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(937) 865-7084  
david.wallace@reedelsevier.com

Newsletter: Nancy Ferrara  
(937) 299-2662  
nancy@bomadayton.org

Programming & Education:  
Nancy Ferrara  
(937) 299-2662  
nancy@bomadayton.org

Community/Membership Interaction:  
Nancy Ferrara  
(937) 299-2662  
nancy@bomadayton.org

Emergency Preparedness: Becky Edgren  
(937) 401-9700  
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## DID YOU KNOW? SEVEN FUN FACTS ABOUT GOLF

Golf is a centuries-old sport that's enjoyed by millions of people throughout the world. We're going to share some fun facts that you probably didn't know.

**1. Longest recorded drive was 515 yards.** English-American pro golfer and kinesiology expert Michael Hoke Austin is credited with making the longest drive. While playing in the U.S. National Seniors Tournament in 1974, Hoke drove the ball a mind-boggling 515 yards. PGA champion Chandler Harper, Hoke's foursome teammate, said "This is impossible, but there is a ball over here."

**2. First 18-hole course was on a sheep farm in Downer's Grove, Illinois.** Businessman and golf lover Charles Blair McDonald moved to this quaint town and began constructing the course with his colleagues in 1892. The Downer's Grove Golf Course is still intact after all of these years, although its since been downsized to 9 holes.

**3. Golf balls were originally made of wood.** Some of the first golf balls were made entirely of hardwood, such as beech and box trees. These balls appeared during the 14th century and remained in use until the 17th century. Of course, a typical wooden golf ball would only last for a few games before it needed to be replaced.

**4. Other golf balls were made of feathers.** An alternative type of golf ball, known as a feathery, also appeared around the era of the wooden ball. A feathery was basically a leather pouch filled with chicken or goose feathers. Due to the extensive labor and materials required, a single feathery ball would often cost the modern-day

equivalent of \$10-\$20 bucks.

**5. Golf was played on the moon.** Golf is one of the two only sports to be played on the moon. On February 6, 1967 Alan Bartlett "Al" Shepard, Jr. performed a one-handed swing with a six-iron, sending the ball flying through the moon's low-gravity atmosphere. And in case you were wondering, javelin is the other sport that was reportedly played on the moon.

**6. It's a good workout!** Golf is an excellent workout that burns calories while promoting greater muscle mass. According to the health and fitness website ShapeFit.com, a typical 190-pound golfer will burn 431 calories per hour—assuming he or she is walking across the course instead of riding a golf cart.

**7. Development of new golf courses is banned in China.** China's government placed a ban on all new golf courses several years ago. However, this hasn't stopped cities and local communities from building them. To get around the ban, developers conveniently avoid mentioning the fact that they are building a golf course in the proposed plans.

**Don't Forget!**  
**Mark your calendar**  
**for the Dayton BOMA**  
**34th Annual Golf Outing!**



**Monday, July 29th**  
**Walnut Grove Country Club**  
**9am shotgun start!**

2

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## MEMBER HIGHLIGHT

Deanna Arthurs has been with Culmen Real Estate Services, Inc (formerly Miller-Valentine Group) for almost six years—four years as a Real Estate Accountant and two years as a Property Manager. She currently manages approximately 1.2 million square feet of industrial flex, office, retail and multifamily space. She earned a Bachelor of Science degree in Accounting and Finance from Wright State University.

Married for 23 years, Deanna has three children and annually hosts an international student from China. Deanna enjoys sports, fitness, volunteering and spending time with friends and family.



## AFTER HOURS NETWORKING EVENTS



We'd like to thank Chandra Miller, Jennifer Schock, Lauren Saintz and ABM for sponsoring our April After Hours Event at Elsa's Corner Cantina. What a great time to get to know other BOMA members and their guests!

If you weren't able to join us in April, please mark your calendar for our next After Hours Event to be held Tuesday, May 14th at Rooster's on St. Rt. 741 (across from LexisNexis) in Miamisburg. Becky Edgren and PuroClean Emergency Services will be sponsoring the event.

If you're interested in sponsoring an After Hours Event, please give Nancy a call at (937) 299-2662.

