



# **2013 BOMA Ottawa Annual Report**

Issued: 27 March 2014

**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](mailto:administration@bomaottawa.org)

# 2013 BOMA Ottawa Annual Report Table of Contents



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

# 2013 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.

We are pleased to present our 2013 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.

# 2013 BOMA Ottawa Annual Report Presidents Message

March 27, 2014

To the membership of BOMA Ottawa:

Every President of BOMA, that comes to the end of their term, looks back and considers the accomplishment that they make together with their Board, Committees and staff.

In 2012 our Board focused on hosting BOMEX, the national conference of the Commercial Real Estate industry. A great success financially, by attendance and satisfaction, it was a memorable September for all of us.

Following that up in 2013, we knew there was a need not to sit back and reflect on this accomplishment, but to move forward with continued and varied programming.

While we continued to organize our networking events such as Curling, Skiing, Spring Golf, Summer BBQ and our end of year Holiday Lunch we also had to accept our responsibility to be a participant in the City of Ottawa Official Plan development. Being asked to approach in the setting of direction for the city is further evidence that BOMA is respected by the municipal government when it comes to speaking for our constituents, and in many ways for our tenants.

2013 was also a year of transition, as some of our long standing programs began to move aside for new ones. The RPA courses, that BOMA has always offered in cooperation with BOMI Canada have seen a decline, not only in Ottawa but across the North America. As a result there was need to invest in new programming. Our Education Committee led this effort by partnering with Algonquin College to offer our Building Systems Fundamentals program which has become very popular amongst a different audience within the BOMA membership.

As always I can't thank enough all of those, who make up our committees. With 20 Committees and Working Groups, BOMA members show their support through their participation in all things BOMA. Leading all Committees is of course our Board of Directors. Serving with such a varied and professional group of individuals has been an honour and a pleasure.

Our staff continue to be the glue that holds BOMA together, bringing great ideas, imagination and support to all our volunteer groups, never losing site of their responsibility to all the BOMA membership.

As I leave the office of President of BOMA, I take great pride in knowing that I hand over to a new Board the beginning of a member engagement program, to assess what our members want in the future from BOMA, which by all preliminary results they suggest is still very important to them.

In closing, I thank our membership, for the opportunity to represent you and our industry.

Thank you,



Pierre Azzi  
President, BOMA Ottawa





# 2013 BOMA Ottawa Annual Report Board of Directors

## Executive Committee

### President

Pierre Azzi  
Four Bridge Properties

### Vice President

Stephen Nicoletti  
Manulife Real Estate

### Treasurer

Donna-Lee Brayton  
Rogers

### Secretary

Dave Cordick  
Brookfield Properties

### Director At Large

Oryst Deneka  
Colliers International

### Past President:

Bob Perkins  
Broccolini Construction

### Directors

Cheryl Barrett  
Oxford Properties

Sabiha Casey  
Marchand Electric

Shawn Carr  
Hallsall & Associates

Lisa Lejeune  
SNC Lavalin O & M

Brian Murray  
Sakto Corporation

Nicole Nault-Smith  
Minto Properties Inc.

Lori Streefkerk  
Public Works &  
Government  
Services Canada

Tim Thomas  
Perley-Robertson, Hill  
& McDougall

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.

Beginning a process of renewal the BOMA Lunch series launched a new initiative by honouring a member of the Canadian commercial real estate industry. In 2013 we honoured Blake Hutcheson, President and CEO of Oxford Properties. This standout event attracted over 200 BOMA members to a memorable day that began with the awarding of the M. Patrick Gillin Award to Bob Perkins, Past President of BOMA, Chair of BOMEX and Board member since 2002. The day was capped off with a rousing and inspirational speech by Mr. Hutcheson who spoke about his life, his career and family to a standing ovation of the members.

In June, BOMA doubled up by offering a traditional BBQ as well as a not so traditional Golf Tournament. Our annual BBQ luncheon was held at the Brookstreet Hotel, overlooking the golf course. Long seen as

the kickoff to summer the BBQ has grown every year, but still takes second place to the famous BOMA Spring Golf Tournament. Registrations pour into the BOMA office within 10 minutes of notification to the members, and sells out each year, the 2013 edition was characterized by perfect weather and perfect camaraderie.

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 "BOMA at the Movies". Members dressed up to the theme of the day.

The Ski Committee organized the popular annual Ski Day event. As always BOMA Ski Day was held at Mont Tremblant, and over 100 people participated with the dinner at the Westin Hotel and Spa.

