

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Minutes of the Board of Directors Meeting January 16, 2019

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, January 16, 2019 in the HBSCA Office, Suite M-227, 2240 Lake Shore Boulevard West, Toronto.

Present:	Jim Reekie		President
	Dina Godinho	Lakeside Place	Vice President
	Laura Nash	Jade	Secretary
	Ron Anderson	Palace Place	Treasurer (nominal)
	Don Henderson	Bal Harbour	Director
	Kathy Winter	Grd Harbour A/B & Towns	Director-at-Large
	Suniti Talwalkar	Grand Harbour C	Director
	Bette Brooker	Hearthstone by The Bay	Director
	Sue Grimes	Marina Del Rey Phase III	Director and Recording Secretary
	Jim Simone	Nautilus	Director
	Sharon Jazzar	Newport Beach	Director
	Tom Arkay	Palace Pier	Director
	Jacqueline La Ronde	Waterscapes	Director-at-Large
	Gary Mogyorodi	Explorer at Waterview	Director
	Janice Chan	Westlake Tower I	Director (sub for Vladyslav Kostyuk)
	Thomas Crelier	Westlake Tower 1	Guest Non-voting

and by invitation,

Ian Morris Chair of Publications, Humber Happenings

Regrets:	Maria Ancona	Beyond the Sea Phase I	Director
	David White	Beyond the Sea, Star Tower	Director
	Jim Faichnie	Waterford	Director
	Mary Hutcheon	Voyager II at Waterview	Director
	John Petrie	Grenadier Landing	Director
	Vacant	Ocean Club	Director
	Juliet Sweeney		Treasurer

1. CALL TO ORDER and CONFIRMATION OF QUORUM

Mr. Reekie, President of HBSCA, presided as Chair and with a quorum of Directors present, called the meeting to order at 7:00 p.m. Ian Morris joined the meeting in progress at 7:05 p.m.

2. AGENDA

Mr. Henderson requested that HBSCA's Role in the Community be added to the agenda.

3. APPROVAL OF MINUTES of HBSCA BOARD MEETING

Board Meeting – November 14, 2018

The minutes were reviewed.

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Godinho, Lakeside Place, **it was resolved** to approve the minutes of the HBSCA Board meeting held on November 14, 2018 as amended. **The motion carried**

4. NEW MEMBERS

4.1 Appointment of New Representative – Suniti Talwalkar, Grand Harbour Bldg. C and Sue Grimes, Marina Del Rey Phase III

Suniti Talwalkar will be replacing Eleanor Sled-Kurrle as representative for Grand Harbour Bldg. C and Sue Grimes will replace Ron Ross for Marina Del Rey Phase III. Ms. Grimes would retain her role as Recording Secretary.

On a **motion** by Dina Godinho, Lakeside Place, **seconded** by Don Henderson, Bal Harbour, **it was resolved** to approve the appointment of Suniti Talwalkar, Grand Harbour Bldg. C and Sue Grimes, Marina Del Rey Phase III. **The motion carried**

The appointment of Susan Orr, Grenadier Landing and Steve Ulrich, Lago was deferred until they are in attendance.

Mr. Morris joined the meeting at this time and the order of agenda items was adjusted accordingly.

5. COMMITTEE UPDATES

5.1 Communications Update - Humber Happenings

Mr. Morris suggested the HBSCA Board needs to set specific content goals and deadlines for local content submissions in order to reduce the amount of advertiser-driven content and address the criticism of a lack of community-based information.

Financially, the Winter publication could possibly break-even once all advertising revenue has been confirmed. With specific fixed costs and limited amount of space for advertising, the next step to make the magazine profitable would be difficult. Mr. Morris suggested that if profit was a goal, there would have to be a more active volunteers and/or further cost cutting initiatives.

For the first time, in addition to hardcopy distribution, the Winter issue will also be emailed to approximately 1,200 addresses gathered during community events. Following a study of the response to that distribution, including determining the read-rate and the numbers that chose to opt out, and pending privacy issues, an additional distribution list of approximately 8,000 will be considered.

Mr. Morris noted that distribution needs to accommodate a balance of both hardcopy which is considered the preferred format by advertisers, and electronic to satisfy advertisers interest in a robust distribution list. Electronic distribution would mean that Humber Happenings would be available to people other than those living in HBSCA member condominiums. Mr. Reekie also advised of possible measures being considered to further reduce printing costs.

To generate an adequate stream of local content to drive interest and circulation which, in turn, drives

advertising revenue, Mr. Morris recommended that the HBSCA Board mandate a certain number of pages to community content and then follow up on a list of topics to fill those pages. Mr. Reekie emphasized that if Humber Happenings was to remain viable, it would need more participation from all HBSCA Directors to contribute both local content as well as advertiser leads.

