

Humber Bay Shores Condominium Association

Summary Board of Directors Meeting August 22, 2018

This summary provides information on community activities and interests discussed during the August 22, 2018 Board of Directors meeting. It does not include administrative details and financial reports.

Present:	Jim Reekie		President
	Joyce Luesink	Beyond the Sea Phase I	Vice President
	Laura Nash	Jade	Secretary
	Don Henderson	Bal Harbour	Director
	Kathy Winter	Grand Harbour A/B & Towns	Director-at-Large
	Eleanor Sled-Kurrle	Grand Harbour C	Director
	Bette Brooker	Hearthstone by The Bay	Director
	Ron Ross	Marina Del Rey Phase III	Director
	Jim Simone	Nautilus	Director
	Sharon Jazzar	Newport Beach	Director
	Tom Arkay	Palace Pier	Director-at-Large
	Ron Anderson	Palace Place	Director
	Mary Hutcheon	Voyager II at Waterview	Director
	Vladyslav Kostyuk	Westlake Tower I	Director

and by invitation,

Sue Grimes	Recording Secretary, Broadmoor Meeting Services
Maria Ancona	Beyond the Sea Phase 1
Joya Salvatori	Westlake Tower II

Regrets:

Jim Faichnie	Waterford	Director
David White	Beyond the Sea, Star Tower	Director
Heidi Scott	Explorer at Waterview	Director
Dina Godinho	Lakeside Place	Director
John Petrie	Grenadier Landing	Director
Jeremy Greenberg	Ocean Club	Director-at-Large
vacant	Waterscapes	Director

TOPICS OF COMMUNITY INTEREST

Communications/Humber Happenings/Website/Social Media

Humber Happenings

Mr. Henderson's written report, which included a profit/loss analysis of the Summer issue, was distributed prior to the Board meeting. The publication has made a small profit for the past two or three issues.

Directors or their property manager were reminded to ensure that Humber Happenings is displayed in the mailroom magazine racks, and not left stored away in cartons. Any leftover magazines should be dropped off at local retail vendors. Eden Restaurant and The Firkin have dedicated Humber Happenings magazine racks.

Although the Summer issue was the last in which Mr. Henderson would be acting Committee Chair, he confirmed that he would be working with the following new Humber Happenings volunteers to ensure a smooth transition:

- **Ian Morris**

Mr. Morris lives in Lakeside Place and will assume the role of Chair on the Humber Happenings Committee. Mr. Morris is a commercial account executive and partner for a local insurance management company and has been a member of the Waterfront Festival Committee.

- **Debora Ilovaca**

Ms. Ilovaca lives in Westlake condos and has over 10 years of experience as a journalist and communications specialist.

Mr. Morris and Ms. Ilovaca will serve as liaisons to the Board and work with the Humber Happenings publisher Monique Charbonneau of MJR Publishing Inc.

Humber Happenings is the property of the HBSCA and, as such, it is the Board's responsibility to ensure that content is relevant to HBSCA member residents. Mr. Henderson summarized the key content and format elements in past issues and encouraged Directors to contribute ideas for articles, surveys, ads, and content procurement.

Voyager has passed a No-Smoking Rule along with a rule prohibiting short-term rentals and a future topic could be the impact of No-Smoking Rules being passed by many condos. Grand Harbour, Beyond the Sea and Voyager I and II have also recently passed similar rules. Ms. Ancona, Beyond the Sea, advised that she has noticed fewer cigarette butts falling on her terrace since their rule was passed.

The Palace Place Property Manager has begun collecting data on the status of smoking rules in local condos, and it was suggested that the Palace Place report could form the basis of further research and a Humber Happenings article. In spite of The Firkin and Eden Restaurants having installed portable ashtrays, cigarette butt litter remains a problem.

There was consensus that a general lack of by-law enforcement in the Humber Bay Shores area remains a significant problem. Mr. Reekie reaffirmed his message in the Summer Humber Happenings that residents should speak directly to other residents they see disrespecting by-laws.

HBSCA Website

Summaries of Minutes of the HBSCA Board meetings have been posted on the HBSCA website as well as past Humber Happenings publications.

Farmers Market

Attendance has reached approximately 2,000 each Saturday and some local retailers and services will be setting up as pop vendors at the Market. Etobicoke Jazz performed last Saturday and was well received.

None of the farmer vendors purchase and resell product at the market and it was suggested that Mr. Reekie and the Market Manager's trips to vendors farms could be a topic for a Humber Happenings article.

Waterfront Festival – Saturday, August 11, 2018

Mr. Reekie and volunteers received a lot of positive feedback from visitors and vendors regarding this year's Waterfront Festival. Changes made this year to the children's area improved the flow of activities, and fewer volunteers needed to manage the area. It also appeared that the Waterfront Festival is the most organized with respect to move in and move out of performers.

