicoletti
Manulife Financial

Treasurer

Pat Whelan
Osgoode Properties

Secretary

Laurie Sanderson
Gowlings

Director At Large

Linda Sprung
KRP Development
Group

Past President:

Bob Perkins
The Taggart Group

Board of Directors

Sabiha Casey

David Cordick
Brookfield Properties

Oryst Deneka

Lisa Lejeune
SNC Lavalin O & M

Brian Murray
Sakto Corporation

Lori Streefkerk
Public Works &
Government
Services Canada

Beth Whitehead
Morguard

Networking

BOMA Ottawa has always taken pride in organizing networking events for industry professionals.

Our monthly luncheon meetings and special events are designed to include keynote speakers and topics of the day that affect our everyday business, emphasizing subjects of general interest to the BOMA membership.

After a year off, BOMA had a TOBY and Pinnacles Awards Luncheon where many of Ottawa's top buildings and service providers competed for the opportunity to represent Ottawa at the National Awards held each year at BOMEX® extra special with the National Conference in our hometown.

In June, and in keeping in step with the summer-time weather, our luncheon was held at the Brookstreet Hotel, overlooking the golf course. Long seen as the kickoff to summer the BBQ has grown every year.

The summer planning for BOMEX® guaranteed that we'd stay busy even without our usual September lunch or the popular Fall Golf Tournament, but we ended the series with an update on Radon Gas and the indoor environment.

Our year can never end without the single most attended event in the BOMA schedule, the December Holiday Lunch

which saw over 600 people come together to the theme of Pirates of the High Seas. Each year more and more members dress up to the theme of the day.

The Ski Committee organized the very popular annual Ski Day event. This year's ski day was held on Feb. 24th at Mont Tremblant, with nearly 130 people participating with the dinner at the Westin Hotel and Spa.

The Curling Committee had 64 participants at this year's event, held at the Nepean Sportsplex on Feb 2nd it was a fun-filled day as friends and colleagues spent an afternoon competing on the ice. This was followed by dinner at Capones Restaurant.

The Golf Committee organized BOMA Ottawa's Spring Golf Tournament with the Fall Golf Tournament being replaced with a double course event at BOMEX®.

This year's Spring Golf Tournament – Boma Ottawa's 27th Annual Golf Tournament was held at Chateau Montebello and Heritage Golf Course on June 14th. As usual the event was a huge success with a sellout crowd of 288 people joining in the fun. The evening was capped off with a sumptuous dinner at Le Chateau Montebello.

Professional Development

Our mandate has always included the responsibility to

provide Professional Development opportunities to our members. We do this so that our members may improve themselves, and share experiences that may be of interest or benefit to their peers. We do this both in academic and a casual settings.

The *BOMI Educational Program* is managed by BOMA Ottawa and provides an opportunity for those in the industry to secure one (or multiple) of four professional designations. In 2012 9 courses were offered with in class study and as in all years the BOMA Office supported students who preferred self study.

Advocacy

2012 was a quiet year for advocacy efforts as BOMA Ottawa re-grouped and began to set its sights on the new DC charges and the development of the Official Plan and its subsidiary plans. Again in 2012 BOMA was asked to participate in 9 City Committees including the further refinement of the City's "One Stop Shop" initiative for Development Applications.

Standards

In 2012 BOMA Ottawa recognized building management excellence and service excellence through its TOBY and Pinnacle Awards as well as Environmental Excellence through the BOMA BEST program.

The TOBY and Pinnacle Awards had an outstanding year, with

many applicants in the categories and BOMA BEST had an overall increase in private building applications as the Public Works standing offer was awarded for renewal in 2013.

By the end of 2012, property Managers from Ottawa to Kingston had more than 125 buildings through the new integrated BOMA BEST program that launched in October 2008.

Conclusion

As BOMA Ottawa charts its new course over the next five years it will not only seek input and help from its 450 members, but will now seek out the next generation of volunteers and participants that can bring new ideas and new ways of reaching our members in the years to come.

