

2012 BOMA FLORIDA NEWSLETTER



President's Message



By Lynn Vilmar, CBRE, BOMA Florida President/BOMA Greater Tampa Bay

While parts of Florida were experiencing record breaking winds and rain, I was in Seattle occasionally walking through a little rain while attending the BOMA International

Every Building Conference and & Expo. The conference was titled "Achieving High Performance Through Innovation" and the days were full of educational programs, the Trade Show, keynote speakers, business meetings and it concluded on Tuesday evening with the prestigious TOBY Awards.

What a fantastic evening to recognize the Chair and Chief Elected Officer, Boyd Zoccola and Chair Elect, Joe Markling. BOMA Florida was certainly the envy of many as we had so many members receiving accolades for their excellence in commercial real estate. Please hold your applause till I finish announcing the outstanding group from BOMA Florida:

- Murray Greene, member of Inaugural BOMA Fellows Class
- Lucy Smith, BOMA Southern Member of the Year
- John Scott, Executive Committee Member
- Laura Ragans, Executive Committee Member
- Melanie Schrul, Chair, Ass'n Exec. Council aka *Queen BAE*
- Kent Walling, President Southern Region
- Cary Fronstin, Industry Defense Fund Committee Chair
- Richard King, Past Pres. Southern Reg. and *wearer of kilt*
- The management teams from:
 - One Datan Center, Miami—Southern Reg. TOBY Winner
 - Butler Plaza, Jacksonville—Southern Reg. TOBY Winner
 - Balfour Beatty Ctr, Plantation—S'n Reg. TOBY Winner
 - Highwoods Bay Center I, Tampa—S'n Reg. TOBY Winner
 - 350-450 Las Olas Cr, Ft. Laud.—S'n Reg. TOBY Winner
- Lynn Vilmar, Vice Chair, BOMA Int'l State GA Comm.
- All members who are chairs and active participants!

BOMA Florida is comprised of professionals with unwavering commitments to our mission and to serving their BOMA locals, state, region and International. Members "Achieve High Performance Through Commitment to Excellence". It is sincerely an honor, privilege, and a great deal of fun to serve as BOMA Florida President. My thanks to all for your support and friendship and best wishes to the person elected as your new President in this year's annual meeting.

Let's grab our high tech toys, go sit in the sun with a tall glass of BOMA KoolAid and read all about the Conference. We can share ideas and work to inspire fellow BOMA members to participate in all things BOMA. Please wear your sunglasses as the sun shining off of Mel's Tiara is very bright!

Where America Goes to Work



With BOMA's hefty presence, documentation of the magnitude and significance of our industry's contribution to the economy is an important research objective. BOMA commissioned an analysis of the expenditures for office building operations, proving the commercial real estate industry plays a significant role in the U.S. economy.

Perhaps this is most obvious during the construction phase, but the far larger—and longer lasting—impact actually comes when the significant annual operating expenses associated with office buildings help support the local economy's vitality, create new jobs, generate personal income and contribute to the local tax base year after year.

Just how big is its impact? The space contributed \$205.1 billion to the gross domestic product in 2011—equivalent to the state of California's annual budget. For access to this insightful report, visit the BOMA website [here](#). BOMA Florida President and BOMA International State GA Vice Chair Lynn Vilmar shared:

"The study details the impact of commercial office space on the national and local economies, showing the 9.9 billion square feet of commercial office space located in the 94 markets served by local associations generated \$79.7 Billion in direct operating expenditures. That is enough to build One World Trade Center 20 times over. I recommend that everyone go to the website to read the details and download the study. It is a terrific tool for discussions with legislative representatives. The study is also great information to provide ownership reflecting the value of BOMA membership."

Where Florida Goes to Work

The report not only reports the aggregate impact to the US economy, but also rolls out how each market contributes. What does this mean for Florida? Check out the below stats:

Market	Market SF	Jobs	Total Expenditure	Cost/SF
Tampa Bay	143.3M	14,025	\$864.7M	\$6.04
FTL/PB	123.3M	15,131	\$932.9M	\$7.57
Miami-Dade	99.5M	14,576	\$898.2M	\$9.03
Jacksonville	86.2M	10,133	\$624.8M	\$7.25
Orlando	83.9M	8,888	\$548.0M	\$6.53
SW Florida	31.6M	3,209	\$197.9M	\$6.26
Tallahassee	20.1M	3,603	\$222.1M	\$11.04

Government Affairs Welcome



DK Mink

&



Lacey Willard

The advocacy objectives of BOMA Florida have been expansive, effective, and well recognized this year. Each GA Committee at our seven local associations has contributed time and talent to work for the interests of our members, our owners, our buildings, our industry, and our economy. And we now have a BOMA International "Govie" Award to show for it!

We are very excited to showcase in this annual newsletter our efforts in each governmental branch thus far in 2012, and hope readers will find relevance, excitement, and interest in these topics—perhaps even enough interest to join one of our committees!