Mr. Reekie also reported that representatives of the Greater Toronto Airport Authority attended the Festival this

year, and that Pearson Airport is considering constructing another north/south runway which will result in more air traffic west of Humber Bay.

Cycling/Trail/Parks

The Trail Refurbishment Project is now not scheduled to begin until sometime mid to late October, which will result in the work schedule extending well into next summer.

Mr. Reekie also reported that the City of Toronto Parks, Forestry and Recreation Department, without consultation, had planned to install a pop up gym in the park in front Eden Restaurant. With each condo having their own gym facilitates and at least three storefront gyms in the neighbourhood, neither the HBSCA Executive or Councillor Grimes supported the idea and the concept was cancelled.

Jean Augustine Pond

The study is ongoing and may be finished by next spring.

Mr. Christie Site – First Capital Realty (FCR)

Soil remediation is more extensive and has taken much longer than anticipated. The City currently has no plans to change any by-laws to permit residential development on the site. First Capital Realty has been working to negotiate for some residential, is also dealing with ongoing Ontario Municipal Board (OMB) files they acquired from Mondelez when they purchased the property. Mr. Reekie does not anticipate any movement on these issues for two to three years.

Mr. Reekie will send an email to FCR regarding dust from the large piles of dirt and other materials on the site and also recommended that complaints be directed to the City of Toronto 311 call number.

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, with further discussion between Directors often carried offline. In the interest of open discussion on issues that may be confidential or sensitive in nature, reporting of discussions is limited to comments that may be broadly useful.

Ms. Hutcheon advised that the property manager for Voyager I and II will be leaving and asked for input regarding property managers and management firms and criteria to be used in the selection process. Other Directors also reported their corporations had either recently completed, or were in the process of conducting a search for new management.

The option of hiring consultants to assist with the selection process was raised, however Ms. Jazzar strongly advised against it, as Newport Beach had had a very unsatisfactory experience with consultants in the past. Ms. Jazzar recommended that Boards interview a number of companies including the potential on-site manager. Ms. Jazzar also emphasized that condo owners must be reminded that inappropriate behaviour toward staff is completely unacceptable and unproductive.

Directors shared experiences with various property management companies and offered recommendations. Mr. Henderson recommended that the corporations currently searching for management companies combine their resources and work together to create a strong buying position.

Mr. Ross noted that Marina Del Rey had directly hired a property manager but retaining the management company for financial and employee benefits administration, as well as training and special expertise as needed. This is currently working very well. There was general consensus that it is increasingly difficult to find good

management companies and on-site managers.

Mr. Kostyuk, Westlake Tower 1, inquired if any Director had received a letter from ThyssenKrupp advising that a new union rule required new safety equipment to be installed at a cost of \$20,000 per elevator. Mr. Simone suggested it could be the requirement for railings in the mechanical area. Mr. Ross advised that the building code now requires a new elevator test that puts more load on the elevators than they are rated for in order to identify what load will make them stop. This test costs \$5,000 per elevator and will likely cause breakages that will require further repair.

Ms. Sled-Kurrle noted that Grand Harbour Bldg C has introduced a new rule prohibiting charcoal barbecues on patio balconies and terraces as well as stipulating that when transporting propane in the elevator, there must be no other person travelling in that elevator cab.

Ms. Hutcheon advised that Voyager I and II has also passed a rule prohibiting short-term leasing.

Other issues raised by various Directors included carpets disposed of in the garbage chute causing costly damage to the mechanical garbage equipment, and pizza boxes blocking chutes. Mr. Simone noted that the Nautilus concierge have been instructed to put the suite number on every pizza box delivered.

Dogs are being walked through Bal Harbour's park in spite of the No Dogs Allowed sign. Ms. Ancona, Beyond the Sea also reported many dogs in the green space behind her building in spite of the signs, and many owners not picking up after their pets.

Ms. Brooker, Hearthstone by the Bay was interested in any information about condos which are composting.

Mr. Kostyuk advised that traffic congestion was a problem for the Westlake corporations, as it is the developer Onni Group that owns the roadway and retail spaces, not the corporations. Following discussion it was agreed that Mr. Reekie and Mr. Kostyuk will meet with the VP of Onni Group to discuss solutions such as enforcing parking rules and making the traffic flow one-way with the entrance off Lake Shore Blvd West and exit at Park Lawn.

Mr. Reekie advised that this would be the last meeting Ms. Luesink would be attending, as she was moving out of town. On behalf of the Board, Mr. Reekie thanked Ms. Luesink for her contributions to the HBSCA and welcomed Ms. Maria Ancona as the new Beyond the Sea Phase I representative.

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