

A MESSAGE FROM THE PRESIDENT

Dear Friends,

What an honor it has been to serve for two years as the President of BOMA Southern Connecticut!

I want to thank each of you for your involvement in our association and through your involvement in BOMA for what you each contribute to this important professional network and to our industry here in Southern Connecticut. We are all able to perform our professional responsibilities more effectively because of our involvement with BOMA. This fact impels us to contribute to maintaining a strong local association.

I am grateful for the commitment and support of our officers and board of directors. I have enjoyed working with Steve Werner, Joe Delco, Jim Phillips, Jodi Gutierrez, Diane Reichert and Bill Leopold enormously. We all owe particular thanks to Tom Izzo and Bruce Moore who are rolling off the board after many years of thoughtful and consistent service. And while I'm at it – Thank you Sharon Moran! (From all of us, and me in particular.)

continued on pg. 2

EMERGING PROFESSIONALS

Southern Connecticut BOMA would like to extend an invitation to all the "Emerging Professionals" in the commercial real estate industry to attend a meeting or two to get to know the members and to see the benefit of belonging to the Association. Programs for 2009 are being planned (see the Calendar of Events) and I hope all of those new to the real estate industry will join us at an upcoming meeting. The 'senior' members of the Association will answer your questions, introduce you to others in the commercial real estate industry in Fairfield County, and 'show you the ropes'. For more information on membership in the Association, contact Sharon Moran in the Executive Office at 860-243-3977.

Current members, please encourage your administrative assistants, leasing agents, tenant coordinators, and other young professionals in your office to attend some of these meetings, and sign them up for membership. They are the future of the commercial real estate industry, and I'm sure, at some point in the future, we all would like to retire. Make sure you pass along your knowledge and experience and leave your properties in good hands. **B**

FIRST ANNUAL FISHING TOURNAMENT

On September 4th, seven boats took to the high seas for an afternoon of blue fishing. Sponsoring the boats were member companies: Albert B. Ashforth, Inc., Culbertson Company of New York, Eastern Land Management, H. B. Nitkin, Otis Elevator, SecurAmerica and Tri-State High Rise Services. With matching hats or shirts, the teams took their challenge seriously to bring in the largest fish and/or largest catch by boat. The weather was beautiful and the water was calm. The boats stayed on the water until 4pm, returning to the dock at Stamford Harbor Park with their catch. Awards presented were: the largest fish caught by Rick Andrews and the largest catch by boat was the team on the Culbertson Company of New York's boat. Following the awards was a clambake that was attended by the fishermen and their captains and other association members. This first annual fishing tournament was such a success that the 2nd annual tournament has been put on the agenda for September 2009.

pictures from the tournament on pg. 3



"A Message from the President" continued from pg 1.

In looking back over the last couple of years there are a few things in which we can all take some pride:

- It was a board priority to grow membership. In the last two years membership is up 27%.
- We wanted to build a stronger committee infrastructure to guide our association in several strategic areas and to increase member participation. We created new committees to focus on issues involving legislative advocacy, labor relations, energy and environmental sustainability. The infrastructure is in place and these committees will be addressing a number of issues important to our members in the coming year.
- BOMA Southern Connecticut was represented by George Comfort & Sons at the international level in the 2008 TOBY Awards.
- Ours was one of the first BOMA associations in the country to recognize the value and importance of adopting BOMA's Market Transformation Strategy and 7-Point Challenge.
- The first BOMA Southern Connecticut Fishing Tournament was a great success! The Fishing Tournament will be a new annual summer event in the years to come.

It is Steve Werner's turn to lead BOMA now. If we all support Steve as wonderfully as you have me, he will be grateful, as I am.

Robert W. Hartt
Albert B. Ashforth, Inc.

CONGRATULATIONS TO THE 2008 TOBY WINNERS & HONOREES!

274 Riverside Avenue
Under 100,000 Square Foot Category

Soundview Plaza
100,000-249,999 Square Foot Category

801 Main Avenue
250,000-499,999 Square Foot Category

Landmark Square
500,000-1 Million Square Foot Category



Cartus
Corporate Building Category

Lemle Danbury, LLC
Renovated Building Category



Jodi Gutierrez
George Comfort & Sons, Inc.
Member of the Year

Building and Land Technology Corp.
Corporation of the Year

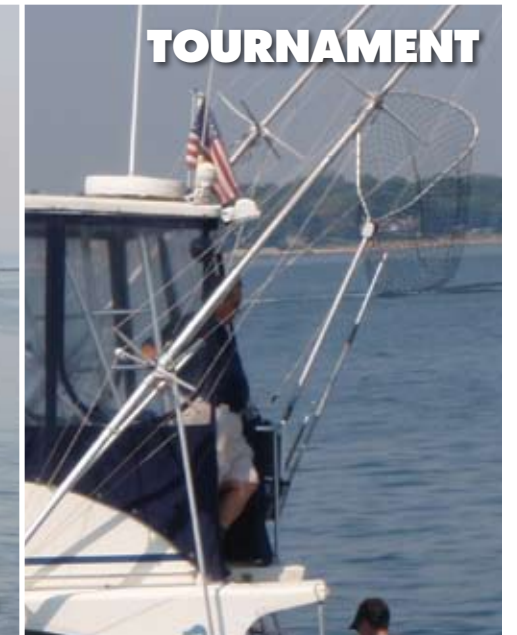
Paul Senecal
United Services of America
Allied Honoree of the Year