Office Staff:
Dean Karakasis

Peg Gallison

Shelley Tremblay

Vasi Georgaras

2012 BOMA Ottawa Annual Report Finance Committee

Treasurer
Pat Whelan
Osgoode Properties

Dora
Di Francescomarino
20 Vic Management

Martin Vandewouw
KRP Development
Group

Staff
Dean Karakasis

Mandate

The Finance Committee oversees BOMA Ottawa's financial and personnel management practices, ensures sound financial management processes are in place for its members, and strives to ensure adherence to BOMA's financial policies and reporting requirements.

2012 Overview

As outlined in the Financial Statements and committee reports, in 2012 BOMA Ottawa made a modest profit after interest and depreciation.

Our Audited statements show that for the year ending December 31, 2012, the Association's day-to-day general activities resulted in a net loss of \$29,718 before amortization of capital assets which was anticipated, but showing an overall profit of \$84,892 before amortization (\$73,823 after depreciation).

Both expenses and revenues in 2012 were consistent with our budget.

Whereas in previous years the Reserve Funds were depleted by the BOMA advocacy efforts against the increase in Development Charges, we have now replenished all funds.

BOMA Ottawa's total assets increased in 2012 to **\$704,190** from **\$647,239**.

BOMA Ottawa maintains four distinct funds to manage its financial affairs:

a General Operating Fund for day-to-day operations, a General Reserve fund to meet the Associa-

tion's requirements of maintaining sufficient funds to cover general operating activities for a period within a given year, an Education Scholarship Fund to support BOMA Ottawa's scholarship program, and an Industry Defense Fund to track and support advocacy of significant issues that impact the local BOMA Ottawa membership.

Over the next few pages, we have put a précis of the BOMA Ottawa Financial Position as a summary of the full Financial Statements of the Association that are also provided to the membership under separate cover.

Selected Financial Statements— Assets, Liabilities, Fund Balances

December 31, 2012	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2012	Total 2011
ASSETS	\$	\$	\$	\$	\$	\$
Current Assets						
Cash	246,892	161,529	47,166	150,305	605,892	411,034
Short Term Investments		41,661			41,661	70,371
Accounts Receivable	16,277				16,277	18,799
Work in process	4,165				4,165	20,825
Prepaid Expenses	11,399				11,399	48,643
Interest Receivable	6				6	47
Interfund Advances	661	(3,190)	2,834	(305)		
Total Current Assets	279,400	200,000	50,000	150,000	679,400	569,719
Long-term Investments						41,661
Tangible Capital Assets	24,790				24,790	35,859
Total Assets	304,190	200,000	50,000	150,000	704,190	647,239

December 31, 2012	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2012	Total 2011
LIABILITIES	\$	\$	\$	\$	\$	\$
Current Liabilities						
Trade & Other operating liabilities	92,818				92,818	122,302
Deferred Membership Revenue	8,520				8,520	7,983
Other Deferred Revenue	62,775				62,775	47,353
Due to BOMI Canada	4,930				4,930	11,560
Total Liabilities	169,043				169,043	189,198

December 31, 2012	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2012	Total 2011
FUND BALANCES	\$	\$	\$	\$	\$	\$
Internally restricted		200,000	50,000	150,000	400,000	303,821
Unrestricted	135,147				135,147	154,220
Total Fund Balances	135,147	200,000	50,000	150,000	535,147	458,041
	304,190	200,000	50,000	150,000	704,190	647,239

Selected Financial Statements— 2012 Revenues

Year Ended December 31, 2012	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2012	Total 2011
Revenues	\$	\$	\$	\$	\$	\$
Awards	13,875				13,875	
BOMA BESt	73,953				73,953	105,797
BOMEX	615,081				615,081	
Curling	7,140				7,140	4,450
Education	66,940				66,940	50,586
Environment & Energy	1,580				1,580	175
Golf	155,696				155,696	155,338
Lunch	101,293				101,293	126,713
Marketing	5,000				5,000	5,000
Membership	284,308				284,308	272,136
Office & General	7,025				7,025	5,790
Security & Life Safety	920				920	
Ski	18,622				18,622	22,368
Fall Golf						21,499
Net Investment Income	282	3,301	417	240	4,240	6,591
Total Revenue	1,351,715	3,301	417	240	1,355,673	776,443