## BE SURE TO MARK YOUR CALENDAR

Brian Cappelli, RPA, BOMA Fellow and 2018/2019 Chair and Chief Elected Officer with BOMA International will be joining us as guest speaker at our September 10th membership luncheon.

Brian served as BOMA International's Chair-Elect for the 2017-2018 term, has more than two decades of experience in the commercial real estate industry, including roles at publicly traded REITs and private real estate investment firms focused on office, retail and mixed-use properties. He is currently vice president of Asset Management at GBX Group LLC.

Brian served two terms as president of BOMA/Greater Cleveland and four years on the BOMA Ohio Board of Governors. He has also served on numerous BOMA International committees, including the Asset Management Council, the Energy and Environment Committee and the Executive Committee, before becoming an officer in 2016.

This is one membership luncheon you won't want to miss.

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The BOMA app is your hub for everything BOMA, including each year's annual conference app and quick links to BOMA resources, allowing you to stay informed on the go. Just search "BOMA App" in the iTunes Store or Google Play.



## INTERNATIONAL PROPERTY MEASUREMENT STANDARDS

BOMA International is a founding member of the International Property Measurement Standards Coalition (IPMSC), an international group of professional and not-for-profit organizations working together to develop and implement global standards for measuring real property. Through the adoption of the IPMS, property assets will be measured in a consistent way, creating a more transparent marketplace, stronger investor confidence and increased market stability.

Visit [ipmsc.org](http://ipmsc.org) for more information on IPMS and to download the standards.

## BOMA 360 PERFORMANCE PROGRAM CONFERS 2,000TH DESIGNATION

The Building Owners and Managers Association (BOMA) International is pleased to announce that the BOMA 360 Performance Program® has achieved a significant milestone: the 2,000th BOMA 360 designation has been conferred since the program's inception in 2009. In 2018, new buildings were designated in the United States, Canada, China, Japan and—for the first time—Mexico, with the designation of Torre Anseli in Mexico City.

The BOMA 360 Performance Program evaluates commercial properties in six major areas: building operations and management; life safety/security/risk management; training and education; energy; environment/sustainability; and tenant relations/community involvement. BOMA 360-designated buildings total more than half a billion square feet of commercial space in more than 70 markets worldwide. Earning a BOMA 360 designation offers buildings tangible results, measured through higher tenant retention and satisfaction scores, higher rental rates and documented operational efficiencies as reported in designee surveys and by Kingsley Associates.

"We are proud to announce this incredible milestone for the BOMA 360 Performance Program," said BOMA International Chair Brian D. Cappelli, BOMA Fellow, RPA, vice president of Asset Management for GBX Group LLC. "The continued growth of the program is proof that building owners and managers recognize the competitive edge that the BOMA 360 designation can give their properties in the marketplace."

For more information about the BOMA 360 Performance Program, visit [BOMA.org/BOMA360](http://BOMA.org/BOMA360).

## CYBERTERRORISM

### UNDERSTANDING CYBER THREATS

The Internet has greatly improved the way we do business. Unfortunately, it has also created a breeding ground for scams, hoaxes, attacks on service, theft by unauthorized intruders, and sabotage via viruses and worms. Vulnerabilities associated with the Internet and networks put business, individuals, governments and critical infrastructures, such as power plants and telecommunications facilities, at risk. To understand the problem, consider the following incidents (1, 2):

*An attacker obtained 100,000 credit card numbers from the records of a dozen retailers selling their products through Web sites. He used a packet sniffer to capture the numbers as they traversed the Internet. The credit cards had limits between \$2,000 and \$25,000, putting the potential cost of theft at \$1 billion. This type of intruder activity is one form of "identity theft". The attacker was caught when he tried to sell the card numbers to an apparent organized crime ring that turned out to be the FBI. (1)*