Julio Suarez
Albert B. Ashforth, Inc.
Engineer of the Year

pictures from the ceremony on pg. 4



2008 HOLIDAY SOCIAL



2008

TOURNAMENT

FISHING





NEW MEMBER DIRECTORY

Bernard Brown	Insurance Advisors, LLC	203-329-4490	info@ins-adv.com
Michael Budzinski	Newmark Knight Frank	203-859-7301	mbudzinski@newmarkkf.com
Bill Cannon	Tradition Energy	203205-9649	bcannon@traditionenergy.com
Mike Chambers	Antares Real Estate Service	203-517-1200	mchambers@antaresrealestate.com
Linda Elsesser	Bridgewater Associates	203-226-3030	linda.elsesser@bwater.com
David Grady	TriState High Rise Services	800-659-2019	davegrady.tristate@verizon.net
Burton Mills	The Brickman Group	914-773-7650	burton.mills@brickmangroup.com
Cindy Ochankowski	Woods Restoration Service	860-385-2122	cindy@woodsrestoration.com
Jaime O'Leary	Bridgewater Associates	203-291-5123	jamie.oleary@bwater.com
Steven Sadler	Pritchard Industries	203-624-3200	ssadler@pritchardindustries.com
Ellie Sgritta	RFR Realty	203-328-2601	esgritta@rfrrealty.com

CHANGES TO CONTACT INFORMATION:

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Mario Tarantino	Westchester Avenue Associates	914-694-6990	mtarantino@simdev.com
Steve Werner	Building and Land Technology	203-961-5721	swerner@bltooffice.com

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SILVER: Eastern Land Management
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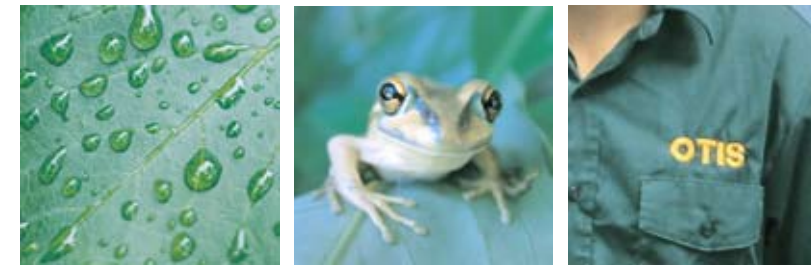
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2009

SPONSORSHIP OPPORTUNITIES
DEADLINE TO SIGN UP IS JANUARY 26, 2009!!

Platinum Sponsor: \$4,000

includes:

- * Platinum Sponsorship at 2009 TOBY Gala (table of 10; full page ad in program book; signage and recognition night of Gala); company name listed on monthly meeting flyers; signage on poster with company www that will be displayed at monthly meetings; 5 'free' passes to any monthly meeting (not including golf outing or TOBY dinner); recognition in the Southern CT BOMA newsletters

Gold Sponsor: \$3,000

includes:

- * Gold Sponsorship at 2009 TOBY Gala (table of 10; 1/2 page ad in program book; signage and recognition night of Gala); company name listed on monthly meeting flyers; signage on poster with company www that will be displayed at monthly meetings; 3 'free' passes to any monthly meeting (not including golf outing or TOBY dinner); recognition in the Southern CT BOMA newsletters

Silver Sponsor: \$1,500

includes:

- * Silver Sponsorship at 2009 TOBY Gala (includes 2 dinners at Gala dinner; listing in program book; signage and recognition at Gala); company name with www listed on monthly meeting flyers; signage on poster that will be displayed at monthly meetings; 1 'free' pass to any monthly meeting (not including golf outing or TOBY dinner); recognition in the Southern CT BOMA newsletters

_____ Yes, I would like to be a 2009 _____ Sponsor.

Enclosed is my check for \$ _____.

Please charge my credit card: _____ exp _____

Name: _____

Company name as it will appear: _____

Company www: _____

Phone: _____ Email: _____

Please fax to: 860-286-0787 or mail to: Southern CT BOMA, PO Box 30, Bloomfield, CT 06002

If you have any questions, please call the Executive Office at: 860-243-3977

Tis The Season...



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Albert B. Ashforth, Inc.

VICE PRESIDENT

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Building and Land Technology

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James Phillips
Building and Land Technology

Diane Reichert
RFR Realty LLC

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smoran@ssmgt.com

SOUTHERN CT BOMA

One Regency Dr., Bloomfield, CT 06002
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www.soctboma.org

UPCOMING EVENTS

JANUARY 13, 2009

“Annual State of the Market Program”
Giovanni’s II, Post Road, Darien
11:30am-1:30pm

JUNE 9, 2009

Annual Golf Outing
Woodbridge Country Club
Woodbridge, CT

FEBRUARY 26, 2009

“Capital Improvements and Return on Investments”
Giovanni’s II, Post Road, Darien
11:30am-1:30pm

SEPTEMBER 2009

2nd Annual Fishing Tournament

MARCH 2009

Trade Show

OCTOBER 2009

TOBY Gala

PLEASE VISIT US AT WWW.SOCTBOMA.ORG

Thank you to The Ashforth Company for providing graphic design services in-kind.