Selected Financial Statements— 2012 Expenses

Year Ended December 31, 2012	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2012	Total 2011
Expenses	\$	\$	\$	\$	\$	\$
Awards	16,874				16,874	268
BOMA BESt	77,154				77,154	66,652
BOMEX	500,471				500,471	
Curling	3,455				3,455	3,269
Education	35,452		675		36,127	25,744
Environment & Energy	2,140				2,140	407
Golf	110,055				110,055	109,523
Lunch	63,698				63,698	92,191
Marketing	4,522				4,522	733
Membership	1,415				1,415	1,676
Office & General	120,633				120,633	126,597
Security & Life Safety	2,274				2,274	266
Ski	15,140				15,140	21,486
Fall Golf						15,588
Rental Expenses	58,969				58,969	57,030
Conventions	6,332				6,332	15,357
Government Affairs	6,189				6,189	7,319
Amortization of Tangible Capital Assets	11,069				11,069	12,475
Salaries and Benefits	242,050				242,050	217,572
Total Expenses	1,277,892		675		1,277,892	744,153
Excess (deficiency) of revenues over expenses	73,823	3,301	(258)	240	77,106	2,290

Selected Financial Statements— 2012 Changes in Fund Balances

Year Ended December 31, 2012	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2012	Total 2011
	\$	\$	\$	\$	\$	\$
Balance, beginning of year	154,220	200,000	33,225	70,596	458,041	455,751
Excess (deficiency) of revenues over expenses	73,823	3,301	(258)	240	77,106	2,290
Interfund Transfers	(92,896)	(3,301)	17,033	79,164		
Balance, end of year	135,147	200,000	50,000	150,000	535,147	458,041

Industry
Networking
Advocacy

2012 BOMA Ottawa Annual Report Marketing Committee

Chair

Jeffrey Supino
Allen Maintenance

Dora
Di Francescomarino
20 Vic Management

Margaret Jackson
ABI/Hayworth

Caitlin Kragtwyk
KRP
Development Group

Paula Partner
Bentall LP

Bob Perkins
The Taggart Group

Brent Robinson
VINCIPark

Brian Seymour
CB Richard Ellis

Linda Sprung
KRP
Development Group

Mike Swan
Brookfield Properties

Scott Woodman
Maple Leaf Properties

Michael Zanon
GWL Realty Advisors

Board Liaison
Brian Murray
Sakto Corporation

Staff
Dean Karakasis

Mandate

The mandate of the Marketing Committee is to promote BOMA as well as to attract new members ensuring the association's continued growth and vibrancy.

The Committee works hand-in-hand with all other committees to collect comments and ideas for upcoming projects and when necessary lends support to other committees.

2012 Activities

In each year, the major task of the Marketing Committee is the publication of the annual Commercial Space Directory.

In October BOMA Ottawa published the 2012 edition, in cooperation with the Ottawa Business Journal, The 2012 Commercial Space Directory Report (CSD).

This edition tackled the challenges facing the Commercial Real Estate industry, in finding the new generation of workers and succession planning.

2012 BOMA Ottawa Annual Report Membership Committee

Mandate

The Membership Committee encourages and promotes membership growth by identifying key membership development components: prospecting, recruitment, orientation, involvement and retention.

2012 Activities

The Committee continued to work on a Membership Development strategy more closely aligned to the objectives outlined in its mandate.

A New Members' Breakfast was held as an opportunity for our Executive Director Dean Karakasis and BOMA Ottawa President Pierre Azzi to welcome the new members to the Association and introduce them to the different aspects of BOMA while encouraging them to find their way of participating.

The Committee has now turned its focus to the development of targeted strategies to find new professionals in the Property Management area that could benefit from being a member of BOMA.

The Committee's long-term goal is to maximize & retain the number of members and encourage membership from all commercial property types (office, retail, industrial and institutional.)

Jeff Arnot
Altus Group

Pierre Azzi
Four Bridge Properties

Dora
Di Francescomarino
20 Vic Management

Franco Falbo
Standard Life

Tony Lindo
V.S.O. Specialty Services

Jacques Marchand
Marchand Electric

Bruce Ragnold
Welch LLP

Laurie Sanderson
Gowlings

Marc St-Onge
Multivesco Inc.

