

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

SUMMARY

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

August 18, 2014

Farmers Market

The Market continues to be a success, with 24 vendors and several others participating in future weeks to test reception for their product.

Waterfront Festival

The Festival was a great success. Mr. Reekie estimated that attendance exceeded 5,000 people. All local retailers experienced very high levels of walk in traffic, and Farmers Market vendors said that 75% of their sales came from first time buyers, many of whom had not been aware of the weekly Farmers Market. Improvements for next year's event primarily involve more prominent promotional signage, improved signage at the event, and more consistent staffing at the road blockades.

Benchmark Study

HBSCA Directors will be seeking approval from their respective Boards for participation in the proposed benchmark study, which is an update to the study undertaken in 2010. When completed by member condominium corporations, the study would provide an overview of the expenses incurred by each corporation so that participating corporations could identify if they are out of line in some areas, with further investigation warranted. Property Managers would be required to complete the survey, providing details similar to those provided by a status certificate, with no information requested that could be considered proprietary or confidential. Condominium Board approvals to participate will be sought by their respective HBSCA representatives, who will provide details regarding how the information will be used and what details will be shared.

HBSCA Website

A new web designer has been hired to develop a new format for the HBSCA website. The new format, which will go live shortly, will be user-friendly and compatible with all mobile devices. The new format was presented as a half page ad in a recent Humber Happenings.

Volunteer Recruitment

HBSCA Directors will be promoting volunteer participation. A wide variety of expertise could be useful on various committees and at community events. Volunteer Recruitment Forms will be available at the Farmers Market and other future events.

New HBSCA Office

The new HBSCA office is now open on the second floor of Beyond the Sea, 15 Legion Road. All furniture was donated, and the developer provided the office space for three years at no charge. Although regular office hours have not been established, HBSCA Board and committee meetings will be held in the office, and a reference library will be developed to house various relevant City of Toronto studies, as well as HBSCA governance records and past Humber Happenings issues. The vision is for the office to act as a community resource in the future.

Mr. Christie Property

Mondelez has not found a buyer for the Mr. Christie property, as developers who have shown an interest did not receive support from either the City of Toronto or the Provincial Government. It was estimated

that development on this property is at least five years away. While the property remains vacant, senior Mondelez executives have committed to addressing any property maintenance concerns raised by HBSCA. Only exterior walls would remain once demolition of the building core is completed.

Elevator Service Issues – TSSA Maintenance Control Program – Insurance Certificates

As part of the ongoing discussion within HBSCA regarding the poor elevator service level experienced by many HBSCA member condominiums, there was discussion regarding the new TSSA Maintenance Control Program which had to be implemented by all condominium corporations by April 1, 2014. The program requires an up-to-date maintenance logbook for every elevator, as well as an occurrence logbook maintained at the concierge desk. The program also requires that a full load test be conducted every five years. Every Board is responsible for confirming that this program is being maintained in their buildings, and Directors are encouraged to ask to see the logs, and to have the logbooks housed in the Property Management office.

Condominium Boards must also ensure that their Corporation is always named as an additional insured on the insurance certificate of their contractors, including their elevator service provider, to avoid significant liability issues.

Golf Tournament

The Golf Tournament will be held September 12, 2014. All member condominium corporations were encouraged to participate.

All Candidates Meeting

An all candidates meeting for Ward 6 will be scheduled in advance of the mayoral election. Watch for notices in your building or contact HBSCA for more details.

Legion Road Extension

The estimated cost in 2009 for this project was \$60 million. When the project is scheduled to begin in 2020, the cost could reach \$100 million. Owners at Bal Harbour's recent Annual General Meeting, affirmed strong opposition to the extension believing that this project is an ineffective allocation of funds and that the extension will encourage, rather than discourage traffic through the Humber Bay Shores area. HBSCA Directors will be presenting to their respective Boards a strong written argument in opposition to the project. This issue could also be raised at the all candidates meeting.

COMMITTEE REPORTS

Traffic and Transportation

- The Humber River Bridge would be closed from August 31 to December 31, 2014. The TTC has scheduled a 66A bus to run along Marine Parade Drive, Park Lawn Road, and The Queensway to cover the Humber Loop and Sobeys.
- The City is reconsidering closing Park Lawn Road southbound weekday mornings between 7 a.m. and 9 a.m. due to the volume of traffic that uses Park Lawn to exit the Gardiner and follow Lake Shore Boulevard into the city. An alternative option could be to apply the 7 a.m. to 9 a.m. closure to Marine Parade Drive eastbound beginning at the Park Lawn/Lake Shore/Marina Parade Drive intersection to discourage overflow traffic using Marine Parade Drive. Only one of the two options would be necessary.
- Monarch will be presenting a request shortly to Toronto's Transportation Services Department to open the first of three new north/south streets between Lake Shore Boulevard and Marine

Parade Drive. The HBSCA Traffic and Transportation Committee will be developing HBSCA recommendations at their next meeting, outlining preferred traffic flow and signage which will be presented to Toronto's Transportation Services Department in advance of final decisions. Humber Bay Shores Condominium Association has built a strong and positive reputation with city planners and has become an integral part of the consultation process before any local traffic decisions are made.

- Construction to build right hand turn lanes at Park Lawn Road and Lake Shore Boulevard will begin once the sewer work on Park Lawn is completed. The roadwork should be completed this fall. Buses will replace streetcars for three to four months during the work period.

Planning and Infrastructure

The nearly completed Monarch tower should be fully occupied by December or January. Artist drawings of the other new towers under construction are available for review in the HBSCA office. Monarch and Conservatory Group may be presenting minor variances to the HBSCA Planning and Infrastructure Committee for preliminary discussion.

Beautification

- Village Court construction has begun and should be completed this fall. Design plans are available in the HBSCA office for review. Mr. Reekie noted that HBSCA had significant input into the final design. The bus stop is being moved 30 meters west so that it doesn't obstruct the Village Court walkways and views.
- The Empire condo development behind the Esso station has provided the City of Toronto with funds for a park at that corner, and the HBSCA Beautification Committee has provided input into the park design. Empire is required to have the park completed before their buildings are occupied.
- HBSCA has received preliminary drawings of the proposed parkette in front of Phantom Development's Jade building, and will be consulting with the City regarding the final design. Discussion will be necessary regarding who will be responsible for ongoing maintenance of the new parks.

MONTHLY REVIEW OF COMMON ISSUES

- Mr. Morris, Hearthstone By the Bay, voiced concern regarding the overall upkeep of the park. Mr. Reekie advised that park upgrades were put on hold this year so that HBSCA could have input through the winter into the proposed upgrades to the parks and pathways, including pedestrian and bicycle flow and the washrooms at the west end.
- Ms. Petrolo, Voyager 1 & 2 advised that kitchen stacks can be a problem if not regularly maintained. It was noted that it is necessary to install clean out access ports for the first clean out undertaken in a building and it is the Property Manager's responsibility to ensure proper maintenance of the stacks.
- Mr. Richter, Marina Del Rey Phase II, reported that the hallway renovation is underway in Phase II. Mr. Richter also reported that many large trees would have to be removed from the Marina Del Rey property as they sit on the garage roof slab and have grown too large.

- Mr. Owen, Grand Harbour C, was pleased to see that the Mimico Bridge has been repainted.
- Mr. Perry, Nevis, reported that their hallway renovation was underway. Renovation work often runs over budget and Mr. Perry recommended that a contingency be factored into budgets for this type of work.
- Mr. Reekie, Palace Place, advised that bikes have been stolen from their garage and, although one of the thieves had been identified; he advised caution.

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