

Humber Bay Shores Condominium Association

Summary Board of Directors Meeting August 29, 2017

This summary provides information on community activities and interests discussed during the August 29, 2017 Board of Directors meeting. It does not include administrative details and financial reports.

Present:	Don Henderson	Bal Harbour	President
	Jim Reekie		Vice President
	Laura Nash	Marina Del Rey Phase III	Secretary
	David White	Beyond the Sea, Star Tower	
	Joyce Luesink	Beyond the Sea Phase I	
	Gary Mogyorodi	Explorer at Waterview	(sub for Heidi Scott)
	Eleanor Sled-Kurrie	Grand Harbour A/B&Towns	(sub for Kathy Winter)
	Eleanor Sled-Kurrie	Grand Harbour C	
	Bette Brooker	Hearthstone by The Bay	
	David Adolph	Marina Del Rey Phase I	(sub for Toni Lisi)
	Tom Killeen	Marina Del Rey Phase II	
	Sharon Jazzar	Newport Beach	(sub for John Cardoulis)
	Jeremy Greenberg	Ocean Club	
	Tom Arkay	Palace Pier	
	Mary Hutcheon	Voyager II at Waterview	
	Sherali Najak	Waterscapes	

and by invitation,

Sue Grimes	Recording Secretary, Broadmoor Meeting Services
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Regrets:	Stephanie Mahoney	Palace Place	Treasurer
	John Petrie	Grenadier Landing	
	TBD	Lakeside Place	
	Jim Simone	Nautilus	
	TBD	Palace Place	
	TBD	Voyager I	
	Jim Faichnie	Waterford	
	Vladyslav Kostyuk	Westlake Tower	

Communications

HBSCA Meeting Documents - Distribution Policy

Mr. Henderson reminded Directors that the Summary of the Board Meeting is prepared for distribution to member condominium residents and provides information concerning HBSCA events, policies, committee activities, and local issues that impact the community. HBSCA Board meeting minutes which include the administrative and financial details can be distributed to Boards.

It was noted that Property Managers are not part of the distribution process, as it is the Boards and not the Property Managers who are HBSCA members.

Humber Happenings

Mr. Henderson stated that although Humber Happenings remains a net expense to HBSCA, it could be an income generator if there were more volunteers contributing to the collection of advertising.

Media Grant Approved for Humber Happenings (HH)

On behalf of the HBSCA, the publisher of HH applied for and received a media grant of approximately \$3,000 per issue beginning with the fall issue. Each HH issue costs approximately \$15,000 to produce and distribute, and generates approximately \$10,000 to \$12,000 in advertising. A couple of new volunteers have joined the committee to promote advertising, and the grant also requires that the editor solicit advertising, for which she will receive a portion of the ad revenue, and HBSCA the balance.

A Humber Happenings planning meeting will be scheduled shortly and volunteers were needed.

HBSCA Website/Facebook/Twitter

Mr. Adolph noted that with about 400 followers currently on the HBSCA Twitter account, and with the website dramatically improved, it would be constructive to promote Humber Happenings within the broader mix of social media. Mr. Henderson agreed but re-iterated, as he has done in previous meetings, that activities are limited by the number of committee volunteers. It may be time to update the strategic plan established several years ago.

Social media sites are being kept as current as possible. Mr. Reekie reported that Facebook metrics are being monitored, that followers have increased, and participation on social media is attracting the younger, more social media savvy population. The Farmers Market was specifically promoted on social media and has increased Market traffic, and one post on the Business Improvement Association had 513 reads in 24 hours.

Traffic and Transportation

Pedestrian Crossover (PXO)

A survey conducted on Marine Parade Drive at Jean Augustine Park, and at the Village Court confirmed that 270 people an hour cross Marine Parade Drive on Saturdays and Sundays. As a result, sometime this fall, the City will be installing a lit Pedestrian Crossover (PXO) on Marine Parade Drive at the Village Court.

Speeding on Marine Parade Drive

At the request of HBSCA, Police Services brought in a digital speed reading sign and were on hand ticketing speeders on Marine Parade Drive. On a couple of other days radar-equipped police ticketed approximately 10 to 15 people per hour.

Speed bumps are not preferred as they slow down emergency vehicles, instead, additional three-way stop signs will be installed at the streets running between Lake Shore and Marine Parade Drive when the roadways are assumed by the City. There has been ongoing discussion regarding whether those streets should be one-way and, if so, which direction. Ms. Hutcheon recommended installation of permanent digital speed indicators, and Mr. Reekie agreed that this could be discussed at the next Traffic and Transportation meeting.