Bob Perkins
The Taggart Group

Staff
Dean Karakasis

2012 BOMA Ottawa Annual Report Membership Comparison

TABLE 1— BOMA Ottawa Membership Comparison

As of September 30, 2012		As of September 30, 2011	
Corporate Members:		Corporate Members:	
C2	15	C2	15
C1	15	C1	15
Corporate	65	Corporate	65
Corporate Associate	82	Corporate Associate	80
Corporate Alternate	75	Corporate Alternate	75
Allied Members:		Allied Members:	
Allied	143	Allied	140
Allied Associates	52	Allied Associates	55
Other Membership Categories:		Other Membership Categories:	
Life	3	Life	3
Total Membership	450	Total Membership	444

Life Members:

Mr. Jack McGuinty (1996)

Mr. Jim Nunn (2008)

Glenn Richardson (2010)

2012 BOMA Ottawa Annual Report Planning & Policy Committee

Mandate

The Planning and Policy Committee fulfills an important role in overseeing the implementation of BOMA Ottawa's Strategic Long Range Plan and Policies..

It reviews the Strategic Long Range Plan (SLRP) for compliance, clarity and status and contributes to development of future SLRP's.

The Committee has a further mandate to develop and update the Policy and Procedures Manual on an ongoing basis, reviewing the various committees' mandates and seeking input from committees leading to updates as required.

2012 Activities

The Planning and Policy Committee continued to work on its main tasks in 2012 to provide support and guidance on Bylaw changes on behalf of the Association as well as review the Terms of References of all Committees as well as beginning to consider changes to the SLRP.

Gilles Landriault, RPA
Brookfield Properties

Penny Turnbull
Turnbull Design
Consultants

Ian Fisher, MBA, RPA
Ottawa Police
Services

John Page
Cominar

Laurie Sanderson
Gowlings

Board Liaison
Beth Whitehead
Morguard

Staff
Dean Karakasis

2012 BOMA Ottawa Annual Report Awards Committee

Chair
Lynn Heaston
Apollo Management

Co-Chair
Lori Anne Sauvé-Keefe
Bentall LP

Members
Liz Miller
Turnbull Design

Michael Zanon
GWL Realty Advisors

Helen Baker
GWL Realty Advisors

Board Liaison
Vicky Dinelle
Oxford Properties

Staff
Peg Gallison

Mandate

BOMA Ottawa has been saluting excellence in the office building industry since 1990.

Through the BOMA Awards, recognition is given for excellence in property management, operations, resource conservation, environmental awareness, leasing and building design, customer service and innovation. In our constantly changing industry, the greatest strength of any company is the people it employs.

The BOMA Awards recognize teamwork, outstanding service and commitment to clients. BOMA takes great pride in recognizing these teams and individuals who, through their drive and determination, are constantly searching for and achieving excellence.

2012 Activities

In 2012, BOMA celebrated 37 years in the Commercial Real Estate Industry with guest MC, and radio talk show host, Marc Sutcliffe.

The annual awards ceremony was held on Thursday May 8 at the Ottawa Convention Centre and introduced new awards in 2012 recognizing local shopping centres and the building operator of the year.

PINNACLE AWARDS

Customer Service Turnbull Design Consultants
Above & Beyond Bee-Clean Building Maintenance

THE OFFICE BUILDING OF THE YEAR AWARDS

Under 100,000 square feet **100 Murray St.**
Bentall Kennedy (Canada)

100,000 - 249,000 square feet **215 Slater St.**
Morguard Investments

250,000 - 499,999 square feet **180 Kent Street**
Minto Properties

500,000 - 1 Million square feet **National Printing Bureau**
SNC-Lavalin O&M / PWGSC

Over 1 Million square feet **Place Du Portage IV**
SNC-Lavalin O&M / PWGSC

Historical Building **LaSalle Academy**
SNC-Lavalin O&M / Public Works

Government Building **East Memorial Building**
SNC-Lavalin O&M / PWGSC

Earth Award **Sun Life Financial Centre**
Bentall Kennedy (Canada)

SHOPPING CENTRE AWARDS

Regional Shopping Centre **Place D'Orleans**
Primaris Retail REIT

Neighbourhood Shopping Centre **Billings Bridge Centre**
20 Vic Management Inc.

