

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Minutes of the Board of Directors Meeting March 13, 2019

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, March 13, 2019 in the HBSCA Office, Suite M-227, 2240 Lake Shore Boulevard West, Toronto.

Present:	Dina Godinho	Lakeside Place	Vice President
	Laura Nash	Jade	Secretary (sub for Steve Ullrich)
	Don Henderson	Bal Harbour	Director
	Kathy Winter	Grd Harbour A/B & Towns	Director-at-Large
	Suniti Talwalkar	Grand Harbour C	Director
	Susan Orr	Grenadier Landing	Director
	Marilyn Dumaresq	Hearthstone by The Bay	Director
	Jim Simone	Nautilus	Director
	Jim Faichnie	Waterford	Director

and by invitation,

Ian Morris	Chair of Publications, Humber Happenings
Juliette Sweeney	Treasurer

Regrets:	Jim Reekie	President	
	Maria Ancona	Beyond the Sea Phase I	Director
	David White	Beyond the Sea, Star Tower	Director
	Gary Mogyorodi	Explorer/Voyager II at Waterview	Director
	Sue Grimes	Marina Del Rey Phase III	Director and Recording Secretary
	Sharon Jazzar	Newport Beach	Director
	Tom Arkay	Palace Pier	Director
	Ron Anderson	Palace Place	Treasurer (nominal)
	Jacqueline La Ronde	Waterscapes	Director-at-Large
	Vladyslav Kostyuk	Westlake Tower I	Director
	Vacant	Ocean Club	Director

Sue Grimes prepared the minutes from a recording of the meeting.

1. CALL TO ORDER

Ms. Godinho, Vice President of HBSCA presided as Chair, called the meeting to order at 7:05 p.m. Ms. Sweeney joined the meeting in progress via teleconference at approximately 7:15 p.m.

2. QUORUM

A quorum of Directors was not achieved.

Ms. Godinho reported that only nine of 21 HBSCA member Boards responded to the Christie site survey. The first Christie Site Working Group meeting is scheduled for March 20. Some Boards have not yet received the survey from their HBSCA representatives. It had been hoped that enough HBSCA member boards would have responded in time to present a general position to the Working Group meeting next week, but with less than 50% response this was not possible. Based on responses received, however, Mr. Henderson reported that it appeared that some reasonable amount of residential development would be acceptable, as long as it did not include huge towers.

Ms. Godinho advised that Palace Place Directors had been counseled not to respond to the survey, as the Christie site issues were not related to the day-to-day running of their Corporation. Ms. Winter advised that she had presented the survey to her Grand Harbour Boards with confirmation that their survey responses were not considered representative of the position of the Owners of their Corporations and that a larger community survey would follow.

3. AGENDA

There were no changes to the agenda.

4. TREASURER'S REPORT

Ms. Sweeney joined the meeting at this time.

4.1 Financial Statements - February 28, 2019

Ms. Sweeney reviewed the financial statements previously distributed to the Board. At the end of February Accounts Receivables totaled \$23,881 and two payments were received since the February report, reducing the amount to \$21,551. The Aged Receivables Summary indicated that outstanding amounts were either HBSCA member fees or Humber Happenings advertising fees owing. Mr. Reekie has been following up with the advertisers, and Ms. Godinho is following up with HBSCA representatives regarding outstanding member fees.

With respect to the Comparative Income Statement, most accounts were the same or higher. Membership Fee and Farmer's Market revenue was up over last year and Advertising was about the same. Total Revenue was \$40,011 year-to-date compared with \$34,209 at the last same time last year. Directors questioned a couple of discrepancies that Ms. Sweeney confirmed were being investigated.

Ms. Sweeney noted that Bookkeeping & Accounting was higher this year because the HBSCA Treasurer was now a paid position, and provided a summary of the work she had accomplished since she had been hired. Waterfront Festival expenses are higher than last year due to invoices related to last year's Festival received after year-end. Total Expenses were \$47,277 compared with \$45,154 at this time last year.

Net Income was in a deficit position at minus \$7,266 compared with a deficit of \$10,944 at the same time last year. Ms. Sweeney confirmed that a deficit position was normal for this time of year.

Ms. Sweeney then reviewed the Comparative Balance Sheet, providing a description of specific revenue or expenses that each line item included. There being no further questions, Ms. Sweeney was thanked and left the meeting at this time (7:30 p.m.).

Acceptance of the financial statements was deferred to the next Board meeting due to lack of quorum.

5. APPROVAL OF MINUTES of HBSCA BOARD MEETING

Board Meeting – January 16, 2019

Approval of the minutes was deferred due to lack of quorum.