As we continue to fight the fight for our industry, keep a look out for correspondence from Melanie Schrul. Many thanks to her for her diligent dedication to our organization and our industry.

As we gear up for the 2013 Session, our six-member volunteer-based GA Committee's objectives are to:

- Create Position Papers on topics of importance
- Coordinate Advocacy Day in Tallahassee
- Advocate on legislative bills, proposed code changes, and court decisions
- Serve on governmental task forces and committees and provide testimony there
- Administer each semester the internship program
- Make recommendations on PAC requests
- Oversee committee work and participation
- Hold weekly executive-level calls, and lead monthly statewide calls
- Generate reports for BOMA's meetings

We are proud to serve the BOMA Florida membership to continue to enhance our advocacy positions.

BOMA Florida Government Affairs Committee:

Jack Goodrich	Jack.Goodrich@Transwestern.net
Richard King	richard.king@colliers.com
DK Mink	dkmink@minkandmink.com
Rosemary O'Shea	roshea@bakerlaw.com
Lynn Vilmar	lynn.vilmar@cbre.com
Lacey Willard	lacey.willard@cbre.com

BOMA Florida BAE Message



I was honored to serve my peers as the Chair of the BAE (BOMA Association Executive) Council for BOMA International this past year. A special thank you to our local leadership for supporting my endeavors for the past three years during my term as a Council Officer.

The BAE Council was able to garner keynote speakers to our 3 meetings each year, who enlighten us on a myriad of topics. We learned about organizational strategies and governance systems, membership issues, legal dilemmas, tax concerns, communication delivery methods, database platforms, business continuity, data security, and general information sharing.

Who knew when I began this journey with BOMA 10.5 years ago that there was so much more to being an Executive Director than answering member's questions. I am grateful for this career that I have chosen and to all those who have cheered me on to bigger challenges throughout the years.

A Note From Southern Region



By Kent Walling, Taylor Mathis, BOMA GTB & Southern Region President

2013 Southern Region Conference – St. Petersburg, FL.

Please mark your calendars as the 2013 SRC will be held at the Renaissance Vinoy Resort in St. Petersburg, FL from April 11th – 14th.

Downtown St. Petersburg has recently been revitalized as a vibrant waterfront community in the Tampa Bay area with a focus on the arts. Our networking events will be held at some unique art galleries and studios in the area. We are actively working on putting together a wide variety of educational sessions that will benefit all attendees...property managers, engineers and allied companies.

BOMA Tampa Bay will play host for the conference and is excited to show off the Tampa Bay area to the BOMA Southern Region.

We look forward to seeing everyone next April in Sunny Tampa Bay!!!

Regards, Kent Walling

'12 Florida Legislative Session



By Lacey Willard, CBRE, BOMA GTB

Between redistricting and budget balancing, our GA Committee—together with BOMA's lobbyist the Honorable Lee Moffitt (*pictured*) and our interns—reviewed over 2,000 filed bills, identified 277 that could impact the CRE industry, saw 211

die, and advocated on 66 bills in 2012. These are strong statistics of BOMA Florida's efforts as The Voice of the Commercial Real Estate Industry. Here are summaries of our positions significant issues:

TAXES: Our position on tax legislation includes revision of tax regulations to create fair and equitable participation and placement of limits on local spending. Major issues this year centered on:

- Opposing assessed value tax caps which is Amendment 4 on the 2012 ballot (*available [here](#)*);
- Supporting sales tax on internet transactions which will revive in 2013 (*available [here](#)*); and
- Supporting federal carried interest (*available [here](#)*)
- Supporting property tax relief on 2012 ballot (HJR1003)

To link directly to BOMA FL's position on Taxes, click [here](#)

INSURANCE: Insurance is a significant operating expense, is a requirement for capital creation, and is vital to recovery after a nature disaster. Insurance must be available at reasonable rates and terms. The major issue this year centered on Citizens in the form of HB1127. Historically, a Citizens shortfall in claim obligations were covered by assessing almost all policy holders. This bill reduces the exposure of assessment amounts and the time frame to pay the assessment. Carriers now may be more willing to increase Florida portfolios, and new carriers may enter Florida. BOMA supported this bill, as supports increased competition ultimately resulting in lower premiums. To link directly to BOMA Florida's position on Insurance click [here](#).

AD HOC: This committee tracks items of importance, and major issues with 7/1/12 effectiveness were:

- HB517: Revision of DBPR CE requirements
- HB503: Prohibiting state prior approval on permitting for development in environmental areas
- HB5501: Establishes One Stop Business Registration Portal
- SB1202: Construction Lien recordation changes

BOMA Florida also took policy stances this year on energy, growth management, and code matters, and each are available at the [Legislative Issues](#) page. BOMA Florida exerted focused advocacy for the interests and benefit of the membership during this session. Here is a summary of bills tracked. For more information, contact Lacey Willard at lacey.willard@cbre.com.