The Curling Committee sold out this 2013 Funspiel held at the Nepean Sportsplex in February having a fun-filled day as friends and colleagues spent an afternoon competing on the ice. This was followed by dinner at Capones Restaurant.

## 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 2013 a North American trend of declining enrollment finally hit Canada, and many BOMA's began to phase out class sessions. In response the BOMA Education Committee began to reach out to new partners launching a successful new program with Algonquin College entitled Building Systems Fundamentals.

This 8 part seminar series often has sold out, and reflects a new direction for professional development in Ottawa.

### **Advocacy**

After a quiet year, 2013 saw the Government Affairs Committee become the focal point of much of BOMA's attention as we participated in the development of the City of Ottawa Official Plan and the subsidiary Master Plans. Although not completely in agreement with the all parts of the plan our involvement shows the respect that BOMA as earned with the City in being asked to represent the industry. The Official Plan also

begins the discussions on the Development Charges bylaw that will be drafted and adopted in 2014 and which BOMA will again play an active role.

### **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.

To determine members needs and wants, BOMA launched a Member Engagement initiative that will see surveys, focus groups and one on one interviews to chart the course for the future.

**Office Staff:**  
Dean Karakasis  
  
Peg Gallison  
  
Shelley Tremblay  
  
Vasi Georgaras

# 2013 BOMA Ottawa Annual Report Finance Committee

## Treasurer

Donna-Lee Brayton  
Rogers

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.

## 2013 Overview

As outlined in the Financial Statements and committee reports, in 2013 BOMA Ottawa incurred a loss on operations after interest and depreciation. The loss was budgeted for as the Board of Directors agreed to make a strategic investment in the Member Engagement Strategy from the profits derived from BOMEX.

Our Audited statements show that for the year ending December 31, 2013, the Association's day-to-day general activities resulted in a net loss of \$22,284 before amortization of capital assets which was anticipated. The overall loss, with the work done in Advocacy, and the scholarships was \$69,935.

Both expenses and revenues in 2013 were consistent with the BOMA budget.

As in previous years the Reserve Funds were depleted by the BOMA advocacy efforts specifically in our providing input to the City of Ottawa Official Plan.

BOMA Ottawa's total assets decreased in 2013 to \$612,290 from \$704,190 .

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 Association'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, 2013	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2013	Total 2012
<b>ASSETS</b>	\$	\$	\$	\$	\$	\$
<b>Current Assets</b>						
Cash	125,880	204,776	47,391	150,770	528,817	605,892
Short Term Investments						41,661
Trade & Other Receivables	12,202				12,202	16,277
Work in process	24,695				24,695	4,165
Prepaid Expenses	28,564				28,564	11,399
Interest Receivable						6
Interfund Advances	42,937	(4,776)	(2,391)	(35,770)		
<b>Total Current Assets</b>	<b>234,278</b>	<b>200,000</b>	<b>45,000</b>	<b>115,000</b>	<b>594,278</b>	<b>679,400</b>
<b>Tangible Capital Assets</b>	<b>18,012</b>				<b>18,012</b>	<b>24,790</b>
<b>Total Assets</b>	<b>252,290</b>	<b>200,000</b>	<b>45,000</b>	<b>115,000</b>	<b>612,290</b>	<b>704,190</b>

December 31, 2013	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2013	Total 2012
<b>LIABILITIES</b>	\$	\$	\$	\$	\$	\$
<b>Current Liabilities</b>						
Trade & Other operating liabilities	52,914				52,914	92,818
Deferred Membership Revenue	10,349				10,349	8,520
Other Deferred Revenue	83,815				83,815	62,775
Due to BOMI Canada	0				0	4,930
<b>Total Liabilities</b>	<b>147,078</b>				<b>147,078</b>	<b>169,043</b>

December 31, 2013	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2013	Total 2012
<b>FUND BALANCES</b>	\$	\$	\$	\$	\$	\$
Internally restricted		200,000	45,000	115,000	360,000	400,000
Unrestricted	105,212				105,212	135,147
<b>Total Fund Balances</b>	<b>105,212</b>	<b>200,000</b>	<b>45,000</b>	<b>115,000</b>	<b>465,212</b>	<b>535,147</b>
	<b>252,290</b>	<b>200,000</b>	<b>45,000</b>	<b>115,000</b>	<b>612,290</b>	<b>704,190</b>