*In a case of cyber extortion, an intruder stole 300,000 credit card numbers from an online music retailer. The intruder, who described himself as a 19-year-old from Russia, sent an email to the New York Times bragging he had accessed the company's financial data through a flaw in its software. The intruder later used the card numbers in an attempt to blackmail the retailer into paying \$100,000 in exchange for destroying the sensitive files. When the company refused to comply, the intruder released thousands of the credit card numbers onto the Internet in what turned out to be a public relations disaster for the company. Security experts still do not know how the site was compromised or the full extent of how the break-in affected the site's customers. Credit card companies responded by canceling and replacing the stolen card numbers and notifying cardholders by email. Ecommerce analysts say many similar attacks go*

*unreported. (1)*

*In 1996, a computer hacker allegedly associated with the White Supremacist movement temporarily disabled a Massachusetts ISP and damaged part of the ISP's record keeping system. The ISP had attempted to stop the hacker from sending out worldwide racist messages under the ISP's name. The hacker signed off with the threat, "you have yet to see true electronic terrorism. This is a promise". (2)*

These scenarios highlight the need for tight security in order to keep critical information out of the hands of cyber criminals and protect critical infrastructure such as power, water, and telecommunications facilities from Cyber Terrorists wishing to cause harm to the United States.

### CYBERTERRORISM

"Cyberterrorism is the convergence of terrorism and cyberspace. It's generally understood to mean unlawful attacks and threats of attack against computers, networks, and the information stored therein when done to intimidate or coerce a government or its people in furtherance of political or social objectives. Further, to qualify as cyberterrorism, an attack should result in violence against persons or property, or at least cause enough harm to generate fear. Attacks that lead to death or bodily injury, explosions, plane crashes, water contamination, or severe economic loss would be examples. Serious attacks against critical infrastructures could be acts of cyberterrorism, depending on their impact. Attacks that disrupt nonessential services or that are mainly a costly nuisance would not." (2)

We know terrorists do use cyberspace to facilitate traditional forms of terrorism



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The Experience Exchange Report (EER) was first published in 1920 to allow property professionals to share information as they sought to manage and operate buildings in the fast-evolving skyscraper landscape. Since that time, BOMA International has been the leader in providing annual income and expense data for commercial buildings—and has moved this data online to interactive databases produced in conjunction with Kingsley Associates.

Now known as the **Office Experience Exchange Report (Office EER)**, this resource offers the industry's most comprehensive and accurate income and expense data for the office sector. It's no wonder the Office EER has been commercial real estate's most trusted benchmarking tool for nearly a century. Use the Office EER to help benchmark your asset's financial performance, increase operational efficiency, build better budgets and much more.

The same level of benchmarking excellence you have come to expect from BOMA International for the office sector is also now available for industrial properties with the **Industrial Experience Exchange Report (Industrial EER)**. First launched in 2015, the Industrial EER is the only benchmarking resource in the commercial real estate industry specifically tailored to the industrial sector.

Subscribe to the Office EER and Industrial EER by visiting [eer.boma.org](http://eer.boma.org). Questions? Call (202) 326-6346 or e-mail [eer@boma.org](mailto:eer@boma.org)

such as bombings. They put up web sites to spread their messages and recruit supporters, and they use the Internet to communicate and coordinate plans. Terrorist may use hacking as a way of acquiring intelligence in support of physical violence, even if they do not use it to wreak havoc in cyberspace. However, critical infrastructure/key resource facilities should be prepared for a cyberterrorist attack.

To report cyber infrastructure incidents, please visit the United States Computer Emergency Readiness Team (US-CERT) web site at [us-cert.gov](http://us-cert.gov).

### IDENTITY THEFT

Identity theft has been identified as the fastest growing crime in the United States. Not only does identity theft pose a problem to victims, businesses, and the national economy, it is also a serious national security issue. It is now well known that six of the September 11, 2001, hijackers obtained social security numbers by fraudulent means. Terrorists may use identity theft as a means to finance their activities, enter the United States and gain access to facilities.

Methods of exploiting personal and private information are numerous and in most cases quite simple. Technology only enhances the ability to commit identity crimes, while remaining anonymous. Spyware, Trojan Horses, viruses, phishing, hacking (cracking), and malicious code are all significant problems in the cyber age, with new methods of exploitation becoming known almost daily.

With identity theft continuing to be a major problem in America, consumers, businesses, organizations, and governments have yet to quell the problem or find means to protect personal information. In fact, the loss of personal and private data by businesses, organizations, and governments has reached critical mass.