Taxes		
HB	107	Special Districts Appear at Meeting
HB	1003	Tangible Personal Property Tax Exemptions
SB	192	Special Districts
SB	770	Exemptions from Local Business Taxes
SB	1064	Tangible Personal Property
SB	1256	Administration of Property Taxes
SB	7036	Administration of Property Taxes
SB	7038	Tax Administration
Insurance		
HB	725	Insurance Agents and Adjusters
HB	941	Commercial Line Insurance Policies
HB	1101	Insurance
HB	1127	Citizens Property Insurance Corporation
HB	7033	OGSR/PIP and PDL Insurance Policies
SB	1232	OGSR/PIP and PDL Insurance Policies
SB	1346	Citizens Property Insurance Corporation
SB	1404	Title Insurance
SB	1406	Public Records/Title Insurance Data/DFS
SB	1428	Renewal of a Commercial Lines Insurance Policy
SB	1620	Insurance
Ad Hoc		
HB	313	Premises Liability
HB	483	Uniform Commercial Code Appear at Meeting
HB	503	Environmental Regulation
HB	505	Mortgages
HB	517	Reducing and Streamlining Regulations
HB	613	Financial Institutions
HB	715	Self-service Storage Facilities
HB	729	...Leasing...With the Intent to Defraud
HB	823	Florida Uniform Principal and Income Act
HB	897	Construction Liens and Bonds
HB	937	Legal Notices
SB	88	Sovereignty Submerged Lands
SB	140	Repeal of a Workers' Comp. Reporting Requirement
SB	292	Effective Public Notices by Governmental Entities
SB	540	Secondary Metals Recyclers
SB	750	Bonds
SB	762	Practice of Professions Regulated by DBPR
SB	802	Premises Liability
SB	1050	Mortgages
SB	1090	Uniform Commercial Code
SB	1202	Construction Liens and Bonds
SB	1206	OGSR/Economic Development Agencies
SB	1208	OGSR/Unclaimed Property/DFS
SB	1276	...Leasing...With the Intent to Defraud
SB	7006	Premises Liability
Codes		
HB	387	Electronic Filing of Construction Plans
HB	521	Regulation of Hoisting Equipment
HB	651	Building Construction and Inspection
SB	704	Building Construction and Inspection
SB	992	Regulation of Hoisting Equipment
Energy/Sustainability		
HB	693	Business and Professional Regulation
HB	4001	Florida Climate Protection Act Appear at Meeting
SB	648	Florida Climate Protection Act
SB	716	Environmental Regulation
SB	7202	Energy
Growth Management		
HB	599	Mitigation Requirements for Transportation Projects
HB	4003	Growth Policy Appear at Meeting
SB	188	Growth Policy
SB	562	Community-based Development Organizations
SB	842	Growth Management
SB	1180	Developments of Regional Impact
Water		
HB	639	Reclaimed Water
HB	691	Beach Management
HB	1389	Water Storage and Water Quality Improvements
SB	1858	Water Storage and Water Quality Improvements

'12 BOMA Conferences Recap

■ BOMA International Meetings

By Laura Ragans, Holladay Properties, BOMA ORL



Achieving High Performance Through Innovation. The theme of this year's Conference was well-established into the business meetings, educational programs, TOBY awards, exhibitor show, keynote addresses—and even the City of Seattle. Famous for innovation, technology and opportunity, oh, and rain, Seattle was the perfect setting to explore the resources our members need to maximize asset performance, increase profitability, and take their career paths decisively into the future. Rainy days did not keep 3,000+ attendees from attending educational sessions on topics of energy leadership, real estate technology, and engaging with peers.

- As a kickoff, we heard from former Def. Sec. Robert Gates and a world class panel of CRE leaders moderated by J. Salustri.
- The Industry Defense Fund's most pressing issue has been the *Cherryland* and *Chesterfield* cases turning the CMBS industry on its ear by transforming nonrecourse guarantees into full recourse guarantees on the basis of insolvencies caused by the economic downturn. BOMA's IDF will continue to participate in brief-writing on this topic.
- Earlier this year the FASB and IASB issued a joint exposure draft that will completely revamp the way leases are accounted for. Generally, the proposed changes will move the cost of operating leases from a disclosure in the footnotes onto the balance sheet, depending on the terms of the lease.
- The Building Expo with over 400 exhibitors showed our members solutions, from pest control to lighting.
- BOMA's Codes Committee reminded us that they have offered testimony in over 1,600 code changes!

Next year's conference will be in San Diego in June, and we highly encourage our members to plan to attend!