INDIVIDUAL AWARDS

Building Operator of the Year **Pierre Aube**
Brookfield Properties

Volunteer of the Year **Margaret Jackson**
Haworth

Mandate

The Environment and Energy Committee supports BOMA's members and the BOMA Go Green initiative by promoting awareness of environmental issues, providing information on good energy management practices and encouraging the adoption of energy efficient design and construction.

2012 Activities

The Environment & Energy Committee 2012 issues focused on the continued evolution of BOMA BEST, having the biggest year yet, with the beginning of renewals to go along with new buildings.



The BOMA BEST program continued to expand in Ottawa topping the 125 mark.

The awarding of the PWGSC contract for building assessments went to Genivar, who will be using the BOMA BEST standard, putting through approximately 150 buildings into the BOMA BEST system in the Ottawa area alone over the next five years.

The Committee also publishes articles for the membership, recently publishing an article on the Energy Conservation Requirements in the Ontario Building Code.

Early in 2012, the Committee participated in a roundtable with City Staff looking for input into the City Waste Policy. This was followed up with invitations to participate in focus groups and gain insight through surveys with our members.

The Committee also organized a tour of the Algonquin Centre for Construction Excellence where BOMA members got an inside look at one of Ottawa's most intriguing new buildings.

The Committee ended the year by planning a follow up to its popular Retro Commissioning seminar with a planned Re-Commissioning Seminar.

Chair
Glenn Mooney
Energy Ottawa Inc.

Co-Chair
Jeff Clark
Brookfield Properties

Members
Gary Bond
Trane

Bart Brennan
Domus

Fred Colford, CPM
Bentall LP

Jeff Doll
Genivar

Jordan Hamilton
Carma Industries

Brandon Malleck
Halsall Associates

Debbie Milling
KRP Development
Group

Peter Paciorek
Alliance Engineering

Brenda Schultz
Cominar

Martin Sing
Genivar

Board Liaison
Lori Streefkerk
PWGSC

2012 BOMA Ottawa Annual Report Education Committee

Chair
Christine Doyle
The Attain Group

Jennifer Patton
Cominar

Shawn Carr
Halsall

Oryst Deneka

Erin Nagy
Brookfield Properties

Board Liaison
David Cordick
Brookfield Properties

Staff:
Peg Gallison

Mandate

The Education Committee supports the membership through the provision of educational programs to address professional needs.

The committee liaises with BOMI Canada (Building Owners and Managers Institute) to promote BOMI's professional designation programs.

- Real Property Administrator (RPA);
- Facilities Management Administrator (FMA);
- Systems Maintenance Administrator (SMA) and
- Systems Maintenance Technician (SMT)

In addition to this, through private sector partnerships, the Education Committee also supports and promotes alternative courses and programs of interest to the industry in general.

2012 Activities

Approximately 120 students enrolled in the accredited programs (RPA and FMA) in 2012.

The Committee, along with the support of the BOMA Ottawa office, continues to deliver these programs to the members.

In 2012 the Committee began to examine possible extensions of the product line of BOMA, through new partnerships with other education providers and settled on a Building Operators Series with Algonquin College.

The classes are being conducted downtown and will comprise 8 courses in total running three times a year.

The first two seminars offered, both sold out (45 students each) within weeks of being offered.

BOMA Ottawa Scholarship Fund

The goal of the scholarship program is to provide benefit to BOMA Ottawa's membership, increase the level of professionalism in the industry, and increase awareness of BOMA in the community at large.

Scholarship recipients:

- 2004: Adele Prazeres
2005: Catherine Tokessy
2006/07: Brent Robinson
2008: Tim Hood
2009: Anna O'Connell
2010: James Brady
2011: Maggie Condon
2012: Craig Budge
2012: Carrie Pyzevas

2012 BOMA Ottawa Annual Report Government Affairs Committee

Mandate

The Government Affairs Committee (GAC) monitors and maintains open dialogue with municipal, provincial and federal governments and works to identify, promote and, when necessary, resolve issues affecting BOMA and its members.

The GAC publicizes BOMA's position to the BOMA membership by producing written articles and position papers and encourages the support and involvement of BOMA members on the Committee as situations demand.