Mr. Henderson noted some of the valuable topics Humber Happenings has covered in past issues: Fair Taxation for Condos which formed the basis for a report to the Provincial government, Park Lawn Go Stop issues, and a summary of the Working Group's 10 principles on the Christie Site.

Ms. Grimes suggested that the Board brainstorm ideas as a group and then delegate specific topics to those with a particular interest in the subject. Mr. Henderson noted that the centre page of Humber Happenings has always been allocated for Humber Bay Shores specific issues. Mr. Morris suggested that 300 words would be a typical article size, and the deadline for the next issue is March 21, 2019.

Mr. Anderson had previously agreed to write an article based on a survey of cannabis rules and bylaws developed by HBSCA member condos. However, only 25% of property managers responded to the request for information. Mr. Anderson agreed to continue his efforts in this regard for the next Humber Happenings issue. Mr. Simone also committed to preparing an article. There being nothing further to discuss, Mr. Morris was thanked and left the meeting at this time (7:40 p.m.).

6. TREASURER'S REPORT

6.1 Financial Statements - December 31, 2018 - Updated to January 15, 2019

Mr. Anderson provided a brief review of the financial statements for the period ending December 31, 2018 representing four months of the fiscal year, including further updates to January 15. A significant portion of Aged Receivables at January 15 represented overdue fee payments from nine HBSCA members. Ms. Godinho will be issuing reminder notices to HBSCA Directors to forward to their Boards.

Total income, the bulk of which are membership fees, was \$34,335.73. Total expenses were \$33,560.85. Total assets were \$99,158.78 and total liabilities were \$309.10 resulting in total net equity of \$98,849.68.

Mr. Arkay questioned why the format for presenting the profit and loss statement had changed. Mr. Reekie would ask the Treasurer Juliet Sweeney for an explanation.

On a **motion** by Dina Godinho, Lakeside Place, **seconded** by Gary Mogyorodi, Explorer at Waterview, **it was resolved** to accept the financial statements for the period ending December 31, 2018 as presented.

The motion carried

COMMITTEE UPDATES (Cont'd)

5.2 Communications – Social Media

Mr. Reekie, Ms. Godinho, and Ms. La Ronde who is a communications expert, are working on changes to the HBSCA Facebook page in the interest of improving transparency and dissemination of information to the community. Ms. Godinho affirmed that the entire Executive Committee supports upgrading the HBSCA website and addressing other social media issues, and several volunteers from the community have shown an interest in working on this project.

5.3 Planning and Infrastructure

Ground has broken for two new condo towers; Conservatory Group's 53 story tower Water's Edge on Shore Breeze Dr. and two Mattamy towers, Vita a 53 story tower and Vita on the Lake II, a 28 story tower.

In addition, two more condos are being built next to Jade.

- **Eau du Soleil**

The opening of Eau du Soleil originally scheduled for April has been delayed. It is anticipated that both buildings, representing 1,287 units, will be fully occupied by January 2020.

- **BMO Property Sold to First Capital Realty**

First Capital Realty, the owners of the Christie site, have acquired the BMO property on the northeast corner of the intersection of Park Lawn and Lake Shore Blvd West.

- **Pathway Refurbishment**

The start date for the path refurbishment has been further delayed to spring 2019 because the selected contractor was not able to accommodate past delays and the City had to re-tender the project. The work is expected to take at least nine months to complete. To accommodate pedestrian traffic, parking will be prohibited on Marine Parade Drive and the south-side curb lane will be blocked off with concrete barriers to create a pedestrian walkway. Efforts will be made to re-route cyclists from Humber Bay Park East up along Lake Shore Blvd West and then reconnect them to the path past the Humber River. Mr. Reekie was working to obtain direct access to the contractor for updates.

Mr. Henderson also advised that HBSCA is recommending that the project include electrical infrastructure to provide power for events such as the Waterfront Festival and potential installation of digital speed signs to display cyclists' speeds.

- **Cigarette Butts**

Mr. Reekie advised that it took HBSCA two years of lobbying, but the City finally installed receptacles in front of Eden and Firkin on the Bay, and it appears that most people are using them.

- **Humber Bay Park East**

Mr. Reekie reminded the Board that the City is holding \$7 million for the refurbishment of Humber Bay Park East including pond regeneration. The project was supposed to start last September. HBSCA is lobbying City planners and Councillor Grimes to have one of the ponds developed as a skating rink as originally planned.