■ BOMA Southern Region Conference (April '12)



By Vickie Head, A1 Orange, BOMA JAX
BOMA Jacksonville was proud to host the SRC at the Sawgrass Marriott Resort & Spa. Over 250 BOMA members attended, beginning with a Golf Tournament held at Dye's Valley Course. Thursday evening's Opening Reception was at *Cabana Club* on the beach, and Friday began with the Opening Breakfast followed by educational seminars: "*Improving Tenant Loyalty*" and a "*Disaster Preparedness*". Keynote Lunch speaker Karen Penafiel spoke on "*What's Really Going on in DC.*" In celebration of Friday the 13th, the evening event was at Ripley's Believe It or Not. Saturday morning began with the Business Meeting followed by two educational seminars, and closed with the fabulous TOBYs. We were supported by 18 companies sponsoring 1 Platinum, 3 Gold, 3 Silver, and 11 Bronze levels!

Upcoming BOMA Conferences

■ BOMA Florida 2012 Meeting: Sept. 28, 2012

Join Us! The Annual BOMA Florida meeting will be held in Delray Beach at The Seagate Hotel & Spa on Friday September 28 from 10AM – 3PM. Our leaders will be discussing our vision as we head into 2013, our stance on the legislative issues, and a recap of the activities our organization has successfully engaged in over 2012. Pipe Restoration Hub and Wayne Automatic Fire Sprinkler are the two BOMA Florida Annual meeting sponsors. For more information on the annual meeting, click [here](#) or contact melanie@bomaflorida.org.

AND...It's annual elections time again for BOMA Florida. Elections will be held at this meeting. Officers are expected to attend the Southern Region Conference, BOMA International Annual Conference, Winter Business Meeting, and Annual BOMA Florida meeting.

If you are interested in holding an officer position with BOMA Florida, please contact Jack Goodrich via e-mail to express your interest. Jack.Goodrich@transwestern.net.

■ Advocacy Day: Feb 12, 2013

Calendar Advocacy Day 2013! Save the Date! BOMA Florida will be hosting our annual advocacy event in Tallahassee, currently scheduled for February 12, 2013. Each year during legislative session, commercial real estate owners and managers travel to Tallahassee to spend a day at the Capitol discussing BOMA's stance on important issues. Having a strong showing from our members at the Capitol sends the message that BOMA is a robust association with the backing of a talented and involved membership.

For more information, check our [website](#) or contact melanie@bomaflorida.org.

■ BOMA Southern Region Conference (April '13)



BOMA Greater Tampa Bay is pleased to host the 2013 Southern Region Conference at the beautiful Vinoy® Renaissance St. Petersburg Resort & Golf Club. The theme is "**The Art of Commercial Real Estate**" and will be held April 11-13, 2013.

[Sponsorship Opportunities Are Available](#), or for more information please contact our co-chairs:

- Carol Dunn, Highwoods Properties, carol.dunn@highwoods.com, 813-673-6018
- Kent Walling, Taylor & Mathis of Florida, kwalling@taylormathis.com, 813-514-2434

John Scott and “The Gov”



By John Scott, Colliers, BOMA GTB BOMA Int'l Executive Committee Member John Scott (pictured with the Governor and his wife) met with Governor Scott in June to discuss issues of importance to our

industry, including:

Insurance

- The Governor intends to reduce Citizens from 1.4 Million insured to 900,000 in the next 3-5 years, using creative and innovative means to accomplish this by off-loading to private carriers
- Citizens only has six billion dollars in funds to pay if a catastrophic storm hits Florida. Ownerships in Florida will be responsible for the special assessment on the remaining cost.
- Because of the ongoing sink hole insurance losses, two categories of sink hole insurance have been created with escalating insurance payouts. This is an opt in or opt out program
- Water Loss claims have escalated over the past two years and new insurance requirements will be addressed for water losses

Permitting

- The Governor stated since he has been in office the wait for permits from the DEP have been reduced to streamlined 64 days for a yes or no response

Mortgages

- Florida is the second state, through efforts of Attorney General Pam Bondi, to receive National Mortgage Servicing Relief
- A discussion was held regarding double taxation due to sales tax on rent; the Governor is open to expanding present credits that we receive beyond the utility tax credit

Other

- The Governor indicated that the best way to make an impact is by Grass Roots efforts, by using the example “if 6 people call their Senator or Representative or his office that does not create a response, but if you have 100 people call, everyone then takes notice.”
- The Governor also stated that he has completed all of his campaign promises in the first 17 months in office
- Eastern Seaboard Ports container shipments are growing faster than the West Coast Ports for the first time; this should drive more business to Florida

Continued discussions are sure to result in beneficial results and understanding of those topics' impacting our industry.

PACE Update



By Lacey Willard, CBRE, BOMA GTB Property Assessed Clean Energy (PACE) allows Florida's municipalities to finance sustainable improvements to existing buildings. Funded through public or private financing, PACE allows commercial property owners—who oftentimes are otherwise unable to obtain financing—to finance energy efficient improvements today with a repayment term up to 20 years as an annual non-ad valorem assessment on their property tax bill.