The GAC extends its reach by forming coalitions with other industry organizations having common interests on issues affecting BOMA and its members.

2012 Activities

Development Charges

Between bylaws, the GAC was able to step back and discuss options for the next round of DC negotiations, without having to do a lot of investigative work yet.

Liaison Committee- Development Industry/City of Ottawa

In 2012 the Committee continued to be involved in the City of Ottawa's initiative to re-organize its handling of Development requests.

The program referred to as the "one stop shop" approach was developed in response to calls from the industry, BOMA and other associations had called on the city to create a protocol for development applications that did not vary widely from project to project, nor change course within a specific project.

Alliances

The GAC continued to work within other alliances, where we could find common ground on issues of concern.

BILDCO—As in past the BILDCO alliance continued to work with City of Ottawa Staff on Development Applications and the speed with which they are acted upon. Always conscious of other groups efforts in this area, BILDCO expanded the conversation base to include not just the City of Ottawa, but Hydro and the Ministry of Environment (Ontario).

Building A Better Ottawa Alliance (BABOA)—another Association of Associations including the Greater Ottawa Home Builders Association (GOHBA), Ottawa Construction Association (OCA), ORSA PEO. BABOA continued to help project an image of the Development Community in Ottawa as local employers and good citizens, with much to offer in terms of insight, resources and ideas.

Publishing

The GAC worked with Deloitte to produce a study on the impact of the Commercial Real Estate industry on the local Ottawa Economy. Produced in time the study was unveiled at BOMEX® and published in time for the Ottawa Real Estate Forum.

Chair

Nancy Meloshe
Meloshe & Associates

Co-Chair

Doug Kelly,
Soloway, Wright

Members

Janet Bradley
Borden Ladner Gervais

John Dickie
Dickie & Lyman

Jeff Doll
Genivar

Dan Dore
Deloitte

Franco Falbo
Standard Life

Ian Fisher
Ottawa Police Services

Kelvin Holmes
Colliers

Cal Kirkpatrick
Colonnade Development

Steve Martin

Michael Polowin
Gowlings

Brian Roberts
EPIC Realty Partners

Dave Rossetti
PCL Constructors

Philip Rimer
Fraser Milner Casgrain

Anne Tremblay
Ottawa International
Airport Authority

Martin Vandewouw
KRP Development Group

Board Liaison
Bob Perkins, MBA
The Taggart Group

Staff

Dean Karakasis

2012 BOMA Ottawa Annual Report BOMEX®2012

Chair

Bob Perkins
The Taggart Group

Co-Chair

Pierre Azzi
Four Bridge Properties

Members

Brenda Atkinson
Atkinson Scroeter
Design Group

Bruce Raganold
Welch LLP

Derrick Hanson
The Attain Group

Helene Gauthier
PWGSC

Jim Reklitis
Ability Janitorial
Services

Kimberley McMahon
Arcturus Realty

Margaret Jackson
Haworth

Patrick Whelan
Osgoode Properties

Scott Craven
Colonnade
Development

Terry Thompson
Tomlinson
Environmental Services

Staff

Dean Karakasis
Peg Gallison
Vasi Georgaras
Shelley Tremblay

Ottawa was awarded the BOMEX®2012 conference in 2010, from a list of four potential host cities. The first time that Ottawa had hosted the event in 11 years and the first time we had hosted it since the event became a BOMA Canada partnered event.

BOMEX®2012 attracted 253 delegates to the Westin Hotel on September 11-13 representing all the major Property Management firms and Suppliers. With the Trade Show attendees over 400 people came to Ottawa.

Sponsorship support, especially from locally represented national firms, was outstanding. Many participated and helped promote the show, with over \$225,000 secured to make a memorable three day event.

BOMEX® Special Events

Every BOMEX® adds a few special events to make the conference a must attend event. One of the more unique events in Ottawa was Bob's Building Tour which, according to one attendee, was not only a lot of fun, but the first time they could remember the Conference Chair personally leading a activity.

For the first time the BOMEX® Golf Tournament not only sold out one course, but needed two as BOMA Ottawa members came and mingled with BOMEX® delegates. Attendance at the Golf Tournament from delegates alone tripled the participants of the past three years. And our Canal Run, the day after the Opening Night VIP party, did not set records for pace ... but was fun for all that participated.

