

Humber Bay Shores Condominium Association

Summary Board of Directors Meeting October 10, 2018

This summary provides information on community activities and interests discussed during the October 10, 2018 Board of Directors meeting. It does not include administrative details and financial reports.

Present:	Jim Reekie		President
	Dina Godinho	Lakeside Place	Vice President
	Laura Nash	Jade	Secretary
	Ron Anderson	Palace Place	Treasurer
	Don Henderson	Bal Harbour	Director
	Azar Karim	Beyond the Sea Phase I	(sub for Director Maria Ancona)
	Kathy Winter	Grd 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
	Ian Lovatt	Nautilus	(sub for Director Jim Simone)
	Sharon Jazzar	Newport Beach	Director
	Tom Arkay	Palace Pier	Director
	Mary Hutcheon	Voyager II at Waterview	Director
	Jim Faichnie	Waterford	Director
	Jacqueline La Ronde	Waterscapes	Director-at-Large
	Vladyslav Kostyuk	Westlake Tower I	Director

and by invitation,

Sue Grimes	Recording Secretary, Broadmoor Meeting Services
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Regrets:	David White	Beyond the Sea, Star Tower	Director
	John Petrie	Grenadier Landing	Director
	Jeremy Greenberg	Ocean Club	Director

COMMITTEE REPORTS

Traffic and Transportation

Mr. Reekie had registered a complaint to 311 Toronto about a couple of large potholes on Marine Parade Drive, and pilons have been placed in those areas. Mr. Reekie confirmed that when all the development is completed along Marine Parade Drive, City funding is available to repair the roadway and top it with cement.

Ms. Hutcheon asked for the results of the TTC Bus Survey relating to the 66D bus route options. Mr. Reekie did not have the information at hand, but will distribute the survey results to Directors.

Although some in the community continue to complain that transportation is not getting better, Mr. Reekie reminded Directors that HBSCA has worked with Councillor Grimes over many years to achieve a number of improvements. From only one bus on Park Lawn, there are now four, as well as the 135 Express to Union and the 176 bus to Mimico Go Station.

Installation of the pedestrian crosswalks (PXOs), one on Royal York north of Lake Shore Blvd West, and one on Marine Parade Drive at Village Court, have been delayed, but the funding is in place and the work could begin shortly.

Communications/Outreach

Mr. Henderson reported that the next HBSCA Humber Happenings issue being distributed the week of November 12 has covered its costs. Mr. Henderson encouraged Directors to submit articles on timely topics that ensure the magazine remains relevant to the community. The Humber Happenings media kit and submission deadlines are on the HBSCA website.

Mr. Henderson reported there were now two non-member volunteers working on Humber Happenings other than himself, and has recommended that one volunteer attend future meetings to take questions.

Mr. Reekie reminded Directors to assist undercover police efforts in the area, by reporting suspicious activity to police along with photos or information such as license plate numbers. Although some areas of the community have improved, Mr. Reekie noted that other areas or buildings remain a concern.

Planning and Infrastructure

Eau du Soleil occupancy in the building closest to Marine Parade Drive is scheduled to begin in January. Occupancy has begun in the Cove building at 39 Annie Craig, and there are five more buildings left to be built. Once those buildings are built, low rise office buildings are planned for the south side of Lake Shore Blvd West along with a boutique hotel on the southeast corner of Silver Moon.

Refurbishment of the section of the trail was scheduled to start in August. Mr. Reekie noted that every month of delays, pushes the project completion a month into next summer.

City garbage containers with cigarette depositories are being installed in front of Eden and the Firkin.

Mr. Reekie will be contacting the City about what appears to be a possible sink hole under Marine Parade Drive opposite Jean Augustine Park.

Mr. Reekie reported that there were 25 motorcycles cruising up and down Marine Parade Drive last weekend, and that HBSCA representatives must remind residents to complain to 311 Toronto or email the City with photos. A copy of every 311 Toronto complaint is sent to the Ward Councillor, and the more complaints lodged, the more likely action will be taken.

REVIEW OF COMMON ISSUES

This agenda 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 sometimes 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, Voyager II at Waterview reported that, from personal experience, she has learned that if someone parks in your parking space, you can make a non-emergency call to the police and they will tow the vehicle away, providing you have the deed and status certificate confirming ownership.

Mr. Anderson, Palace Place, advised that Palace Place recently passed a by-law permitting only Owners to be Directors.

Mr. Lovatt, Nautilus reported that the Village Court Committee has hired an independent property manager to professionally manage Village Court, and retained a new company for snow removal.

Mr. Lovatt also reported that Nautilus is investigating a co-generation system to be housed on the top floor in the mechanical room. The system uses gas to generate electricity. An engineering study is underway, and it is estimated that the annual energy savings would be approximately \$35,000. The Board is also investigating electronic voting for Owners, which they anticipate would encourage absentee-owner participation.

Mr. Faichnie, Waterford advised that communications to Owners are now being sent electronically.

Mr. Reekie expects Jade to be turned over to its Board by the end of October. Jade has had to install grass on the POPS (Publicly Owned Public Space) area. Toronto Urban Design intends to be involved in the design of the POPS which could delay the project.

Ms. Nash reported that MDR Phase I Owners are expected to requisition a meeting to discuss the implications of installing Rogers antennas on the building. Ms. Nash asked if any other Directors had experience with this, and none had.

Ms. La Ronde, Waterscapes reported that the Board was very pleased with their new property management company and could forward the name to anyone interested. Waterscapes is also pleased with the new security company, GardaWorld.

Ms. La Ronde noted, however, that their most significant issue now is ThyssenKrupp's poor elevator service. Mr. Henderson reminded Directors that about five years ago, HBSCA invited ThyssenKrupp executive to a Board meeting, at which complaints were respectfully but pointedly expressed, and it appeared that service had improved. If, however, service is again declining, Mr. Henderson suggested that perhaps ThyssenKrupp should be invited again to meet with the HBSCA Board.

Ms. La Ronde also asked if it was standard practice for cleaners to put the elevator on service on each floor as they clean. Mr. Ross confirmed that this was done at MDR Phase III, but the balance of responses from other Directors suggested this was not common practice.

Mr. Henderson advised that Bal Harbour has developed a motion to oppose the extension of Legion Road pending further discussions with the City. Bal Harbour's concern is that the extension will divert traffic from Park Lawn to Legion Road that may also try to skirt through Bal Harbour. Mystic Point has also expressed concern. The developer, Empire Communities, has released the land at the north end of Legion Road to the City, and the City has \$45 million in funding for the work.

Mr. Henderson emphasized that, contrary to the HBSCA discussion group statements impugning the HBSCA for taking a position on Legion Road, HBSCA does not have a position on Legion Road.

Ms. Winter Grand Harbour A/B and Townhomes asked why the fountain along the boardwalk near the gazebo had been closed. Mr. Henderson believes that there may have been a complaint from an Owner in the Grand Harbour Townhomes regarding activity around that water feature.

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