BOMA Florida supports PACE as a job creation tool, energy efficiency initiative, and viable green retrofit financing option for property owners. We have been working with several municipalities to provide valuable industry input into the refinement of qualifying improvement lists, applications, financing agreements, as well as program charters. As these programs become available, we will update our members.

Update on Citizens Insurance



By Richard King, Colliers, BOMA SWFL

Everyone is trying to save money these days, many are looking to shop around their insurance and change either carriers or agents. For those who have had Citizens' insurance prior to 2008, be aware that the Citizens' policy is through the agent, and if you change agents, your policy will be canceled and you will have to reapply under the new guidelines, which changed in 2008.

Under the new underwriting guidelines, many buildings may not qualify or will qualify with a higher rate. A residential condominium in South Broward changed agents and had to reapply for Citizens, their premium tripled from the original rate. As of May 1, 2012 Citizens will require proof of eligibility documentation for applications. Applications may be submitted to Citizens only if the applicant qualifies using the one of the following: No Offer of Coverage Rule or the 15% Rule.

To qualify under the no-offer-of-coverage rule, the application must include a copy of *at least one* declination or non-renewal letter from an authorized insurer for the insured and property location named on the Citizens application. To qualify under the 15% rule, you must show one quote that offers coverage more than 15% higher than the premiums for comparable coverage at Citizens, the quote must be for the same coverages, policy forms, credits, deductible, etc. as those requested from Citizens. BOMA Florida will keep our members updated on this important issue as it develops.



Vote No On 4...Again



By Lacey Willard, CBRE, BOMA GTB

The Vote No on 4 campaign is back for 2012, and this time is in opposition to Tax Caps on assessed values of commercial real estate. In November, if the public vote on Amendment 4 passes, commercial properties will bear the burden of under-assessed residential and already constructed commercial structures.

BOMA Florida supports reduced tax burdens and fairness in taxation, but tax caps neither reduce taxes fairly nor render a fair taxation system. With tax caps, the tax burden is disproportionately distributed among owners, favoring those "first in time" who have secured a lower assessment. Future development and future transactions of real property are then burdened heavily. Essentially, this results in reducing economic growth, is directly in opposition to the commercial real estate industry's efforts to climb out of this recession, discourages property owners who have accumulated a substantial portion of sheltered equity from selling, and encourages devaluation of newly constructed structures, thus reducing investment in the community.

With pricing at an artificial low in the state of Florida, and price discovery on both residential and commercial properties so unstable, this is not the time to implement sweeping change in tax burdens. We encourage our members to Vote No on Amendment 4!

BOMA Florida PAC



By Chris Rotolo, Stiles, BOMA ORL/PAC

The BOMA Florida Political Action Committee (PAC) has been busy! We received recommendations to support candidates including: Rep. Precourt, Rep. Galvano, Rep. Weatherford, Sen. Latvala, Rep. Grant, Sen. Joyner, Sen. Detert, Rep. Corcoran, Rep. Nehr, Sen. Bogdanoff, and Rep. Weinstein. The BOMA Florida PAC has a healthy balance, and when the PAC was established, each local agreed to pay \$10.00/member to support candidates that promote commercial property owners' interests. We invite the locals to continue this pledge.

We encourage each local to present contributions and recommendations throughout the year. Each request or funds goes through the FL GA and Executive Committees for review, then to PAC for approval. Our locals rely heavily on our lobbyist, Lee Moffitt, to determine those candidates sharing the same ideas and goals of BOMA. All committees and volunteers work diligently and quickly to ensure the BOMA Florida voice is heard within the political community. Click [here](#) to learn more.

International GA Awards!



By Debbie Chamberlain, ProLogis, BOMA ORL

BOMA Florida was recognized for our excellence in grassroots and advocacy issues through the Government Affairs Awards of Recognition Program (the "Govies").

BOMA Florida was recognized in the Single Government Affairs Issue category for our work in securing a defeat of Florida Amendment 4. If passed, Amendment 4 would have required voters to approve all local comprehensive land use plan changes, rather than having those changes approved or rejected by city or county commissions. Had voters approved the measure, it would undoubtedly have set a national precedent. Look for us again next year, as we will be submitting for our 2012 effort!

Preparedness

By Richard King, Colliers, BOMA SWFL



What is a Stay/To-Go Bag and should I really get one? We live in a time where events can turn in a matter of minutes from routine to chaos, and we are not afforded the opportunity to gather necessities from home—or we are caught in a shelter-in-place situation.