5.4 **Traffic and Transportation**

A Traffic and Transportation Committee meeting is scheduled for February 8. There are four HBSCA members on the Traffic and Transportation Committee. At that meeting, among other issues, HBSCA will:

- request the City to remove the traffic light from the closed-off entrance to the Christie site off Lake Shore Blvd West and install a temporary traffic light at the T-section of Lake Shore Blvd West and Silver Moon Drive to reduce the number of accidents caused by Silver Moon traffic crossing Lake Shore Blvd to turn westbound.
- request the current No Parking signage on the north side be replaced with No Stopping signs to improve westbound traffic flow on Marine Parade Drive.
- advise that the lighting on the new Pedestrian Crossover (PXO) on Marine Parade Drive is not bright enough to catch drivers' attention.

Mr. Reekie reported that a large portion of Annie Craig Drive has been opened, which will help traffic flow for buildings on Annie Craig, as well as 16 Brooker's Lane and 80 Marine Parade Drive.

The 1,287 units of Eau du Soleil that will be occupied by the end of the year represent approximately 1,500 additional vehicles on the roads. HBSCA continue to work with the City Traffic and Transportation Dept.

and the Planning Dept. to manage increasing local traffic flow, including considering one-way north traffic on new roads running between Lake Shore Blvd West and Marine Parade Drive, and installing proper traffic and parking signage.

Lay-bys on Annie Craig and on Marginal Blvd. that are used as permanent parking spaces by some due to lack of proper signage, will be appropriately signed as temporary lay-by spaces for maximum 20 minutes.

Parking enforcement continues to be a challenge with only two traffic enforcement officers working from 22 Division in the area south of Bloor Street between Hwy 427 and the Humber River. Traffic enforcement blitzes were conducted last summer in the HBS area with many tickets issued.

Mr. Reekie reminded Directors that everyone in the community has a responsibility to call 311 for any issues they want addressed, whether it is replacing pathway lightbulbs or dog issues. Every call that comes in from Ward 3 is included on a monthly report to Councillor Grimes, and he is more likely to act on issues raised by HBSCA if there is a strong correlation between issues raised and the number of related complaints received directly from the community.

Mr. Reekie also encouraged calls or emails to the Toronto Police if necessary. This could include reporting a license plate number, as police keep records of complaints against license plate numbers and can track the vehicle and issue tickets.

5.5 Events

Clean Up Day

Saturday May 11. There is a need for volunteers to run the event.

Farmers Market

Opening Saturday May 25 and running through to October 5.

Golf Tournament

Monday, July 29 at Markland Wood Golf Club. HBSCA Directors were encouraged to promote the event within their condo with a goal for each member building registering a foursome.

Waterfront Festival

Tentatively scheduled for Saturday, August 10 pending confirmation of the path refurbishment schedule.

Mr. Reekie advised that for the past 10 years, a Snow Bowl Game has been informally (non-HBSCA) organized within the community for Super Bowl Sunday, with a game held in the park area south of the Village Court. This year, the event is being sponsored by The Firkin, Eden, and Rustic Social House, and promoted to the entire community. All HBSCA Board members will receive the Snow Bowl Game poster for distribution to their Boards for further distribution to residents.

7. WORKING GROUP WITH FIRST CAPITAL REALTY AND CITY STAFF

7.1 HBSCA's Role in the Community

Mr. Henderson confirmed that First Capital Realty (FCR), the owners of the Christie site, have so far been very collaborative and supportive of Humber Bay Shores interests. However, FCR's new architect is proposing a blend of residential housing options on the Christie site "to support the enormous need for a mix of new housing in Toronto". This statement is counter to the 10 Principles established by a Mr. Christie's Site Working Group in 2013 chaired by Jennifer Keesmaat, who at the time was Chief Planner &

Executive Director of City Planning, and Michael Williams, General Manager, Economic Development & Culture. The Group concluded that the Mr. Christie site should remain zoned as 'Employment' only.

Mr. Henderson added that Humber Bay Shores was clearly not represented by the statement made by the architect. Mr. Henderson recommended that HBSCA poll member Boards to identify their position on keeping the Christie site zoned Employment versus amending to "Mixed Use" which would incorporate additional housing including high rise.

Mr. Henderson advised that, as HBSCA has done in the past, any one person or group can attend OMB hearing as a "party", and in doing so is given parity with the City and the developer to attend discussion and present a position on the appeal. Mr. Henderson noted that this has resulted in the past in the City and developers asking HBSCA for concessions.

HBSCA should be involved in planning so that need for lay-by parking and delivery truck access and other issues are addressed at the planning stage and HBSCA Directors should be keeping their Boards informed and engaged in community planning activities. Following discussion, it was agreed that Ron Anderson, Don Henderson, and Ms. Grimes would develop a Survey document for distribution to member Boards to develop a consensus opinion on the interest of additional residential use on the Christie site.

