

**MARCH BOMA BOARD MEETING MINUTES**  
**THURSDAY – March 6, 2008**

PRESENT: Andy O'Dell, Ronnie Blakney, Steve Brannum, Tom Krebs, Dick Quinn, Diane Dameron, Chris McDuff, Kathy Huckabay, Judy Anchors, Bernie Scott, Stuart Garrett and Betty Swann

OPENING: President, Andy O'Dell called the meeting to order at 12:00 p.m. A motion was made, seconded, and approved to accept the board meeting minutes as submitted from the February meeting.

OLD BUSINESS:

- The deadline for submitting Chris McDuff's biography and picture as a nominee for the Regional Member of the Year award is March 7. All other forms are due no later than April 4. Chris will compile the information and submit to BOMA.
- Discussion of Secretary and Treasurer duties: Proposed changes to By-Laws have been made and a preliminary copy circulated for review. Additional revisions will be forthcoming. Once all changes are made an electronic copy will be available for review. There will be a 30-day review prior to the membership vote.
- Pigeon Letter – Andy O'Dell stated that he, Van Horne and Diane Dameron attended an interesting meeting with Wayne Sturdivant and others. Statistics were provided of the pigeon survey that was recently conducted in a 51 block area in downtown Birmingham. Based on this survey, there are three (3) problem areas, Civil Rights Institute, 2121 building and the Alabama Power headquarters building, identified as having the most severe problem. Officials will be moving forward with abatement plans.
- Ronnie Blakney confirmed that payment had been submitted for the Southern Region Conference Ad in the amount of \$600.

NEW BUSINESS:

- Diane Dameron informed the Board that only three entries have been received for the Property Manager and Engineer of the Year Awards. No buildings were entered in the TOBY Awards. The question of how do we drum up interest in the TOBY Awards was brought before the Board. This will be addressed further later. It was noted that once someone has been through the cycle five or six times, the pool of eligibility becomes diminished. The decision was made to carry forward with the April TOBY Awards luncheon and solicit additional Property Manager and Engineer nominees over the next few days.
- Andy O'Dell stated six meetings were scheduled for Tuesday with different legislators on Tuesday at the National Issues Conference in Washington, DC.
- A "Green" round table is tentatively planned for September. Some of the ideas put forth were:
  - o Have various vendors participate
  - o Identify ways to "Green" existing buildings
  - o Benchmarking of buildingsThis will be discussed further at future meetings.

- Habitat for Humanity Workday is scheduled Friday, March 14. Tom Krebs stated 11 participants have signed up to date with the cutoff being set for Monday, March 10. If the weather is bad, the event may be canceled.

### **OFFICER/COMMITTEE REPORTS**

LEGISLATIVE: No report – not in attendance (Charles Knight).

PROGRAMS: March meeting scheduled for 19<sup>th</sup> at Rosewood Hall at the SoHo development in Homewood. Guest speaker will be Mr. Scott Bryant, developer of the SoHo project.

CONSTITUTION/  
BY-LAWS: No report.

TREASURER: Ronnie Blakney distributed an updated membership roster and financial report. He noted that BOMABirmingham presently has a 45/55 Principal/Allied membership split. He stated BOMABirmingham does not have to meet BOMA International's guidelines until 2010. He will provide an updated report in April on where we stand after any non-paids are dropped from the roster as of March 31. He recommends the recruitment of more principal members.

ALLIED  
REPRESENTATIVES: No report.

PAST PRESIDENT/  
NOMINATING: No report – not in attendance.

MEMBER-AT-  
LARGE: No report – not in attendance.

BOMI EDUCATION/  
SEMINARS: Dick Quinn is continuing to pursue hosting an "Ethics is Good Business" seminar. He has five or six people who need to take the course as part of their designation study. BOMI charges \$1,500 to conduct the seminar so it would be ideal if at least 20 additional participants could be recruited to help cover the cost. Since this is a 6-7 hour course, it will not be held in conjunction with the golf tournament. Alabama Power has offered the use of one of their conference rooms. The idea was raised of possibly seeking sponsorships to help reduce the cost per person. Dick will report further in April.

PUBLIC RELATIONS: Chris McDuff reported Birmingham Business Journal did not include a February meeting notice.

MEMBERSHIP: Bernie Scott presented the following applications for membership consideration:

*Board approved the following applications:*  
Sam Sparks – NEO, Inc., Real Estate Services (Allied)

J J Morley, Missy Ellis, Cosette Brown – Enterprises, Inc.  
(Allied)  
James Bright – Sanders Trust (Principal)  
Jeff Miller - Pritchard Industries Southeast (Allied)

*Approval deferred on the following applications pending additional information:*

Jeff Butler – QORE, Inc (Professional) Additional information requested from Mr. Butler  
Shane Sutton – Siemens (Allied) Deferred, awaiting \$\$\$

*Other:*

Herman Brown -- Peach State Roofing (Allied member), check was issued for incorrect amount and is being addressed

TOBY/MEMBER  
AWARDS:

Diane Dameron stated no TOBY entries have been submitted but BOMA Birmingham will continue with the Property Manager and Engineer of the Year awards. The awards luncheon is scheduled for April. Nomination forms are posted on the website.

SOCIAL:

Tom Krebs announced the dates for the following events:  
Habitat for Humanity Work Day – Friday, March 14  
Fishing Tournament – Friday, April 11

Andy O'Dell has obtained information on hosting a summer social at a Baron's Game at Regions Park. Information will be forthcoming on rates, dates, etc.

GOLF:

The spring golf tournament is scheduled for Monday, May 19, at the Riverchase Country Club. The fall tournament will be held at the Greystone Legacy course...

AUDIT:

No report

BUILDING CODES:

No report.

CIVIC EVENTS /  
CHARITY

CONTRIBUTIONS:

Dick Quinn distributed Relay for Life information to all attendees for individual or corporate sponsorships.

EMERGENCY  
PREPAREDNESS

TASK FORCE:

No report - Not in attendance.

ATTENDANCE:

No report – not in attendance.


WEB SITE /

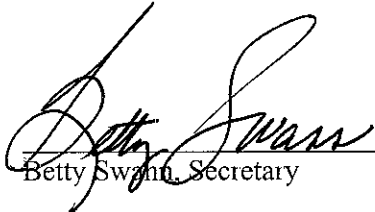
MEETING NOTICES: No report.

CLOSING:

There being no further business to come before the Board, the meeting was adjourned at 1:00 p.m.

Attest:

 4/2/08  
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Andy O'Dell, President

  
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Betty Swann, Secretary