Everyone should have a plan and a bag, ready to go. A Stay/To-Go bag is a prepared bag that will sustain you for 2-3 days. One for the office; and one for your vehicle is ideal, and both should be easy to carry (backpack, gym bag, etc.). Examples of items to carry include: 6-8 water bottles; emergency blankets; nonperishable food; food bars; flashlight; radios; batteries; glow sticks; reflective vest; duct tape; disinfectant; whistle; trash bags; hard hat; matches; utility knife; latex gloves; dust mask; toiletries; change of clothing; tools (screw driver/pliers); plastic sheeting; first aid kit; towel(s); fire starter kit or lighter; mess kit (plastic utensils, paper cups, plates...etc.); gas mask (optional); and do not forget medicines. You should rotate items in your bag periodically, replace the water and batteries with fresh ones; and check shelf life on food and meds. Be prepared for the worst and hope for the best.

BOMA E-News

Are you getting the latest and greatest from BOMA International? If not, members wanting to receive the BOMA E-News can subscribe by visiting www.boma.org, clicking *Resources*, then *Subscribe*.



Sales Taxes on TI?



By Lacey Willard, CBRE, BOMA GTB

The Department of Revenue (DOR) is undergoing a rule development process to Florida Administrative Code Rule 12A-1.070, regarding lease and license of real property. Specifically, BOMA Florida is concerned with taxation of tenant improvements as if they are rental payment. The DOR has offered assurances during the public comment workshops that the intent of these rule changes would not impact TI transactions where the *landlord* extends a tenant improvement allowance, capital improvements to induce tenancy, or a turnkey tenant improvement project. Rather, the sales tax would apply to *tenants* funding and completing improvements.

BOMA Florida is opposed to the rule language as offered due to our policies against double taxation, creating undue burdens on landlords and tenants, discouraging job creation, creating complicated analysis resulting in uncertainty, and devaluation of commercial real estate assets. The commercial real estate industry looks forward to continuing to provide valuable market feedback to the DOR regarding this extremely important rule development process. We look forward to demonstrating the detrimental impact of the rule language on job creation in our industry and economic recovery in Florida. *If you have experience in this topic and would like to contribute to the discourse, reach out to Lacey Willard at lacey.willard@cbre.com.*

BOMA FL Interns



By Lacey Willard, CBRE, BOMA GTB

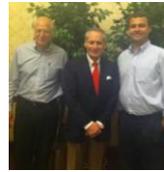
Every semester, BOMA Florida hosts an internship in advocacy for students. Interns benefit through experience in public speaking, networking with the CRE industry, obtaining course credit, and access to research.

BOMA Florida benefits by building a base of future members, strengthening the advocacy literacy of our industry, obtaining quality work product, and recruitment of leaders for our industry and organization. Since the publication of our last newsletter, we have hosted three interns: Angelika Zych (*pictured top*) from Stetson U. College of Law who is in her third year and interning at SWFLMD; Paul Formella of FSU (*pictured bottom*) who is also now in law school at the University of Chicago; and Chris Hammette of FSU who has entered a graduate program in Finance at



FSU (*pictured right*). *We welcome applications from students already affiliated through family or previous internship experience in the industry; reach out to Lacey Willard at lacey.willard@cbre.com if you have a suggested applicant.*

Florida Building Commission



By Jeff Gross, J. Gross Assoc., BOMA FTL/PB (*pictured left*)

By Brian Swope, Tampa Roofing, BOMA GTB (*pictured right*)

Jeff and Brian have been appointed by Gov. Scott to serve on the FBC. Jeff is

an architect and has proven himself as a key member and Chair of the Accessibility TAC. Brian is a roofing contractor, is well-versed in codes impacting roofing, and has conducted educational sessions with BOMA members. Their FBC updates are below:

The 2010 Florida Building Code became effective 3/15/12. There has been a learning curve with implementation and folks getting up to speed, but the transition has been very good. This is possibly due to the slower economy and the fact that our Code is becoming closer in language and style to the International Building Code.

The Florida Building Commission (FBC) has already proceeded with the task of producing the next edition of the Building Code. By Florida Statutes and to keep in line with new products and research, a new edition of the Code is issued about every three years. At my suggestion, the FBC, is calling as a working title the next edition of the Building Code The 5th Generation. This action was made to preserve the right for FBC to name the next publication of the code. This may relieve the issue we have experienced with this past being named "2010" but being released in 2012.

The FBC is now gathering proposed code changes from the public, reviewing the proposed changes (called Mod's--modifications), and then sending the Mod's to FBC Subcommittees for review. There are 11 Subcommittees within the FBC, and after subcommittee reviews the Mod's go to the full FBC, then on to public hearings and rule adoption hearings. Concurrently, changes to the International Building Code, which the FBC uses as our foundation, are integrated, along with State and National Fire Requirements and State Agency requirements. Then we start preparation for the next three years period.

