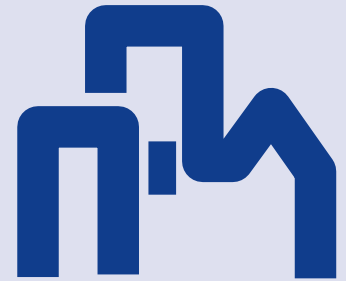


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2008 Committee Chairs:

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Beverly Campanaro / 937-222-4669
beverly.campanaro@otis.com

Government Affairs
Karen Basista / 937-293-0900
karen.basista@mvg.com

Newsletter Chairs
Barb Saville /937-673-1253
bsaville@debra-kuempel.com

Amy Berner /937-603-6745
aberner@tycoint.com

Programming & Education
Nancy Ferrara,
Interim Chair / 937-299-2662
nancy.bae.boma@ameritech.net

Community/Membership Interaction
Nancy Ferrara,
Interim Chair / 937-299-2662
nancy.bae.boma@ameritech.net

From the President



As the year comes to an end I would like to take this opportunity to thank my fellow board members. As President I get the easy job. It is thanks to my fellow board members, our BAE, and the committees that I can enjoy the position I hold. People like Tony Newport who worked so diligently to modify and upgrade our accounting system which allows us to better understand our financial position and make educated decisions accordingly. The folks on our golf committee met several times so

that we could enjoy a beautiful day of golf along with raising enough money to donate to four different charities. But most important, I want to thank Nancy, our BAE for all her hard work. Somehow we convinced her this was a part time job and something she could do in her spare time. Nancy is so dedicated she works on BOMA every single day. She is the rock that helps make this organization roll. So please, as you turn in your name badge after lunch, give her a big thank you for all of her hard work.

Jim Houpt
President
Dayton BOMA

2009 Experience Exchange Report

Among the many things your membership dues fund is the industry's best operating income and expense research, The Experience Exchange Report (EER). In 2009, the industry's best benchmarking tool will get even better! The EER will move entirely online, allowing you to access commercial office building income and expense data through a dynamic, Web-based platform. The new online EER will allow you to customize your search for data, export it to PDF and other user-friendly tools to make budgeting easy, and allow you to track trends.

The 2009 EER survey will launch in January and be open through March. Once again, the survey will be conducted entirely online at www.boma.org/2009EERsurvey. Submission of data is absolutely free! 2009 respondents receive a complimentary Expense Performance Comparison, which highlights how the respondent building compares to its peers, but also have the opportunity to purchase access to the new online EER reports at discounted prices.

For more information about the EER, please visit <http://www.boma.org/Research/>. Watch your e-mailbox and your mailbox for an announcement of the 2009 survey's opening.

Committee Chair Positions

We still have two committee chair positions open for Programming & Education and Community/Membership Interaction. Please contact Nancy Ferrara at (937) 299-2662 for more information or to volunteer.

Upcoming Speakers and Events

Just a reminder, our membership luncheons are on the second Tuesday of each month.

If anyone would like to recommend a future speaker or topic, please contact Nancy Ferrara at (937) 299-2662 or nancy.bae.boma@ameritech.net.

Upcoming Speakers

December – Stivers School for the performing Arts will be

providing holiday entertainment at our December luncheon.

January – Scott Kasler, Project Manager with ODOT. Scott will be giving us an update on the I-75 project through downtown Dayton.

February - To be announced

March - Dick Purtell, Chair and CEO, BOMA International

Helpful Tip

A new service provided by the Ohio Bureau of Motor Vehicles (www.bmv.ohio.gov) allows you to list a next of kin on your drivers' license. This would be used in the event that you are in an accident or an emergency occurs and you cannot provide this information. It allows you to list up to 2 contacts. This is a great option especially for elderly and teenage drivers.

Welcome, New BOMA Members!

Leslie Schuller

While her focus had been primarily in the Property Management sector of real estate she developed key relationships in Chicago with property owners and tenants. This led itself well to branch out into the tenant representation brokerage division of real estate before her relocation to Dayton, OH in 2005. Broadening her career with a diversity of experience in multiple real estate sectors and markets paved the path to her position as Real Estate Manager with CB Richard Ellis, the global leader in real estate services.

She and her husband, Randy, made the decision to relocate to Kettering, Randy's birthplace and childhood home, in order for him to launch the marketing division of Panyard, Inc. In their free time they enjoy gardening, eclectic music and arts entertainment, cooking and outdoor activities.