#### Reference:

1. Cross, Stephen (2000). "Cyber Threats and the U.S. Economy". Testimony before the Joint Economic Committee of the U.S. Congress.
2. Denning, Dorothy (2000). "Cyberterrorism". Testimony before the Special Oversight Panel on Terrorism of the U.S. House of Representatives.

—Greater Cincinnati Fusion Center Hotline: (513) 263-8000

—FBI Cincinnati Joint Terrorism Task Force: (513) 421-4310

## BOMA OHIO BWC GROUP RATING PROGRAM REMINDER

The 2019 workers' comp policy year will begin July 1. For those employers who are not enrolled in the BOMA Ohio CareWorks Comp group rating program and are interested in a no cost/no obligation evaluation for the 2020 policy year, please contact Shane Castle, CareWorks Comp Program Manager, at [shane.castle@careworkscorp.com](mailto:shane.castle@careworkscorp.com).

## WHAT DO I DO IF OSHA SHOWS UP AT MY BUSINESS?

The Occupational Safety and Health Administration (OSHA) could show up on your doorstep for different reasons. But when they do, it is important to keep a few things in mind. They should have credentials and will let you know the reason they are there during an opening conference. The inspection should be limited to the reason they are there. If they point out something you should do, try and correct it. They may wish to look at your OSHA Recordkeeping documents to determine if there are specific issues. They may wish to speak to your

associates in private and they most likely will have questions for you. It is important to be honest and be prepared to produce training records if asked.

At the conclusion of the inspection, the inspector will hold a closing conference to discuss observed violations. The closing conference may occur immediately following the inspection or several days or weeks later. Typically citations are mailed to the employer several days or weeks after the closing conference but must be issued within six months of the

start of the inspection. If you receive a citation it must be posted and you have 15 days from the receipt of the citation to contest it, but if you choose to do so you should have an attorney. You should always request an informal conference where you can produce documents, pictures or other evidence showing good faith to abate the hazards in order to have the citation withdrawn or reduced. You can find more information on OSHA's website in "All about OSHA" or contact Jim Wirth, 614-827-0370 or [jim.wirth@yorkrisk.com](mailto:jim.wirth@yorkrisk.com).

## BREAKFAST & LEARN

Jake Bross, Central Region Suppression Leader with Johnson Controls joined us in April to show us the proper use of a fire extinguisher. It was a very informative and fun event! Thank you to Dora Weis with Johnson Controls for sponsoring the event and to Jennifer Shields with VisCap Development for hosting the event at Austin Landing.

**Remember... If you see a fire, call 911 before attempting to extinguish it.** Better safe than sorry.

1. Pull the pin.
2. Aim the hose at the base of the flame at least 10 feet away.
3. Squeeze the handles together.
4. Sweep from side to side across the base of the fire, emptying the entire contents. It will need to be refilled regardless of quantity used.

### Fire Extinguisher Tips

When selecting an extinguisher for your home, make sure it is at least 5 pounds of agent and has a metal valve.



Check the gage annually to make sure the pressure is in the green range. If not, recharge or replace it. Google fire extinguisher service companies to refill.

Make sure everyone in the home knows where they are, and how to use them (visit [reextinguishertraining.com](http://reextinguishertraining.com) for instructions). Keep one in the garage for gas, paint, etc. and another under the kitchen sink.

Here is a link for a recall on plastic valve extinguishers: [kidde.com/home-safety/en/us/support/product-alerts/recall-kidde-re-extinguisher/](http://kidde.com/home-safety/en/us/support/product-alerts/recall-kidde-re-extinguisher/)



## "TOTO, WE'RE NOT IN KANSAS ANYMORE..."

While tornadoes can occur any time during the year, Ohio's peak tornado season is April through July. In 2014, State Farm ranked Ohio #4 in the country for tornado and wind damage claims and the National Weather Service confirmed Ohio had 18 tornadoes in 2018. The Weather Channel reported there have already been 25 tornado deaths this year in the U.S. Preparation for tornadoes is a critical element of any emergency plan to safeguard people and property. Now is a great time to review these tips with staff, tenants and family.