BOMA 360 Recognitions

462 buildings have achieved the BOMA 360 designation, with winners being:

- 150–300 Members: FTL/PB won with 5 buildings
- <150 Members: Miami-Dade won with 6 buildings

John Scott in Biz Review



By Murray Green, Murray RE, BOMA Miami

John Scott, Colliers Exec. VP for PM, says "green" improvements to buildings make more than environmental sense, they make sense for business, too. Read more about John's commitment to sustainability in the Gulf Coast Business Review [here](#), entitled "Sustaining Change".



NOTES FROM OUR LOCALS

Ft. Lauderdale - Palm Beaches



Melanie Schrul receiving the increased submissions award for the 360 Program for local's in the 150-300 size range on behalf of her local.



Jennifer Morgan with Allan Industries, Chris Rotolo with Stiles Property Management and Melanie Schrul with BOMA Florida at the opening party for the BOMA International Conference in Seattle.



FTL/PB at the Pike Market Gum Wall, International Conference



FTL/PB at the International TOBYs

Tallahassee

By, Barbara Zeier, NAI, BOMA Tallahassee
Although BOMA Tallahassee is one of the smallest BOMA locals in Florida, we were represented by three members (Sandy Veal, Barbara Zeier, Ella Goodwin) at the 2012 Every Building Conference & Expo held in Seattle this June.

Our President, Sandy Veal, was also awarded one of the BAE scholarships which will enable her to attend the 21st Annual BOMA Association Executives Leadership Conference in October, 2012.

Jacksonville

By Martine Lackey, Turf-masters, BOMA Jacksonville
The Jacksonville Chapter of the Building Owners and Managers Association (BOMA) is hosting its second annual Building Management and Sustainability Expo on Tuesday, August 21st from 11:30 a.m. to 2:00 p.m. The event will be held in the Main Hall of the Prime Osborn Convention Center, is open to the public, and free of charge.

The purpose of the Expo is to help building owners, engineers, and property managers learn to apply environmentally sustainable practices that reduce operational costs, increase efficiency, and enhance the value and aesthetic appeal of their properties. To learn more about this event, visit www.bomajacksonville.com.



Orange Park woman receives national honor for her volunteer work fighting blindness.

Mrs. America 2011 April Lufriu poses with Foundation Fighting Blindness Florida Region Volunteer of the Year Suzi Ford at the VISIONS 2012 Awards Dinner in Minneapolis on June 30.

Suzi Ford, an active member of BOMA Jacksonville, received the Florida Volunteer of the Year Award from the Foundation Fighting Blindness. This national nonprofit organization is committed to funding research that helps prevent and reverse genetic retinal disorders. CEO Bill Schmidt said, "Without inspiring community leaders like Suzi Ford, the Foundation Fighting Blindness would not be in the position we are today.

We are truly grateful for her ongoing drive to make a difference." The award was presented at the Foundation's VISIONS 2012 national conference Awards Dinner, held June 30 in Minneapolis. For more information, visit www.blindness.org.

NOTES FROM OUR LOCALS

Orlando

By Yahrah Yisrael, CBRE, BOMA Orlando Pres. Elect
BOMA Orlando has been hard at work on Advocacy, PAC Fundraising and supporting our legislators.



Advocacy: President-Terri Walther, President-Elect Yahrah Yisrael, GA Team Member-Debbie Chamberlain, BOMA Int. Executive Team Member-Laura Ragans and Executive Director for BOMA Orlando-Allyson

Peters attended the National Issues Conference in DC in January. They visited several legislators, including Daniel Webster, Sandra Adams, John Mica, and Corrine Brown, and brought with them the BOMA International Top 4 Issues.



In April, the BOMA Orlando Government Affairs team sponsored a Legislative Breakfast with Florida Senate and Florida House members and spoke on BOMA Florida's issues. The breakfast was attended by Sen. David Simmons, Rep. Geraldine Thompson, Aide to Rep. Precourt Maggie Mickler, Rep. Eric Eisnaugle, and Sen. Gary Siplin & his wife.

The BOMA Orlando Government Affairs team met with Orange County Code Enforcement Division regarding road signs and from that we received an invitation to appear on Orange County TV.



As a way to get exposure for BOMA Orlando and interact with our legislators, in August, the

Government Affairs team will attend a Beer Tasting & Legislative Hobnob. The hobnob will allow the team to meet with local and state representatives as well as candidates running for office.

PAC Contributions: BOMA Orlando's PAC Fundraising efforts have been robust. BOMA Florida's PAC Fundraising is collected at our monthly luncheons with our members enjoying a 50/50 split of the profits. BOMA International's PAC Fund Raising is collected at our Networking and Golf Tournament, with members again enjoying a 50/50 split or gift card.



As of mid-year 2012, BOMA Orlando has raised **\$1,163** for BOMA Florida PAC and **\$515** for BOMA

International's PAC and will continue to raise money for both.