No-Right-Turn onto Marine Parade Drive

The No-Right-Turn from Lake Shore Blvd West onto Marine Parade Drive between 7:00 a.m. to 9:00 a.m. is now permanent and is lit during that rush hour period.

Police Services Blitz - Park Lawn and Lake Shore Blvd West

In July, Police Services conducted a four-day blitz during which police were stationed at the Bank of Montreal corner, the Esso Station, and on the street, to monitor all traffic, including pedestrian infractions. A report is pending.

Master Transportation Plan

There has been no meeting for several months and no meetings are scheduled. The next Traffic and Transportation meeting will be in September.

Planning and Infrastructure

Development Turnover to Corporations

Three new developments will be turned over to the Corporations this fall and the developers have agreed to pay for the first two years of HBSCA membership.

Meeting with Mattamy/Monarch Development

In June, Mr. Reekie and Mr. Henderson met with the new Mattamy/Monarch Development representatives, Clara Ombiga, Manager of Planning and Development, and Zsuzsanna Deak, Marketing Manager to discuss HBSCA's participation in planning for the extension of the Village Court on the south side of Marine Parade Drive that could include a naturalized amphitheatre, and which would be funded by the developers, approximate cost \$750,000, and would not become part of the Village Court Privately Owned Public Space (POPS). Ms. Ombiga and Ms. Deak were also asked to provide updates for Humber Happenings.

HBSCA Lobbying for Adequate Visitor Parking from Developers

Mr. Reekie and Mr. Henderson have worked to obtain commitments from developers for adequate visitor parking spaces to accommodate local business. The 50-storey Lago development will have 140 visitor parking spaces contributing to a total of 640 spaces confirmed within various developments. Mr. Henderson has also been a strong proponent of roadside layby parking, with varying degrees of success.

Meeting with First Capital Realty – Christie Site

On August 21, Mr. Reekie and Mr. Henderson met with Cameron MacKinnon, Publicist at First Capital Realty (FCR), who are the owners of the Christie site. Mr. MacKinnon has been invited to attend the next HBSCA Board meeting, and was also asked to provide an article for Humber Happenings and advertise in the publication. Mr. Henderson will promote HBSCA participation during future strategic planning sessions to ensure that the interests of the community, including a transit hub, enhanced retail, and a community centre are discussed. Councillor Grimes has consistently encouraged community dialogue on all local matters, and Mr. Reekie noted that funding for the transit hub would have to come from various levels of government, all of whom have indicated their support for such a plan.

Ms. Hutcheon asked how receptive FCR was to community ideas and interests. Mr. Henderson confirmed that FCR supports a transportation hub and intends to work with Metrolinx.

Architectural Committee Resource Meeting – August 30, 2017

On August 30, three HBSCA representatives will attend the third Architectural Committee Resource (ACR) Meeting. The group includes community representation to contribute to planning any buildings in Humber Bay Park East and Humber Bay Park West. All community representatives support minimal building, other than what is essential to the maintenance and enjoyment of the parks. A public consultation meeting will be scheduled in the fall. It appeared that Councillor Grimes had responded to the strong public message that the community was not interested in large public buildings in the park.

Beautification

Jean Augustine Park

Plans are being developed to redesign the water feature in Jean Augustine Park to address ongoing issues with algae and over-vegetation. Adjacent condominiums will have input during the process.

Community Events

Farmers Market

There are 31 vendors this year and attendance has increased from approximately 800 per day last year to approximately 1,400 this year. Of 75 farmers markets in Toronto, Toronto Life magazine listed Humber Bay Farmers Market as one of the top 15. The market is restricted to food-producing vendors only who pay an annual fee of \$711.93.

Waterfront Festival

Mr. Reekie summarized this year's activities, and confirmed that attendance was good, and a lot of people were on their balconies listening to the music.

Golf Tournament

Attendance was similar to last year at about 78 people. Directors were encouraged to promote it more next year.

Friends of Humber Bay Parks (FHBP)

Ms. Hutcheon has begun attending FHBP meetings and reported that they are developing a website, and have been organizing ad hoc park clean up days and removing burdock which is invasive and a danger to birds. Bags for these activities have been donated by the Toronto Region and Conservation Authority (TRCA). Ms. Hutcheon intends to expand communication threads and links for these activities to increase participation.