Sonny Arwood

Leading Edge Construction Group is a general contracting company headquartered in Dayton Ohio. Business owners Sonny and Rob Arwood offer over 35 years experience in residential and commercial construction. Leading Edge specializes in new construction as well as renovation. They also offer design build, interior tenant build out, retail building, and building maintenance programs along with a complete commercial roofing division.

Performing much of the work with their own employees gives them more control of the overall scheduling as well as high quality control. Leading Edge employs more than 30 personnel.

Leading Edge currently has offices in Ohio and Tennessee, with plans to expand over the next several years to many other states. They currently provide service to Ohio, Indiana, Kentucky and Tennessee.

You know you are living in 2008 when.....

- You haven't played solitaire with real cards in years.
- You have a list of 15 phone numbers to reach your family of three.
 - You e-mail the person who works at the desk next to you.
- Your reason for not staying in touch with friends and family is that they don't have e-mail addresses.
- You pull up in your own driveway and use your cell phone to see if anyone is home to help you carry in the groceries.
 - You get up in the morning and go on line before getting your coffee.

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Due to the success of this year's golf outing the Golf Committee, along with the Dayton BOMA Board, has chosen four charities to benefit from this year's proceeds.

Ronald McDonald House Charities

Lezley Pisone

Development Director

"This donation will be able to pay for 10 nights of service to someone who stays at the Ronald McDonald house. We serve over 500 families a year with the average length our guests stay is 7 days to 4 months. They are not charged for our service. Our Mission statement is Provide temporary home away from home for families of critically ill hospitalized children and support efforts that improve children's health within our region.



Artemis Center

Susan Darcy

Development Director

"Artemis is grateful for cash gifts. While most of our staff costs are covered by grants, we rely on individual gifts to pay for direct support of domestic violence victims. Everyday, we need emergency cash for such things as changing locks on a victim's home to keep her batterer out, or buying Greyhound tickets for a woman and her children to get them safely out of town."

Hospice of Dayton Foundation

Lori Poelking-Igel

Director, Grants & Direct Mail

"Hospice of Dayton is committed to making quality hospice care available and accessible to terminally ill persons and their families, regardless of ability to pay, and in a manner consistent with the highest hospice standards. We are committed to advocacy for the needs of terminally ill persons and their families, while dedicating ourselves to provide comfort, dignity, privacy, and care efficiently and effectively. In 2007, we served nearly 4,000 patients. In 2007, non-reimbursed care at Hospice of Dayton was in excess of half a million dollars. Add to that the non-reimbursed cost of grief support services offered through Pathways of Hope and the grand total in non-reimbursed or indigent care totaled more than \$1,300,000. Donor dollars, such as those from Dayton BOMA, are used to close that gap."

Josh Roark Foundation

Advocacy Updates - Quantifying the Value of BOMA's Legislative Victories

Extension of Leasehold Depreciation Timeline

Prior to 2004, tenant or leasehold improvements were depreciated at a rate of 1/39th per year until the improvement went "out of service." In 2004, legislation was passed to reduce the depreciation timeline to 15 years, which more accurately reflected marketplace realities. This expired on December 31, 2007. On October 3, 2008, President Bush signed the Emergency Economic Stabilization Act of 2008, which included a provision to retroactively extend the 15 year depreciation timeline for an additional two years (Jan. 1, 2008 – Dec. 31, 2009).

According to the Congressional Budget Office, this legislative victory represents a savings to the commercial real estate industry of \$500 million over two years.

Brownfields Remediation Tax Incentive

On December 31, 2007, tax incentives for the remediation of Brownfields expired. Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. On October 3, 2008, President Bush signed the Emergency Economic Stabilization Act of 2008, which included a provision to retroactively extend the Brownfields remediation deduction (expensing) for an additional two years (Jan. 1, 2008 – Dec. 31, 2009).

According to the Congressional Budget Office, this legislative victory represents a savings to the commercial real estate industry of \$600 million over two years.

Energy Efficient Commercial Buildings Tax Deduction

In 2005, President Bush signed the Energy Policy Act of 2005 into law. Among other things, the bill provides for an accelerated deduction of up to \$1.80 per square foot for energy efficient upgrades that achieve a 50 percent reduction in annual energy cost to the user, compared to a base building defined by the ASHRAE/IESNA 90.1-2001 Standard. Partial credit is also available for upgrades to each of the three energy-using subsystems of the building - the lighting; the heating, cooling, ventilation and water heating systems; and the building envelope. This incentive was set to expire at the end of 2008, but on October 3, 2008, President Bush signed the Emergency Economic Stabilization Act of 2008, which included a five year extension of this deduction (Jan. 1, 2009 – Dec. 31, 2013).