## Selected Financial Statements— 2013 Revenues

Year Ended December 31, 2013	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2013	Total 2012
<b>Revenues</b>	\$	\$	\$	\$	\$	\$
Awards						13,875
BOMA BESt	212,850				212,850	73,953
BOMEX						615,081
Curling	8,900				8,900	7,140
Education	52,985				52,985	66,940
Environment & Energy	1,785				1,785	1,580
Golf	158,067				158,067	155,696
Government Affairs	3,015				3,015	
Lunch	120,847				120,847	101,293
Marketing	5,000				5,000	5,000
Membership	276,524				276,524	284,308
Office & General	6,225				6,225	7,025
Security & Life Safety						920
Ski	12,124				12,124	18,622
Fall Golf	27,050				27,050	
Net Investment Income	99	1,578	225	465	2,367	4,240
<b>Total Revenue</b>	<b>885,471</b>	<b>1,578</b>	<b>225</b>	<b>465</b>	<b>887,739</b>	<b>1,355,673</b>

## Selected Financial Statements— 2013 Expenses

Year Ended December 31, 2013	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2013	Total 2012
<b>Expenses</b>	\$	\$	\$	\$	\$	\$
Awards	756				756	16,874
BOMA BEST	129,820				129,820	77,154
BOMEX	4,976				4,976	500,471
Curling	5,703				5,703	3,455
Education	40,905		3,550		44,455	36,127
Environment & Energy	422				422	2,140
Golf	112,096				112,096	110,055
Lunch	97,215				97,215	63,698
Marketing	4,351				4,351	4,522
Membership	2,052				2,052	1,415
Office & General	121,721				121,721	120,633
Security & Life Safety						2,274
Ski	9,014				9,014	15,140
Fall Golf	19,059				19,059	
BOMA Canada Dues	60,711				60,711	58,969
Conventions	15,396				15,396	6,332
Government Affairs				39,591	39,591	6,189
Amortization of Tangible Capital Assets	6,778				6,778	11,069
Salaries and Benefits	283,558				283,558	242,050
<b>Total Expenses</b>	<b>914,533</b>		<b>3,550</b>	<b>39,591</b>	<b>957,674</b>	<b>1,278,567</b>
<b>Excess (deficiency) of revenues over expenses</b>	<b>(29,062)</b>	<b>1,578</b>	<b>(3,325)</b>	<b>(39,126)</b>	<b>(69,935)</b>	<b>77,106</b>

## Selected Financial Statements— 2013 Changes in Fund Balances

Year Ended December 31, 2013	General Fund	General Reserve Fund	Education Scholarship Fund	Industry Defence Fund	Total 2013	Total 2012
	\$	\$	\$	\$	\$	\$
Balance, beginning of year	135,147	200,000	50,000	150,000	535,147	458,041
Excess (deficiency) of revenues over expenses	(29,062)	1,578	(3,325)	(39,126)	(69,935)	77,106
Interfund Transfers	(873)	(1,578)	(1,675)	4,126		
Balance, end of year	105,212	200,000	45,000	115,000	465,212	535,147

**Industry**

**Networking**

**Advocacy**

# 2013 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  
Broccolini Construction

Brent Robinson  
VINCIPark

Brian Seymour  
CB Richard Ellis

Linda Sprung  
KRP  
Development Group

Mike Swan  
Brookfield Properties

Gordon Wadley  
Dundee Realty  
Management Corp.

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.

## **2013 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 2013 edition, in cooperation with the Ottawa Business Journal, The 2013 Commercial Space Directory Report (CSD).

This edition outlined the positive impact that the Commercial Real Estate industry has on the local economy.

# 2013 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.

## **2013 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

Bruce Ragnold  
Welch LLP

Laurie Sanderson  
Gowlings

Marc St-Onge  
Multivesco Inc.

Bob Perkins  
Broccolini Construction

Jeff Supino  
Allen Maintenance

## **Staff**

Dean Karakasis

# 2013 BOMA Ottawa Annual Report Membership Comparison

**TABLE 1— BOMA Ottawa Membership Comparison**

<b>As of December 31, 2013</b>		<b>As of December 31, 2012</b>	
<b>Corporate Members:</b>		<b>Corporate Members:</b>	
C2	15	C2	15
C1	15	C1	15
Corporate	67	Corporate	65
Corporate Associate	84	Corporate Associate	82
Corporate Alternate	75	Corporate Alternate	75
<b>Allied Members:</b>		<b>Allied Members:</b>	
Allied	141	Allied	143
Allied Associates	50	Allied Associates	52
<b>Other Membership Categories:</b>		<b>Other Membership Categories:</b>	
Life	3	Life	3
<b>Total Membership</b>	<b>450</b>	<b>Total Membership</b>	<b>450</b>

**Life Members:**

Mr. Jack McGuinty (1996)

Mr. Jim Nunn (2008)

Glenn Richardson (2010)



# 2013 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.

## **2013 Activities**

The Planning and Policy Committee continued to work on its main tasks in 2013 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.