7.2 Working Group – Christie Site Development and Planning

Councillor Grimes has requested that HBSCA assist with the development of a broad community working group to participate in the discussion with First Capital Realty and City Hall concerning the planning and zoning for the Christie site. First Capital Realty has expressed an interest in bypassing the OMB appeal process which currently has a three-year backlog. Mr. Reekie noted that the City has rejected FCR request for zoning changes from 'Employment' to 'Mixed Use'.

Mr. Reekie is developing a list of candidates for this Working Group from which five community spots are available. Hopefully the list will include representation from HBSCA, Mimico Residential Association, Mystic Pointe, Ontario Food Terminal, and perhaps Transform Toronto and Mr. Reekie welcomed recommendations for other groups / names.

Mr. Anderson noted that Toronto has to start developing a new paradigm shift to electrification, including infrastructure to support electric vehicles, the transition from diesel to electrically powered Go trains, and upgrading of transformers to move from 120 to 340 volts.

8. NEW BUSINESS

8.1 Promoting HBSCA Successes

To keep member Boards informed and involved in HBSCA activities, Ms. La Ronde created and distributed last year, a one-page document summarizing HBSCA's 2018 activities and accomplishments for distribution to member Boards for further distribution to residents.

Ms. La Ronde asked for a show of hands of how many Directors read or distributed the document to their Board, and how many had arranged for it to be posted within their building or website. The results were mixed. Ms. La Ronde encouraged feedback on how to improve the format of the document which will be updated from time to time if it is deemed to be useful.

8.2 Promoting Humber Happenings

Ms. Godinho recommended issuing a document for member condominiums to post that would announce on the Humber Happenings cover page, that the latest issue was available for pick up in the mailrooms.

There were no objections.

9. OLD BUSINESS

9.1 Communication/Transparency Discussion

HBSCA Directors Roles and Responsibilities

Ms. La Ronde is leading the Executive Committee in developing a clear summary of HBSCA Directors roles and responsibilities.

Calendar of Events

Ms. La Ronde is also leading the development of a calendar of events for posting on the HBSCA website.

Discontinue Summary of Minutes

Following discussion, it was agreed in the interest of transparency, to discontinue the Summary of Minutes and distribute the full HBSCA Board meeting minutes to member Boards.

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Reekie, President, **it was resolved** to discontinue the Summary of Minutes and to issue to member condo boards the full minutes document. **The motion carried**

Send “Draft” HBSCA Minutes to HBSCA Directors

HBSCA Board meeting minutes are currently distributed just prior to the following HBSCA Board meeting for approval. Following discussion, the Board agreed that to avoid a delay in HBSCA Directors receiving the minutes by doing the following:

- Minutes will be marked with a “DRAFT” watermark and distributed to HBSCA Directors as soon as they are submitted from Broadmoor Meeting Services.
- Once the minutes are approved, the draft watermark will be removed and minutes will be redistributed to Directors for distribution to HBSCA member Boards.

10. DATE OF NEXT MEETING

The next Board meeting was scheduled for:

Wednesday, March 20, 2019 at 7:00 p.m.

11. TERMINATION OF MEETING

There being no further business to discuss, the Chair called for a motion to terminate the meeting.

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Ms. Godinho, Lakeside Place, **it was resolved** at 9:21 p.m. to terminate the January 16, 2019 meeting of the Board of Directors of the Humber Bay Shores Condominium Association. **The motion carried**

Chair
SG/nf

Secretary

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
Board of Directors Meeting, January 16, 2019

APPROVED MOTIONS

- 1. Board Meeting – November 14, 2018**
On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Godinho, Lakeside Place, **it was resolved** to approve the minutes of the HBSCA Board meeting held on November 14, 2018 as amended.
The motion carried
- 2. Appointment of New Representatives: Suniti Talwalkar and Sue Grimes**
On a **motion** by Dina Godinho, Lakeside Place, **seconded** by Don Henderson, Bal Harbour, **it was resolved** to approve the appointment of Suniti Talwalkar, Grand Harbour Bldg. C and Sue Grimes, Marina Del Rey Phase III.
The motion carried
- 3. Financial Statements – December 31, 2018**
On a **motion** by Dina Godinho, Lakeside Place, **seconded** by Gary Mogyorodi, Explorer at Waterview, **it was resolved** to accept the financial statements for the period ending December 31, 2018 as presented.
The motion carried
- 4. Discontinue Summary of Minutes**
On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Reekie, President, **it was resolved** to discontinue the Summary of Minutes and to issue to member condo boards the full minutes document.
The motion carried
- 5. Termination of Board Meeting**
On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Ms. Godinho, Lakeside Place, **it was resolved** at 9:21 p.m. to terminate the January 16, 2019 meeting of the Board of Directors of the Humber Bay Shores Condominium Association.
The motion carried

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