The Opening Night VIP Party brought everyone together, to kick off the conference, and BOMA volunteers, in their orange Team BOMEX® shirts, treated delegates to a true Ottawa welcome.

BOMEX® Education

We were able to have Education Session leaders from Ottawa, but also

attracted speakers from outside our region. Plenary sessions were entertaining with Senator Mike Duffy and pollsters Bricker and Wright who told interesting anecdotes about Canada and the back rooms of Parliament.

Attendance was full in the majority of our Education topics, meaning we were successful in keeping people out of the Rideau Centre and focused on the conference. Our topics were varied, and received high marks in surveys.

BOMEX® Trade Show

Was held in the Grand Ballroom in the Westin Hotel and sold out within weeks of going to market, and attracted many new presenters. In surveys delegates reported that 93% of them attended the trade show.

BOMEX® TOBY Awards Night

Held at the Museum of Civilization the spectacular vision of *Nature and Architecture in Harmony* transformed the Museum into a visual experience. The full house enjoyed an evening of great food, networking and conversation in one of the Capital's most spectacular settings. Our guests were entertained from arrival to departure with well known comedienne Jessica Holmes, who not only served as our MC, but entertained with impressions of Judy Garland and Celine Dion.

So successful was the execution of this event that it was one of only five events nominated, nationally, by the Canadian Special Events Expo in the category of Best Event Produced by and Association Board or Committee

BOMEX®2012 was a Team Effort, and a significant accomplishment earning a Net Profit of \$178,013 of which over \$110,000 will remain in Ottawa to be used towards future programs and events.

2012 BOMA Ottawa Annual Report Security & Life Safety Committee

Mandate

The Security and Life Safety Committee provides BOMA members with information relative to Security and Life Safety issues and represents BOMA through involvement with crime prevention, fire and law enforcement authorities.

It assists other BOMA Committees in areas dealing with Security and Life Safety issues and maintains information/resource material that can be accessed by BOMA members.

2012 Activities

The Security and Life Safety Committee continued to focus on issues and activities that would benefit the members of BOMA by providing information on safety and security topics.

In March the Committee hosted a seminar on Social Media and Security. The Seminar noted the continuing advancement in technology and wondered if Property Managers were becoming complacent about security needs in the face of Twitter, Facebook and other Social Media.

The Committee worked to publish articles of changes that face the Property Managers and recently published an article on Intelligibility of building audio systems.

Chair

Bill McMillan
GAL Power Systems

Roy Bowes
SimplexGrinnell

Catrina Curran
Securitas Canada

Chris Fox
CIMA

James Goff
Primaris

Rick Lambert
Transport Canada

Paul Latreille
LRI

John Lemay
RLS Group

Terri Porkolab
BLJC

Mike Potoczny
Siemens Technologies

Andy Romanowski
G4S Security Solutions

Board Liaison
Stephen Nicoletti
Manulife Financial

Staff
Dean Karakasis

2012 BOMA Ottawa Annual Report Curling Committee

Chair
Jim Dahmer, P.Eng.
Keller Engineering
Associates Inc.

Jeff Doll
Genivar

Staff
Peg Gallison

Mandate

The Curling Committee serves to strengthen ties between BOMA Ottawa members by organizing an annual Curling Funspiel, a popular networking event.

2012 Activities

The annual curling funspiel continues to be a success. The event was held for the first time at the Nepean Sportsplex curling venue.

In all, there were 64 participants at this year's event, held at the Nepean Sportsplex on February 2nd.

It was a fun-filled day as friends and colleagues spent an afternoon competing on the ice. This was followed by dinner at Capones Restaurant.

Thanks to all who came out and made it an enjoyable day,

2012 BOMA Ottawa Annual Report Spring Golf Committee

Mandate

BOMA Ottawa's Spring and Fall Golf Committees organize two extremely popular Golf Tournaments each year to enhance networking opportunities and address BOMA's commitment to the community at large.

The spring tournament is typically held at Montebello and Heritage, while the fall event rotates venues annually.

The main purpose of BOMA Ottawa's Golf Committees is to encourage social interaction between members, their associates, their peers and other interested parties.