There work was placed on hold while we collect information from the Member Engagement initiative.

Penny Turnbull  
Turnbull Design  
Consultants

Ian Fisher, MBA, RPA  
Ottawa Police  
Services

John Page  
Cominar

Laurie Sanderson  
Gowlings

Tim Thomas  
Perley-Robertson, Hill  
& McDougall

## **Board Liaison**

Beth Whitehead  
Morguard

## **Staff**

Dean Karakasis

# 2013 BOMA Ottawa Annual Report Energy & Environment Committee

## 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  
WSP

Jordan Hamilton  
Carma Industries

Brandon Malleck  
Halsall Associates

Debbie Milling  
KRP Development  
Group

Peter Paciorek  
Alliance Engineering

Paul Pilotte  
Siemens Canada

Brenda Schultz  
Cominar

Martin Sing  
WSP

Terry Young  
KRP Development  
Group

## Board Liaison

Lori Streefkerk  
PWGSC

## 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.

## 2013 Activities

The Environment & Energy Committee 2013 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 150 mark.

The awarding of the PWGSC contract for building assessments went to WSP, (now WSP) who used

the BOMA BEST standard, putting through another 30 buildings into the BOMA BEST system in the National Capital Area.

The Committee also published in 2013 on the topic of Energy Conservation Requirements in Ontario's Building Code and held a seminar for the members on Retro Commissioning of buildings.

# 2013 BOMA Ottawa Annual Report Education Committee

## 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.

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.

## 2013 Activities

2013 was the beginning of change for the Education part of the BOMA program as the North America wide decline in enrollment of BOMI courses finally hit Ottawa.

With the addition of new alternatives for taking the RPA courses now available, enrolment in actual class study has declined to a point where some classes were not viable anymore.

## Algonquin College

In response the Education Committee re-focused its energies and created a new 8 part program in partnership with Algonquin College.

This program, titled Building Systems Essentials, has 1 overview module and 7 topic specific modules.

- BUILDING SYSTEMS & CONCEPTS

- AIR CONDITIONING SYSTEMS
- HEATING SYSTEMS
- AIR HANDLING SYSTEMS
- WATER TREATMENT & FIRE PROTECTION SYSTEMS
- BUILDING CONTROL SYSTEMS
- ENERGY EFFICIENCY FOR BUILDINGS
- BUILDING ELECTRICAL SYSTEMS

The program has proved to be a success, utilizing Algonquin College content, adapted for this purpose with our Education Committee, and their downtown campus. This type of programming is being looked at as the future for BOMA education in Ottawa.

## 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  
2013: Carrie Pyzevas

## Chair

Christine Doyle  
The Attain Group

Jennifer Patton  
Cominar

Shawn Carr  
Halsall

Oryst Deneka  
Colliers International

Eileen Illingworth  
Oxford Properties

Erin Nagy  
Brookfield Properties

## Board Liaison

David Cordick  
Brookfield Properties

## Staff:

Peg Gallison

# 2013 BOMA Ottawa Annual Report Government Affairs Committee

## Chair

Nancy Meloshe  
Meloshe & Associates

## Co-Chair

Doug Kelly,  
Soloway, Wright

## Members

Pierre Azzi  
Four Bridge Properties

Janet Bradley  
Borden Ladner Gervais

John Dickie  
Dickie & Lyman

Jeff Doll  
WSP

Dan Dore  
Deloitte

Franco Falbo  
Standard Life

Ian Fisher  
Ottawa Police Services

Kelvin Holmes  
Colliers International

Cal Kirkpatrick  
Colonnade Development

Michael Polowin  
Gowlings

Dave Rossetti  
PCL Constructors

Philip Rimer  
Fraser Milner Casgrain

Tim Thomas  
Perley-Robertson, Hill &  
McDougall

Martin Vandewouw  
KRP Development Group

## Board Liaison

Bob Perkins, MBA  
Broccolini Construction

## Staff

Dean Karakasis

## 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.

## 2013 Activities

### Liaison Committee- Development Industry/City of Ottawa

The City of Ottawa Development Liaison Committee was established to provide an avenue for municipal staff and the local developers could discuss issues and find new approaches to old problems.

In 2013 the Committee spent some time on the Employment Land Study, as well as feeding into the Official Plan Process.