PAC Donations: President Terri Walther and President Elect Yahrah Yisrael delivered PAC contributions to Senator Bill Nelson and locally to Mayor Buddy Dyer for re-election with a PAC Donation. Vice President Mary Lantz and GA Team Member Sarah Kelly attended a Reception Meet & Greet with Representative Steve Precourt.



BOMA Orlando's goal for 2012 and beyond is to work on our three-year strategy as well as expand our legislative voice at the national, state and local level.

BOMA Orlando is fortunate to have many members involved with BOMA Florida: Rosemary O'Shea on GA Committee; John Heatley on Taxes, Phil Masi on Insurance, Luci Smith on Water, and Sarah Kelly on Growth Management. Our members continue to be involved and we encourage anyone in our industry that if you like politics to get involved and we will put you to work.

Southwest Florida



BOMA Southwest Florida founder and former President Richard King and his father

South West Florida has started BOMA First: It is our pledge as a BOMA South West Member to contact a company that is a Member of BOMA before others for services or goods.

Our August 16th meeting guest speaker is Former Senator George LeMieux, and our September 20th meeting guest speaker is Collier County Commissioner Georgina Hiller. Our October 18th meeting guest speaker will be The Mayor of Naples, John Sorey.

NOTES FROM OUR LOCALS

Greater Tampa Bay

By Lacey Willard, CBRE, BOMA GTB President

BOMA Greater Tampa Bay designed a program with Education Events that align our member firms with the instruction excellence only BOMA can offer; Networking Events in relaxed settings to facilitate face-to-face access to our Principle and Allied members' target audiences; and Monthly Luncheon Events that offer insight into commercial real estate industry-crucial topics. Here is a recap of our activities:

TOBY Regional Winner! We are very excited that Highwoods Bay Center I, managed by Carol Dunn, Property Manager, Highwoods Properties, won the 2012 Southern Region TOBY award for buildings 100,000-249,000 SF!



Board Retreat. Our dedicated Board of Directors gathered in downtown Tampa in late 2011 for a retreat with an agenda to solidify the brand of BOMA Greater Tampa Bay.

Meeting Elected Officials. Our BOMA Govies trekked up to Tallahassee and Washington D.C. In Tallahassee, GTB was the heaviest represented local, meeting with 14 elected officials on issues such as taxes, sustainability, and insurance. In Washington D.C., we met with officials on topics such as carried interest, sustainability, and ADA. In August, we presented BOMA FL PAC funds to Sen. Latvala and Rep. Nehr—*pictured with Lynn Vilmar and Sara Wayson.*



Hosting Lee Arnold. Those who attended BOMA GTB's February luncheon with keynote speaker Lee Arnold picked up some good tips on iPad apps that can bring our business forward.

Property Manager Showcase. The "Around the Room in 90-Minutes" event showcased our property managers and their buildings, offering an excellent venue for all of our members to network with each other. We received strong feedback from our Principal and Allied members who attended, noting that there was really a wonderful energy throughout the room for the entire event.

Southern Region. We loved our stats at this year's BOMA SRC in JAX: we had the largest turnout of any single non-hosting local chapter, with 15 members in attendance!

RNC. The Republican National Convention has been the topic of headlines in Tampa papers for over 2 years now, and our April luncheon offered a special opportunity for property managers to convene with RNC security organizers for insights.

Earth Day. Our Going Green committee brought together 40 members to take a walking tour of green projects in downtown Tampa. We followed the tour later in the month with a Sustainability Spotlight, honoring our Allied members who have a defined commitment to sustainability.



Hosting Andrea Zelman. The Fowler White Boggs Shareholder brought us all up to speed on the laws becoming effective just days after the luncheon, in addition to sharing her insights from her service as an advocate of our industry on Mayor Buckhorn's Economic Competitiveness Commission. This was another opportunity for our members to engage in discussions about advocacy matters impacting our industry, under an informal and informative backdrop.



Hosting Sam Delisi. For July, CBRE Executive Managing Director Sam Delisi keyed on the topic "Give Your Building the Competitive Edge". We issued special invitations to area buildings that are primed to compete in this year's TOBY awards. Mr. Delisi – who is the recipient of over 20 TOBY awards in 5 years – discussed how to create the successful TOBY-packaged building, detailing how our property management teams as well as our service partners can contribute.

Miami



SOPREMA, Inc. hosted an education program for BOMA Miami-Dade and Fort Lauderdale Members. The courses were followed by students attending Cirque du Soleil: Dralion at the BankAtlantic Center. Over 600 were in attendance for this spectacular Soprema event. Soprema, is a world-wide leading manufacturer in the commercial roofing and waterproofing industry, that has been an integral sponsor and supporter of education classes for BOMA Miami-Dade. Soprema has provided educational seminars to many of our BOMA management and facility teams and we look forward to many more unique and spectacular educational experiences in the future. Founded in 1908 and in 85 countries around the world, SOPREMA has continued to be an industry leading force in roofing and waterproofing materials.