

## TOBY AWARDS

On October 16, 2004, Southern CT BOMA had the honor of awarding four buildings “The Office Building of the Year” award. The winners of this prestigious award were: **Nyala Farms, Inc.**, managed by Albert B. Ashforth, Inc. Norman Eaton of F.D. Rich Company presented the award to Robert Shepard. Nyala Farms won the “**Low-Rise Suburban Office Park**” award.



*Norm Eaton presents The Building of the Year Award to Robert Shepard, property manager of Nyala Farms*

The 2003 TOBY for the “**Mid-Rise Suburban Office Park**” was awarded to **First Stamford Place L.L.C.** W&M Properties manages First Stamford Place. Jeffrey Newman accepted the award from Kenneth Winkley.



*TOBY Winner Ken Winkley presents First Stamford Place's award to Jeff Newman*

Mack-Cali Realty Corporation won the **100,000-249,999 square feet** category for **Soundview Plaza**. Mark Durno accepted the award from Paul Deysenroth.



*The Mack-Cali team celebrates their TOBY Award*

**Harbor Park Associates** won the TOBY for **250,000-499,999 square feet** category. Eric Ringstrom of Clearwater Associates presented the award to James Brady. These award-winning buildings also entered the Regional TOBY awards that were held in Tucson, Arizona at the Winter Business Meeting in January. The judges in Arizona were very impressed with these four buildings.



*Eric Ringstrom congratulates James Brady on his building's TOBY Award*

## TOBY AWARDS *continued*

Individual awards went to **Kenneth L. Winkley, Jr.** who won as “**Member of the Year**”. Ken has been a President of Southern Connecticut BOMA and has chaired the Golf and TOBY committees for several years. Patricia Jurgielewicz, President of Southern CT BOMA presented the award to Ken.



*Tina and Ken Winkley at the TOBY Awards Dinner*

The 2003 “**Corporate Honoree of the Year**” was awarded to **Reckson Associates Realty Corp.** Reckson has been an avid supporter of Southern CT BOMA over the past year. The “**Allied Member of the Year**” award was presented to **Culbertson Company of New York.** Culbertson Company was the major sponsor for the Golf Outing that was held in June. Joel Shipley accepted this award for Culbertson.



*Greg Caggainello accepts Reckson Associates' Corporate Member award from Paul Deysenroth*



*Joel Shipley accepts the Allied of the Year Award presented to Culbertson Company of New York*

## 2004 Programs Are Off to a Great Start!

On **January 22<sup>nd</sup>**, over 40 members and their guests heard **Beth Tener** of Sustainable Step New England, and **Richard Warhall**, Vice President and the LEED/Sustainability Industry Coordinator of The Whiting-Turner Contracting Company, speak on sustainability, the concept of its development, why it is important to building owners and managers, as well as their tenants, the economics of sustainability, and how to get started.

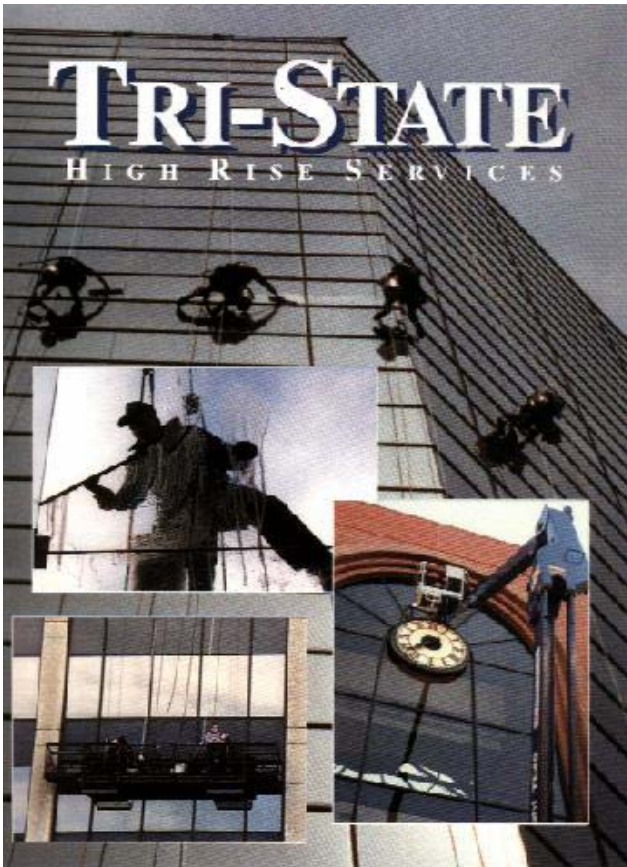
On **February 26<sup>th</sup>**, over 60 attendees enjoyed the monthly dinner meeting on “**Public REIT's vs. Private Equity**”, with **Margaret Carlson** of **Equity Office Properties** and **Jeff Newman** of **W&M Properties** discussing their company's strategies and plans. **Howard Greenberg** of **Greenberg Properties** was the lively moderator for this very entertaining and informative program.

On **March 16<sup>th</sup>**, the EPA's **Energy Star Manager Portfolio** was the topic that was attended by 50 members. **Robert Henry**, **Perdue Pharma**, **Larry Conlon**, **Cushman and Wakefield**, and **Stuart Brodsky**, EPA were the panelists. **Joe McGee** of **SACIA** moderated this program on a significant issue facing real estate managers today—the cost and use of energy.