### Emergency Shelter/Safe Room

Underground shelters (basements) are recommended but if none are available seek small, windowless interior rooms or hallways on the lowest level. Shield your head and neck using furniture and blankets if available. Avoid cafeterias, gyms and rooms with flat roofs.

### Know the difference between a Tornado Watch and Tornado Warning

- Tornado Watch means a tornado is possible
- Tornado Warning means a tornado is happening or imminent; take shelter immediately

Flying debris, often from fallen trees and projectiles, cause most fatalities and injuries. Now is a great time to trim or remove trees that may pose a threat.

If you are driving and cannot get to a safe building, find a low, flat location, lie face down and protect your head. Never shelter under highway overpasses and bridges (taken from the Ohio

Committee for Severe Weather Awareness: [weathersafety.ohio.gov/tornadofacts.aspx](http://weathersafety.ohio.gov/tornadofacts.aspx)).

Your business Emergency Response Plan should include an Emergency Response Team

who is responsible for implementing, overseeing, and executing your plan. During a tornado, this may include directing occupants to safe rooms and knowing how to account for visitors and people with disabilities. Consider an internal alarm system and test it, with drills, so occupants understand where the closest safe zone is.

For most businesses, it's not a matter of if a disaster will strike, but when. Preparation, including safety drills, should be a focus of all Emergency Response Plans.



### Dora Weis

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## 2019 CLASS OF BOMA FELLOWS ANNOUNCED

BOMA International is pleased to announce the following members who have been honored with the prestigious BOMA Fellow recognition:

### Randal Froebelius, P.Eng.

President & General Manager, Equity ICI Real Estate Services Inc.  
Toronto, Ontario, Canada

### James R. Kleeman, RPA

Deputy Director, World Trade Center Department, Port Authority of New York and New Jersey  
New York, New York

### Richard J. McClure

Managing Director, Kennedy Wilson Properties  
Philadelphia, Pennsylvania

The individuals honored as BOMA Fellows have displayed exemplary and sustained contributions to the industry, their profession, the community and BOMA at all levels and have continually answered the call to leadership and service throughout their careers. The honorees will use the "BOMA Fellow" credential after their names and will be called upon to serve BOMA in a variety of capacities, including teaching, mentoring new members and young professionals, identifying future BOMA leaders, authoring articles and serving as thought leaders to address industry trends.

This year's class of Fellows will be honored at The Outstanding Building of the Year® (TOBY®) awards banquet on Tuesday, June 25, during the 2019 BOMA International Conference & Expo in Salt Lake City.

### BOMA Fellows Mission

The Mission of the BOMA International Fellows Program is to utilize the diverse and extensive knowledge of experienced real estate professionals to support and enhance the strategic vision, resources, and programs available through BOMA International for its members at all levels. To accomplish this Mission, Fellows serve as mentors to recruit and develop future leaders, and as speakers, writers, thought leaders, advisors, ambassadors, and advocates for BOMA. Fellows also recruit additional members into the Fellows Program.

The BOMA International Fellows Program, launched in 2011, is among BOMA International's highest honors. It recognizes and honors BOMA members for exemplary and sustained contributions to the industry, their profession, the community and BOMA at all levels, and is a call to continued leadership and service.

BOMA values longtime volunteers and highly engaged members for their contributions to the industry, the association and the community. The program provides recognition to individuals for outstanding contributions and also provides BOMA International with access to the best, brightest and most accomplished BOMA members to serve in a variety of capacities. The program provides these accomplished individuals with a credential they can proudly use and display and is a terrific forum for actively engaging these individuals in BOMA activities and initiatives.

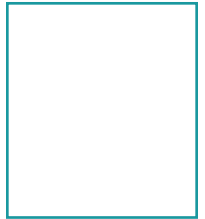
For additional information, email [bomafellows@boma.org](mailto:bomafellows@boma.org).

## MEMBER HIGHLIGHT

Bryan Woods has been with CertaPro Painters for just over five years now. He's been on the commercial side of the business since he began with the company, starting as an estimator then working into a commercial sales role. He took over as the Commercial Sales Manager in the Spring of 2018. Bryan strives to build long lasting relationships with his customers.

