

# HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

## SUMMARY

### MEETING OF THE BOARD OF DIRECTORS October 13, 2016

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Thursday, October 13, 2016 at 2240 Lake Shore Boulevard West, Suite 227, Toronto, ON.

#### GUEST PRESENTATIONS

##### **Lynn Harrison of Bells and Whistles Solutions**

Bells and Whistles Solutions presented the HBSCA with an opportunity for all of the affiliated Association condominiums to benefit from a rewards program which could offer savings, discounts and special promotions from various businesses and services, based on the aggregated volume of residents within the Association. Ms. Harrison's role would be to identify specific services that would be appropriate and relevant to the demographic represented within the Association condominiums and this would be done at no cost to the Association.

Ms. Harrison would negotiate arrangements with various vendors and Association residents would benefit from all pre-existing Bells and Whistles partnerships and vendors. Local vendors would be approached and invited to join the program. This program would also provide an opportunity for the Association to drive more attention towards its website by streamlining advertisements and marketing material. The Association would be able to select specific marketing vehicles they would prefer to use. Bells and Whistles can provide posters, online advertising or other forms of advertising that may be desired.

Further information was available and Directors agreed to discuss further with Bells and Whistles possible benefits and program details.

#### TOPICS / EVENT PROGRESS

##### **a. Event Communication**

Mr. Reekie noted that the Association has coordinated and executed many positive events throughout the year but attendance has been static. Directors were encouraged to promote these events within their individual Corporation Board and within their building. Farmer's Market vendors will no longer be inclined to participate if the number of attendees does not increase.

##### **b. Farmer's Market**

It was agreed that the challenges include communication, accessibility for disabled and elderly residents, and the high cost of Ontario-grown produce and products. It was agreed that residents need to be reminded of the Farmer's Market, or any other ongoing events, on a weekly basis.

#### COMMITTEE REPORTS

##### **a. Communications Committee**

The HBSCA website has not been working for approximately ten days. The webmaster resigned and so there is no one in place. However, there are plans to meet with two new web designers and hire one as soon as possible. A significant portion of the website seems to have disappeared altogether. This has not

been resolved as of yet, however it is hopeful that a new web designer will be able to recover what was lost. A new website will be created for the Association which will likely cost approximately \$5,000. There are no outstanding payments owed to the previous web developer.

The title of the Association's Facebook page has changed; however, this page can still be accessed and used as a way of keeping residents informed.

### **Humber Happenings**

Currently, there is space for approximately 20 more advertisements in Humber Happenings. If the Association is able to secure further advertisements this will not only minimize the cost of Humber Happenings, but will likely lead to a profit.

#### **b. Traffic and Transportation Committee**

Traffic and transportation remain a prominent issue within the community. Much of the morning traffic predominantly comes from within the Humber Bay Shores community.

There was an agreement put in place during the June meeting to resolve the issue of streetcars pushing vehicles into the wrong lanes of traffic. This will be addressed at the Traffic and Transportation meeting taking place in November.

Signs will be put up by the end of November, indicating that the left turn arrow at Metro will be removed. Left turns will no longer be allowed in this location and will initially be monitored and enforced by police.

All other traffic and transportation matters will be clarified and updated at the Traffic and Transportation meeting taking place in November.

#### **c. Planning and Infrastructure Committee**

The City has plans to create POPS (Privately Owned Open Space) at Conservatory, Jade and Empire. The Association is in support of green space within the community but will not be supporting POPS and there will be an upcoming meeting to discuss this. It has been suggested that higher-level professionals attend this meeting to initiate a decision making process.

Empire, Monarch and Conservatory are all progressing at various stages of development and another development is being planned for 2020 near Jade.

It has been reported that new buildings will have dog-washing stations on the first levels and there are negotiations underway to have other buildings introduce this as well, which the Association is encouraging.

#### **d. Beautification Committee**

The Beautification Committee has been involved in the design of the new parks that are being proposed.

### **REVIEW OF COMMON ISSUES**

Mr. Henderson reported that success was achieved in removing a very dangerous visual barrier that was impeding the view of traffic. Also, graffiti remains an ongoing issue in the park.

Ms. Lisi, Marina Del Rey Phase II, stated that traffic remains an ongoing issue. Additionally, skateboarders

have been seen using the ramp and railing behind the barbecue area. Also, the sail sculpture was removed without notice. The City has been contacted and spoken to in this regard.

Ms. Hutcheon, Voyager II, stated that Village Courts will be taking over management. There have been concerns in terms of cigarettes and garbage being found on the lawns. The City has agreed to put an ashtray outside of Eden and Firkin and a no smoking sign outside of Eden could be pursued if desired.

Mr. Richter, Marina Del Rey Phase II, stated that dogs have been a persistent issue.

Mr. Memme, Waterscapes, stated that smoking has been an issue and has contributed to patches of dead grass. Also, there are only 7 visitor parking spaces for 360 units at this time.

Ms. Crewe, Hearthstone by the Bay, suggested that if a new representative is acquired from Hearthstone, then a list should be provided in terms of all expected duties for a Board participant.

Ms. Winter, Grand Harbour Building A&B, stated that a new management company has been in place for about one week.

\* \* \*