### Upcoming Event

Join us for the **Middle Atlantic Conference at Mohegan Sun on April 28<sup>th</sup> through 30<sup>th</sup>**. This event promises great education sessions, networking events and the Regional TOBY winners will be honored. The location for this event offers something for everyone. The Southeast coast of Connecticut has great restaurants, vineyards, sightseeing and antique shops. Contact the Executive Office for additional information.





## Tri-State References

### Window Cleaning

“Tri-State Window Cleaning has performed superior services for approximately 3 million SF of commercial office space for our companies. We have found Tri-State Window Cleaning Services to be professional, knowledgeable about the industry and very accommodating to work with. I can highly recommend their services and their staff for future business.”

**Nathan J. Laskiewicz, CPM, RPA**  
*Albany, NY*

“Tri-State Window Cleaning has been cleaning the windows on the Stamford Marriott Hotel for the last 3 years. Under the direction of Jim Grady I find his crew to be the most professional contractors I have at this hotel. The workmanship that Tri-State performs is what we have been looking for and found once I met Jim. The Stamford Marriott Hotel is an 18 story building, we also have guest concerns, that Tri-State is aware of and consistently sees that our guests needs are their priorities. I would highly recommend Jim Grady & Tri-State Window Cleaning for your needs in this area.”

**Rick Burriesci, Chief Engineer**  
*Stamford Marriott Hotel, CT*

### Caulking

“Tri-State provides us with our quarterly window cleaning service, along with **acid washing, stain removal** and we recently had them **inspect and caulk** all the windows. They are consistently reliable and extremely competent. I’m pleased to say that each and every job has been completed in a timely manner and has been done to our satisfaction.”

**Tony Garcelon, Maintenance Supervisor**  
*Albany, NY*

“We started using Tri-State this past spring to restore curtain wall windows which have been neglected for 9 years. Tri-State **acid washed the glass and scrubbed the metal, in addition to re-caulking the upper floors.** The quality of work performed has been excellent and the pricing competitive. We plan to continue to use Tri-State Window Cleaning services on a regular basis and I highly recommend their services to you.”

**Catherine A. Monzillo, Office Manager**  
*Peekskill, NY*

### Glass Restoration & Blind Cleaning

“I would like to take this opportunity to let you know what an outstanding job you did in **cleaning the windows and blinds** at the Taylor House.”

**Patricia Lambert, CSW, Social Worker**  
*Rockland Psychiatric Center, NY*

“Faced as we were with vandalized, scratched glass doors and exhibit glass, there was previously no recourse to replacement at significant expense. With your **glass polishing system**, we were able to realize considerable savings while avoiding disruption to the exhibits, animals and public that glass replacement would entail. In addition to the cost saving potential of your procedure, we have found your personnel to be professional prompt, hardworking and courteous—altogether a pleasure to deal with.”

**Gary Smith, Exhibit Production Manager**  
*Wildlife Conservation Society, Bronx, NY*

## Tri-State Window Cleaning, Inc.

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Masonry/Concrete Repair  
Glass Restoration  
Blind Cleaning  
Denka Atrium Lift Rental  
Metal Polishing/Sealing  
Post Construction Cleanup  
Façade Cleaning/Painting  
Pigeon Control  
Light Bulb Replacement

## Annual Meeting and Holiday Social

On **December 11<sup>th</sup>**, 80 members attended the annual meeting and holiday social at General Electric's Guest House in Fairfield. As usual, the beautiful decorations in the Guest House put everyone in the holiday spirit. The evening was a huge success as those in attendance networked with their peers, met new members and enjoyed great food.

The annual meeting was held at this time, and the slate of officers was presented for 2004. **Patricia Jurgielewicz, Sedona Group** was presented as President, **Thomas Izzo, Antares Real Estate**, Vice President, **Andrew K. Robinson, AIA, Pelizza-Robinson Architects**, Secretary/Treasurer and as new Board of Directors, **Robert Hartt, Albert B. Ashforth Management** and **Anthony Bonilla, W&M Properties**. All were approved by the members in attendance.

*Photos of the Holiday Social  
courtesy of Kathy Lener, Atria, Inc.*



*Paul Kleiber (left) and Ben Campos (right) of OneSource*



*Martin Benassi (left), Benassi Architects, Susan Hoffman and Norm Eaton, F.D. Rich*

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*Bruce Crowle, Atria Inc., enjoys the evening*



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**2004 MIDDLE ATLANTIC CONFERENCE REGISTRATION FORM**

**Full Conference**

Delegate	\$295	\$ _____
Spouse/Guest	\$250	\$ _____
Life & Honorary Member (MAC or International; not local)	\$waived*	\$ _____

\*Registration fee **only** is waived

**A la carte tickets**

Friday Only (includes seminars & luncheon)	\$225	\$ _____
Regional TOBY Awards Reception and Dinner	\$150	\$ _____
Golf Outing (Must be registered for full conference to play)	\$85	\$ _____

**Total Enclosed:** \$ \_\_\_\_\_

All conference fees must be paid by check, payable to MAC. *Sorry, no credit cards.*

**Registration Information**

Name \_\_\_\_\_ Nickname for Badge \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Name of Spouse/Guest for Badge \_\_\_\_\_

**Hotel Information**

Delegates should contact Mohegan Sun directly at 888-777-7922. Mention CTBOMA when registering.  
**Reserve early. Mohegan Sun sells out quickly, as well as local area hotels/motels.**

**Mail to:**

**BOMA MAC, P.O. Box 6, Kearny, NJ 07032 or fax to 973-696-5634**

Questions? Call Sharon Moran at 860-243-3977 or Marianne Carney at 973-696-2914