Prior to working at CertaPro, Bryan owned two companies in the trades industry. He's not only a member of BOMA, but serves as the Chair for the Golf Committee for CAI and serves on the Board of Directors as the Treasurer for the Greater Dayton Apartment Association.

Bryan married his lovely wife Brandee last summer down on the beach at Siesta Key. Together they have an almost 2-year old named Kayden and a 10-year old step-son named Dylan.





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# DAYTON BOMA

BUILDING OWNERS & MANAGERS ASSOCIATION

## FROM THE PRESIDENT

MAY 2019



By Sheri Simpson  
President  
Dayton BOMA

Happy Spring! If you are like me, it feels like it just showed up all of a sudden.

Here is some interesting information regarding advocacy that I picked up while attending the BOMA International Winter Business Meeting this past January. John Ricco, MPA, CAE with Partners in Association Management spoke at one of the sessions I attended. John talked about building a foundation for effective grassroots advocacy. Some of his ideas: initiate contacts prior to meeting with an “ask”, find something you have in common, invite your representative to speak to your group or attend a luncheon, stay in touch by sending an article of interest to them, and always follow up after a meeting with a hand-written thank you note. Good ideas to keep in mind going forward.

Speaking of advocacy, dozens of BOMA members convened on Capitol Hill March 12th to meet with lawmakers as part of BOMA International’s 2019 New Congress Fly-In. Members from 17 different BOMA locals met with 64 legislators to discuss BOMA’s top three legislative issues: fixing qualified improvement property, extending or making permanent the energy-efficient commercial buildings tax deduction, and ADA lawsuit reform. You can find additional information regarding state and local issues on the BOMA International website.

BOMA Ohio Advocacy Day in Columbus is being rescheduled for Wednesday, September 18th. Please be sure to mark your calendar now. It truly is a worthwhile opportunity to meet with those Representatives and Senators who represent us in the state of Ohio.

Although I mentioned this at a membership luncheon, I want to remind you that BOMA is now offering a new early career certification for commercial property managers, the Certified Manager of Commercial Properties (CMCP) certification. You must meet one of the following qualifications:

- *4 years of experience in the field of property management*
- *A 2-year degree plus 2 years of experience in the field of property management*
- *A 4-year degree plus 1 year of experience in the field of property management*

You must also have at least 30 hours of education and training directly related to property management. If you’ve completed any course in BOMI’s RPA program, you meet this requirement.

We’re already looking ahead to summer, which brings Dayton BOMA’s 34th annual golf outing. This year’s event will be held at Walnut Grove Country Club on Monday, July 29th. You should have already received your invitation in the mail. It’s always a fun event. Start planning now to put together a team and come out to spend the day with friends.

As summer quickly approaches, be sure to take time to enjoy many special moments with friends and family. I’m looking forward to seeing you at our many informative and fun events with Dayton BOMA!

## UPCOMING SPEAKERS AND EVENTS

Our membership luncheons are held on the second Tuesday of each month from 11:30 until 1:00.

**May 14th** — Brian Hobacivch and Bob Bannister with Constellation will be joining us to talk about “The Shale Revolution” and what it means to U.S. business and industry energy prices, production and exports.

**May 14th** — Dayton BOMA After Hours Event to be held at Rooster’s on St. Rt. 741 in Miamisburg (across from LexisNexis). Becky Edgren and PuroClean Emergency Services are our sponsors for the event.

**June 11th** — Sandy Gudorf, President of the Downtown Dayton Partnership will be joining us in May to update us on what’s going on downtown.

**June 22nd–25th** — BOMA International’s Annual Conference & Expo to be held in Salt Lake City, Utah.

**July 29th** — Dayton BOMA 34th Annual Golf Outing will be held at Walnut Grove Country Club, located at 5050 Linden Avenue in Beavercreek. 9am shotgun start.

## OUR VISION

BOMA will be the partner individuals in the commercial real estate industry choose to maximize value for their careers, organizations and assets.

**BOMA**  
Federated with BOMA International