

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

SUMMARY

MEETING OF THE BOARD OF DIRECTORS

October 28, 2014

All Candidates Meeting

The meeting was very well attended with standing room only. There was discussion regarding the chosen format for questions. Overall, the meeting was a success, and Mr. Henderson thanked all the volunteers.

HBSCA Community Centre

The Empire Communities Eau du Soleil Presentation Centre is now open. When it is handed over to Humber Bay Shores in two to three years to become the new HBSCA Community Centre, Empire has committed to modifying the building to Humber Bay Shore's needs. There will be an article on this subject in the next Humber Happenings magazine. It was agreed that the Community Centre could become a revenue generating facility, as an offsite meeting destination, and could be promoted as such well beyond the boundaries of Humber Bay Shores. The motivation for a developer to make this type of donation, apart from the goodwill, is that it is a tax efficient and financially feasible option to transition out of the building once their development is completed. Other developers have also made various contributions to the community.

COMMITTEE REPORTS

Communications Committee – Humber Happenings

The next issue should be mailed out by third week in November. In view of ongoing issues with unreliable and expensive postal service, and the fact that many people utilize the “no unaddressed mail” red sticker, which prevents them receiving Humber Happenings, Mr. Perry asked if there was interest in having some, or all of the magazines drop shipped to the HBSCA office, for volunteers to distribute door-to-door in their buildings. Some buildings do not permit door drops, however this could be done in those that do. Mr. Bartlett stated that most residents in Hearthstone By The Bay have removed their sticker specifically because they want to receive the Humber Happenings magazine.

Traffic and Transportation

Now that the election is over, HBSCA can begin scheduling meetings with Councillor Mark Grimes and the City Traffic and Transportation Department. Meetings will also be scheduled with some of the developers to try to engage them in HBSCA membership prior to the registration of the buildings and the creation of Boards.

Planning and Infrastructure

Meetings will also be scheduled with the Planning and Infrastructure Department.

Beautification

Ms. Petrolo will assume the Chair of the Beautification Committee, and has received handover information from Sharon. The next Clean up Day is scheduled for May 23, 2015.

Regarding the poor maintenance of the pond at the south end of East Humber Bay Park, Mr. Arkay and Mr. Bartlett advised that, at the time the parks were established, no provisions were made for maintenance of the parkland, either through budget planning or assessment of developers.

Mr. Bartlett added that early in Mayor Ford's tenure, maintenance of ponds both here and in High Park was cancelled, and the complex recycling water system connected to the East Humber Bay Park pond is in disrepair. Lack of maintenance has resulted in negative effects for bird and wildlife, and the model boat club can no longer use the pond without cleaning a portion of it themselves; however, a recycling pump in the pond has recently been installed and is now running eight hours a day in season, and appears to have improved the situation considerably in the area by the washrooms. Mr. Henderson advised that the pond is actually not part of HBSCA's jurisdiction; however issues in all areas of the park have been raised through the Beautification Committee.

MONTHLY REVIEW OF COMMON ISSUES

Mr. Perry, Nevis, reported that their lighting retrofit is completed and motion sensors installed, including for parking stalls.

Mr. Arkay, Palace Pier, stated that the lighting retrofit involved half powered lighting that is motion sensed for full light. The anticipated payback period is two and one half years.

Ms. Petrolo, Voyager 1 & 2, stated that they have also completed a lighting retrofit and, as they are now considering motion sensors, asked if the low lighting impacts the effectiveness of security cameras in any way. Mr. Henderson stated that cameras could be placed in close proximity to the motion sensed lighting, so both come on at the same time, and that most cameras have good infrared systems. Ms. Petrolo also advised that kitchen stacks have become an issue, especially where portions of the stacks are not vertical. Four contractors have been invited to review the issues, and Mr. Perry provided Ms. Petrolo with additional contact information.

Ms. Nash, Marina Del Rey Phase III, advised that Mr. Richter organized a well-attended, informal meeting for owners to discuss how to deal with frivolous and vexatious lawsuits.

Mr. Isaacs, Marina Del Rey Phase I, advised of recent elevator problems. Mr. Perry reaffirmed that Nevis found Solucor's elevator audit, which included follow up with ThyssenKrupp, to be very effective. It was noted that the pending Benchmark Study, which every HBSCA member condominium will be encouraged to complete, could help document the full extent of ThyssenKrupp's poor service level in the Humber Bay Shores area, and this information could be useful when negotiating with them.

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