

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Summary Annual General Meeting October 17, 2017

This summary provides information on community activities and interests discussed during the October 17, 2017 Annual General Meeting. It does not include administrative details and financial reports.

Present:	Don Henderson	Bal Harbour	President
	Jim Reekie		Vice President
	Stephanie Mahoney		Treasurer
	Laura Nash	Marina Del Rey Phase III	Secretary
	David White	Beyond the Sea, Star Tower	
	Joyce Luesink	Beyond the Sea Phase I	
	Heidi Scott	Explorer at Waterview	
	Kathy Winter	Grand Harbour A/B & Towns	
	Eleanor Sled-Kurrie	Grand Harbour C	
	Bette Brooker	Hearthstone by The Bay	
	David Adolph	Marina Del Rey Phase I	
	Tom Killeen	Marina Del Rey Phase II	
	John Cardoulis	Newport Beach	
	Tom Arkay	Palace Pier	
	Mary Hutcheon	Voyager II at Waterview	
	Sherali Najak	Waterscapes	
	Jim Faichnie	Waterford	
	Vladyslav Kostyuk	Westlake Tower I	

and by invitation,

Sue Grimes	Recording Secretary, Broadmoor Meeting Services
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Regrets:	John Petrie	Grenadier Landing
	Jeremy Greenberg	Ocean Club
	Jim Simone	Nautilus
	TBD	Lakeside Place
	TBD	Palace Place
	TBD	Voyager I

PRESIDENT'S REPORT

Mr. Henderson stated that his role, along with the other executive members, has been to represent HBSCA members at meetings with all levels of government, as well as at the Ontario Municipal Board (OMB), and reaffirmed that outreach must remain an important part of HBSCA's mandate. Part of this outreach includes Directors circulating the Summaries of Board and Annual General Meetings.

Planning Meeting at Etobicoke Civic Centre

On September 26, Mr. Henderson and Mr. Reekie attended a meeting at the Etobicoke Civic Centre with the Mystic Pointe Area Residents Association, Councillors Grimes and De Ciano, City Planning staff and Empire

Communities executive, to support Mystic Pointe planned development at 251 Manitoba Street, and their concerns regarding the planned opening of Legion Road for through traffic from the Gardiner. HBSCA Executive also lobbied for additional public parking at Eau de Soleil. Approximately 600 parking spaces have been negotiated with a number of the developers.

For the record, matters noted in the President's written report distributed to HBSCA representatives prior to the meeting included:

- Four main strategic priorities for HBSCA are: planning and infrastructure, building community, organizational effectiveness, and communications and outreach. Communications and outreach is supported by the production and distribution of four seasonal issues of Humber Happenings magazine which report on HBSCA positions, activity event updates.
- HBSCA maintains electronic media, website HBSCA.ca, and a Facebook page. Other social media streams and notices include a Cycling/Trail Facebook page, and Twitter feed.
- Minutes of Board meetings are circulated to member Boards and summaries of Board meetings are available to residents when distributed by the member Boards.
- In the past two years, two Town Hall meetings were held relating to infrastructure and planning and meeting municipal candidates running for election.
- Residents have been polled on issues discussed in Humber Happenings, including taxation, POPS, Community Centre, Legion Road, and proposed Park Lawn rush hour closure at Gardiner off ramp.
- Meet and Greet venues are organized to promote interaction among member Boards of Directors.
- HBSCA committee members meet regularly with City staff and developers to convey concerns on various issues including density, height, accessibility, and the spill-over effect on community.
- Other committee activities include the Farmers Market, Waterfront Festival, Golf Tournament, and Clean-up Day. HBSCA also has representation on the Division 22 police liaison committee.
- HBSCA had been supportive of Mystic Point at the OMB regarding the planned development at 251 Manitoba. The owner, Etabbey Holdings had planned to build a 48 story, 499-unit condominium, which was negotiated down to two buildings of 30 and 18 stories. Etabbey sold the property this year to Empire Communities which has begun excavating and cleaning neglected adjacent lands. The meeting at the Etobicoke Civic Centre was to discuss construction staging and parking.
- On September 13, the executive met with City staff and Councillor Grimes to review cycling changes at Palace Pier Court and Waterfront Drive and the need for crosswalks and PXO (strobed crosswalks) on Marine Parade Drive. One PXO is scheduled for installation at the village Court/Marine Parade junction by Spring 2018.
- HBSCA requested that developers finance two years of HBSCA membership for newly formed Boards. Del Largo, Lago, and Jade are three new HBSCA members which have received this benefit.

Mr. Henderson thanked the hardworking volunteers he has had the pleasure of working with and was looking forward to continuing to contribute to HBSCA activities as a Board member representing Bal Harbour.

MEMBERSHIP FEES

There was no recommendation to raise membership fees this year.

NEW MEMBER CONDOMINIUMS

Three new condo corporations are now HBSCA members: Lago, Riva del Lago, and Jade. The first two years of membership were paid by the developers as a way to support the new corporations through initial challenges of a new building and establishing a new Board, so they can appoint a representative to the HBSCA. The new

representatives will attend the next HBSCA Board meeting, and will begin receiving Humber Happenings.

BY-LAW NO. 4 REVISIONS

Proposed revisions to Bylaw No. 4 were reviewed. Some revisions were approved, including matters relating to the role of the HBSCA officers, representatives' eligibility to hold office, the definition of quorum in respect to the Executive Committee, reasons for representatives to cease being an HBSCA member, and affirming that residents of member condominiums, not just Directors of condominiums, can hold office. The bylaw revisions were approved, except for the matter of causation for a representative to cease to be a member, which will be further clarified and presented again at the next Annual General Meeting.

ELECTION OF OFFICERS

The following candidates were elected by acclamation to the following positions:

Jim Reekie	President
Joyce Luesink	Vice-President
Stephanie Mahoney	Treasurer
Laura Nash	Secretary

ELECTION OF DIRECTORS AT LARGE

The following candidates were elected Directors at Large:

Kathy Winter
Jeremy Greenberg
Tom Arkay

OTHER BUSINESS

Mr. Henderson reasserted the importance of the HBSCA maintaining party status at OMB hearings, especially for the Christie site development, with positions on various issues to be approved by the HBSCA Board.

Mr. Henderson was stepping down as President of HBSCA. Ms. Nash, on behalf of past and present Board members, thanked Mr. Henderson for his extensive work over the years as President, Vice President, and his many committee activities.

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