Review of Common Issues

This item provides a forum for member corporations to benefit from shared experiences, provide information on results from completed projects, or request input or recommendations on a variety of issues.

Mr. Henderson reported that Bal Harbour is refurbishing their common element fountain. Parking issues on Legion Road continue to be a problem. No-stopping signs have been installed along Legion Road. Bal Harbour has also managed, after a warning to the City and two accidents, to have TTC remove a glass panel at the Legion Road westbound streetcar stop as the glass panels become salty and dirty in the winter visual obstruction for drivers turning east from Legion Road onto Lake Shore Blvd. West.

Mr. Arkay reported Palace Pier's displeasure concerning the contra bicycle lanes recently painted on Waterfront Drive which is one-way westbound street. Mr. Henderson confirmed that HBSCA, along with individual condominiums had submitted letters to the City opposing the plans, and Mr. Reekie advised that the original plan was to install both the eastbound and westbound bicycle lanes together on the south side of the street, rather than have one bicycle lane on the north side and the other on the south side. Mr. Reekie also questioned the rationality of setting up the eastbound cycle lane at this time before the path refurbishment work was done, which currently blocks eastbound cyclists.

Mr. Najak advised that he was collaborating with Mr. Reekie to have the City and Fire Services deem the laneway between Waterscapes and Nautilus a fire route.

Mr. Henderson reminded Directors that information is available to member Boards in various ways, including Board meeting documents, the Humber Happenings in which policy statements are published, the HBSCA website, Director meet-and-greet events, and HBSCA Directors have an opportunity at HBSCA Board meetings to discuss common issues. HBSCA Directors can also act as information conduits between the HBSCA and their respective Boards, and Mr. Henderson recommended that time be set aside at member Board meetings for HBSCA representatives to provide updates.

Mr. Adolph, Marina Del Rey Phase I noted that one of Marina Del Rey's concerns had been the lack of consultation preceding implementation of the No-Right-Turn onto Marine Parade Drive during morning rush hour, and was pleased to see a commitment on all parties to improved communications. Ms. Nash noted that the installation of Condo Control Central has facilitated better communications by posting of meeting documents; she would be invited to the next Phase III Board meeting to provide an update.

Cable/Internet/Phone

Ms. Nash, Marina Del Rey Phase III, advised that MDR is switching from Bell to Rogers for cable and optional internet and landline service, and Mr. Killeen, MDR Phase II confirmed that Bell had installed fibre optic cable, but Rogers will be using their own coax cable.

Mr. White reported that Beyond the Sea recently installed a third provider, FiberStream, a company that services condominiums only. Mr. Mogyorodi, confirmed that FiberStream recently installed fibre optic in Explorer at Waterview without requiring commitment to use their services. Mr. Greenberg confirmed that Coextro recently installed fibre optic cable in Ocean Club, also with no commitment required.

Mr. White also reported that when Bell was asked for permission to have a booster installed because the building had no cell phone service in most of the common areas, they would not allow it unless they were given exclusive rights to the entire building.

Ms. Nash noted that the TTC trucks along Lake Shore Blvd. West were installing Kevlar cables to accommodate the new streetcars.

Ms. Hutcheon, Voyager II at Waterview advised that their Kitec plumbing issue is ongoing, and an engineer has been hired to conduct the tender process. Mr. Henderson suggested that Ms. Hutcheon send an email update to HBSCA Directors, as others may also still be dealing with the Kitec issue.

Ms. Hutcheon also asked for input regarding her interest in preparing a Welcome handbook for new residents. Mr. Henderson recommended that Ms. Hutcheon contact Councillor Grimes office who prepares welcome packages for all new buildings, and Mr. White offered to connect Ms. Hutcheon with the Director on his Board who prepared their handbook.

Mr. Greenberg reported that Ocean Club was very happy with their new Property Manager who has been able to address many issues very quickly.

Ms. Jazzar reported that the City had responded to Newport Beach's request not to activate the sprinklers in the park during the day, but now they are not using the sprinklers at all. Also, Ms. Jazzar asked for recommendations for a good furniture refurbisher and was told about Johnny's.

Mr. Reekie reported that Palace Place has had a problem with cyclists trespassing onto Palace Place property trying to bypass the path construction zone.

Next HBSCA Board Meeting

The next Board meeting was scheduled for Tuesday, October 17, at 6:30 p.m., and will include the Annual General Meeting.

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