According to the Joint Committee on Taxation, this legislative victory represents a savings to the commercial real estate industry of \$887 million over five years.



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Member Profile: Phil Hurst, Everybody's Workplace Solution, Inc.



Phil has been a member of Dayton BOMA for over 20 years. He attributes much of his success in the commercial moving industry to the networking relationships he has built with the local members and his involvement with the association over the years. Phil was instrumental in the development of the different committees, the hiring of the first BAE, the start of the first newsletter, was the first chair of the Membership Interaction Committee, is a past member of the Board of Directors and was honored as "Member of the Year". "You get out of BOMA what you put into BOMA," says Phil.

Phil started his career in the moving industry with a local Atlas Van Lines agent over 25 years ago. As he was trying to develop a niche in the competitive marketplace he realized that none of the local movers marketed or advertised specifically for office moving. Phil began to specialize in commercial moving and joined Lincoln Storage downtown as the Manager of their newly formed Commercial Moving Division.

10 years ago Phil took the idea of merging commercial moving with a modular furniture dealership to Everybody's, a local Steelcase dealer. "More and more of the office moves were involving the disassembly & reassembly of panel systems and modular furniture and so it seemed like a perfect fit" says Phil. That union has been extremely successful and Phil notes that many office furniture dealers in the country are now incorporating commercial moving in their marketing and operational efforts.

Phil believes that a successful office move begins with hiring an experienced commercial moving company that employs professional moving personnel and utilizes the specialized commercial moving equipment that today's complex and technical moves require. Phil has managed and coordinated over 8000 office & industrial moves.

Phil has been married for over 30 years. He and his wife Claudia have 3 grown children and 8 grandchildren. Phil enjoys hunting, fishing, camping, biking, horsin' around and spending time with the grandkids.

Phil can be contacted at hurstp@everybodysinc.com or 937-293-1010.

PREPARE YOUR SHINGLE ROOF FOR WINTER

Mike Davis- Command Roofing Co.

It's hard to believe that another summer has gone and the cold winter months will be upon us very soon. A couple years ago I wrote an article about inspecting your commercial roofs after a tough winter but now I would like to offer some suggestions for preparing a shingle roof as we head into winter.

The damaging wind storm in September forced many of us to deal with roof problems already but if you were fortunate enough to escape without any visible damage, you should still inspect your roof for the items that might not be noticeable when looking from the ground. Exposed nails and missing, cracked, loose shingles that could cause a leak or be susceptible to future wind damage, missing siding that can let water get behind wall flashings, and damaged chimney caps should be addressed by a roofing contractor. Excessive granule loss will accelerate the deterioration of the shingle and is an indication that it might be time to re-roof.

As part of your roof inspection, be sure to check the flashing materials on all of the roof penetrations. Metal flashings on chimneys and walls often rely on caulking to provide a watertight seal and most caulking will only last a few years before they start to crack. Most pipe penetrations through the roof have a flashing that relies on a rubber gasket to seal around the pipe. These often last as long as your roof but occasionally will crack or separate from the pipe as they dry and become brittle. You should either caulk this rubber gasket or have the entire pipe flashing replaced if you see it starting to deteriorate.

Maintaining your drainage system is very important all year long but it is especially critical in the Fall. Be sure that you remove all leaves and sticks from gutters and valleys as they block, or slow, the flow of water. Leaves that accumulate in the valley areas can force water to drain around them and under the shingles. Gutters that do not drain properly can become extremely heavy and collapse from the build-up of water. You should also re-secure or replace loose gutter straps or hangers in preparation for the heavy snow and ice loads that could occur during the winter. The next time it rains, notice if any of the gutter joints are leaking and need re-caulked. I recommend checking your drainage system regularly this time of year because it only takes a few leaves to cover the downspout opening and lead to problems.

If caulking repairs are needed be sure the surface is dry and clean to allow for proper adhesion and remember that caulking is a maintenance item that should be inspected annually. My suggestion is to use a urethane caulk when bonding to metal or masonry, modified asphalt caulk when bonding to shingles, and gutter sealer when sealing gutter joints. Avoid using silicone caulk for these applications. Any of the building and home supply stores can help you with the choices.



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