2012 Activities

The 2012 Spring Golf Event was held at Le Chateau Montebello and Heritage and was, once again, a great success.

We hosted another sold-out event comprising of 288 golfers and a total of 300 individuals to dinner.

This event continues to improve and takes a great deal of effort by your Golf Committee and volunteers to make it happen.

This event raised much needed funds that are used to support the local organization and other initiatives such as advocacy, education, etc. and raised over \$10,000 in two years for Habitat for Humanity.

Chair
Reinhild Ansari
Manulife Financial

Co-Chair
Michael Swan
Brookfield Properties

Warren Wilkinson
Colliers International

Craig Whitten
Huntington Properties

Peter Paciorek
Alliance Engineering

Kristina Hamilton
Terracap

Board Liaison
Patrick Whelan,
Osgoode Properties

Staff
Peg Gallison

2012 BOMA Ottawa Annual Report Fall Golf Committee

Chair
Scott Craven
Colonnade
Development

Linda Sprung
KRP Development
Group

Board Liaison
Patrick Whelan,
Osgoode Properties

Staff
Peg Gallison

Mandate

BOMA Ottawa's Spring and Fall Golf Committees organize two extremely popular Golf Tournaments each year to enhance networking opportunities and address BOMA's commitment to the community at large.

The spring tournament is typically held at Montebello and Heritage, while the fall event rotates venues annually.

The main purpose of BOMA Ottawa's Golf Committees is to encourage social interaction between members, their associates, their peers and other interested parties.

2012 Activities

The Annual **Texas Fall Classic** was put on hiatus in 2012 in favour of doing a larger tournament as part of BOMEX.

2012 BOMA Ottawa Annual Report Lunch Committee

Mandate

The Lunch Committee organizes regular networking events. Our monthly luncheon meetings and special events are designed to include keynote speakers and topics of the day that affect our everyday business, emphasizing subjects of general interest to the BOMA members

2012 Activities

Some of this year's more notable topics included Bruce Lazenby of Invest Ottawa who spoke of his agencies initiatives to bring new business to Ottawa and Rod Bryden who spoke to the members of Plasco and the progress on this initiative to dispose of Ottawa's waste.

Not all topics were business oriented, in February Meredith Thatcher spoke to the members about Bio Mimicry where man mimics nature.

Each year BOMA Members bring their entire offices to the largest annual event of the BOMA Calendar the Holiday lunch.

Held again at the Westin Hotel Grand Ballroom over 625 people attended the lunch and many participated by dressing for the theme of Swashbuckling Pirates. This event marks the end of the annual networking activities each year and goes long into the evening as BOMA members break into groups and network all over the downtown of Ottawa.

Chair
Lorraine Sutton
BFI Canada

Robert Bento
G4S

Sabiha Casey

Cozette Gagné
Marcomm Inc.

Cindy Goyette, RPA
GWL Realty Advisors

Michael Thomsen
VINCI Park

Noah Goddard
Trane

Tony Lindo
V.S.O. Specialty
Services

Kimberley
McMahon
Arcturus Realty

Louis Bernard
Bonneau
Manulife Financial

Board Liaison
Linda Sprung
KRP Development
Group

Staff
Peg Gallison

2012 BOMA Ottawa Annual Report Ski Committee

Chair
John McGlynn
Waste Management

Nicole Nault-Smith
Minto Properties

Craig Ogden
Miron

Michael Zanon
GWL Realty Advisors

Board Liaison
Patrick Whelan,
Osgoode Properties

Staff
Peg Gallison
BOMA Ottawa

Mandate

As part of BOMA Ottawa's commitment to providing a variety of enjoyable networking activities, the Ski Committee organizes the BOMA Ski Club and arranges the very popular annual Ski Day event. BOMA Ottawa Members also have the opportunity to obtain discounted lift rates at local ski resorts, thanks to the efforts of the Ski Committee. In addition, the Ski Committee coordinates BOMA Ski Lessons, involving a package of lessons and lift tickets at a local ski facility.

2012 Activities

The Ski Committee organized the ever popular annual Ski Day event.

This year's ski day was held on Feb. 24th at Mont Tremblant, with nearly 130 people participating followed by dinner at the Westin Hotel and Spa.