### Public Works and Government Services

In 2013 BOMA launched a new initiative to meet with PWGSC on a regular basis to discuss issues that were common to both organizations. Meeting twice issues ranging from Lease Clauses to how to better communicate with industry

were discussed. It is hoped that this new Committee will continue to evolve into a forum for discussion with Ottawa's major tenant.

## 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.

## Official Plan

The majority of the focus of the GAC in 2013 was on the Official Plan which sets the parameters for many of the decisions the City of Ottawa will take in the coming years. Although not in agreement with all aspects of the Plan BOMA was very active in participating in the discussions, and provided several changes that were adopted by the City.

# 2013 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.

## **2013 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.

Among its research for publishing topics are Intelligibility of Voice Communication in buildings, Security and Safety Plans, Private Sector Security and Safety Video.

## **Chair**

Bill McMillan  
GAL Power Systems

Paul Baker  
Bouthillette Parizeau

Roy Bowes  
SimplexGrinnell

Catrina Curran  
Securitas Canada

Chris Fox  
CIMA

Andrew Fleck  
Johnson Controls

James Goff  
Primaris

Rick Lambert  
Transport Canada

Paul Latreille  
LRI

John Lemay  
RLS Group

James Pomoransky  
Future Security  
Controls

Terri Porkolab  
BLJC

Mike Potoczny  
Siemens Technologies

Andy Romanowski

## **Board Liaison**

Stephen Nicoletti  
Manulife Real Estate

## **Staff**

Dean Karakasis

# 2013 BOMA Ottawa Annual Report Curling Committee

## **Chair**

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

Jeff Doll  
WSP

## **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.

## **2013 Activities**

The annual curling funspiel continues to be a success. The event was held again at the popular Nepean Sportsplex curling venue.

In all, there were 78 participants at this year's event, held at the Nepean Sportsplex in February.

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.

# 2013 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.

## **2013 Activities**

The 2013 Spring Golf Event was held at Le Chateau Montebello and Heritage golf courses and was, as always, a great success.

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

Always one of BOMA's most popular events, the 2013 edition was characterized by great weather and great play.

During the day money was raised in support of the Charity of Choice for 2013-2014 the The Royal Ottawa Hospital as we focus all our energies on one "in need" charity each year.

## **Chair**

Reinhild Ansari  
Manulife Real Estate

## **Co-Chair**

Michael Swan  
Brookfield Properties

Warren Wilkinson  
Colliers International

Craig Whitten  
Huntington Properties

Peter Paciorek  
Alliance Engineering

Kristina Hamilton  
Terracap

## **Board Liaison**

Lisa Lejeune  
SNC Lavalin

## **Staff**

Peg Gallison

# 2013 BOMA Ottawa Annual Report Fall Golf Committee

## **Chair**

Scott Craven  
Colonnade  
Development

Mike Godfrey  
Godfrey Roofing

Julie Charron  
Tandus-Centiva

## **Board Liaison**

Sabiha Casey  
Marchand Electric

## **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.

## **2013 Activities**

The Annual **Texas Fall Classic** returned in 2013, following a one year hiatus to support BOMEX.

Held at the Marshes golf course, the event saw 124 BOMA members come out for a great day, and added special features for souvenir photo's of all participants.



# 2013 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

## **2013 Activities**

Rebounding from a slower 2012, the 2013 Lunch series featured 4 Topical speakers, 2 Networking events and one special presentation.

Throughout the year the Lunch Committee organized Lunch topics on

- the Ontario College of Trades,
- the State of Investment Markets,
- the City of Ottawa Official Plan and
- Mayor Jim Watson addressing the new LRT line.

It also organized two networking lunches, the annual June BBQ and a September, *Back from Summer* lunch.

In between BOMA hosted the first Icons of the Industry Lunch, with Oxford CEO Blake Hutcheson who gave a warm, witty and inspirational speech about his life and career in Commercial Real Estate.

The end of each BOMA year features the biggest event BOMA organizes the Annual Holiday Lunch.

Held again at the Westin Hotel Grand Ballroom over 600 people attended the lunch and many participated by dressing for the theme of BOMA Goes to the Movies.

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

Sabiha Casey  
Marchand Electric

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 Real Estate

## **Board Liaison**

Cheryl Barrett  
Oxford Properties

## **Staff**

Peg Gallison

# 2013 BOMA Ottawa Annual Report Ski Committee

Nicole Nault-Smith  
Minto Properties

Craig Ogden  
MMM Group Ltd.

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.

## **2013 Activities**

The Ski Committee organized the annual Ski Day event.

Held at Mont Tremblant, over 100 skiers get together to enjoy a day on the slopes followed by dinner and networking at the Westin Hotel and Spa.