In regards to the discussion at the last meeting regarding changing Humber Happenings publishers, Mr. Faichnie recalled that the current publishers had not been interested in a contract, so he questioned whether a contract had been signed. Ms. Godinho advised that Ian Morris, Chair of Publications, Humber Happenings had not yet located a contract and was investigating the matter further. Mr. Henderson recalled that a Memo of Understanding had been signed, and advised that a proposal to change publishers would require Board discussion and a vote.

6. COMMITTEE UPDATES

6.1 Communications - Humber Happenings

The Humber Happenings Winter issue has been published and distributed, and Mr. Henderson reported that revenue versus expenses were close to break even. The Communications Committee will meet next week regarding the next Humber Happenings issue. Mr. Henderson suggested that next issue's centre page could include the Christie site survey question with as much factual background information as possible. There was further discussion on proposals for future centre page topics such as summarizing past HBSCA accomplishments, or providing insight into how HBSCA Board meetings approach issues and how policy is developed.

Mr. Faichnie suggested that perhaps past articles from condominium industry publications that would be of interest to condominium owners, but which are normally sent only to condominium Board members could be republished with permission. Mr. Faichnie volunteered to review past publications and provide some recommendations.

6.2 Communications – Social Media

Work is underway to determine the look, content and management of the HBSCA website, and Facebook and Twitter accounts.

6.3 Events Committees

- **Farmers Market**

Opening Saturday May 25 and running through to October 5. Ms. Godinho asked Directors to volunteer for at least one Saturday to help set up and attend at the HBSCA booth. Several Directors confirmed their preferred dates. Ms. Godinho will also email a signup sheet for all to consider.

- **Golf Tournament**

This is a charity event scheduled for Monday, July 29 at Markland Wood Golf Club. The Golf Tournament Committee will be meeting next week. Ms. Winter will email information with a request that HBSCA Directors encourage their property management company or other service providers to sponsor at least one foursome of owners.

- **Waterfront Festival**

Still tentatively scheduled for Saturday, August 10 pending confirmation of the path refurbishment schedule. Ms. Winter will be managing volunteers again this year.

6.4 Planning and Infrastructure

Path Refurbishment

The City Parks and Recreation Department has provided HBSCA with an update on the path refurbishment plans. The work is expected to begin the end April, with completion by end of August, however Directors agreed that this work would likely extend well beyond that timeframe. Ms. Godinho advised that to avoid roadway disruption, rather than close off the south lane of Marine Parade Drive for pedestrians, the City will section off the path with fencing, and redirect pedestrians and cyclists to the dirt path along the shoreline. Cyclists will be encouraged to use the street or will be requested to dismount if they choose the dirt path. Directors agreed that pedestrians and cyclists using the same small path will be problematic.

HBSCA has requested more detailed information for distribution to the HBS community via the HBSCA website, Humber Happenings and other HBSCA social media. It was also suggested that a notice could be designed for posting in condominiums.

6.5 Traffic and Transportation

- **PXO**

The Executive Committee have advised the City of Toronto that the lighting at the new pedestrian crossover (PXO) on Marine Parade Drive in front of the Village Court is not bright enough, and raised a complaint about people parking vehicles over the PXO. Ms. Godinho confirmed that the City is considering installing planters on either side of the PXO to prevent parking there which, they acknowledge, would require City staff to shovel snow by hand around the planters.

- **Traffic Light**

At the most recent Traffic and Transportation meeting, as a way to reduce the number of accidents caused by Silver Moon Drive traffic trying to cross Lake Shore Blvd W to turn westbound, and to assist Lake Shore westbound traffic trying to turn left onto Silver Moon, the HBSCA Committee has proposed that the City move the Lake Shore traffic light from the closed-off entrance into the Christie site to the T-section at Lake Shore Blvd W and Silver Moon Drive. The City will consider this option in consultation with the TTC as the current traffic light location is a TTC stop.

7. CLEAN UP EVENT

No one has volunteered yet to manage Clean Up Day scheduled for Saturday May 11. Toronto's city-wide clean-up day has not been confirmed but is usually the end of April. The next HBSCA Board meeting is May 15, so if no one volunteers HBSCA could choose to simply promote community participation at the City event.

HBSCA's Clean Up Day had been organized many years ago, before HBSCA developed other community events such as the Waterfront Festival and Farmer's Market, and long before the City of Toronto held their own clean up events. Clean Up Day lunch was originally sponsored by the local yacht clubs and when it became too large for the yacht clubs to sponsor, HBSCA took over sponsorship. When the event grew too large for a full lunch to be sponsored, in more recent years coffee and donuts were served. With other community events well established, and with the City promoting their own clean up event, there was consensus that it may be time for HBSCA to simply help promote the City event.

Ms. Winter advised that although Grand Harbour has customarily donated funds for the HBSCA Clean Up Day, her Boards had requested that their future donations be put toward an anti-littering campaign. This type of program could also be financially supported by the City of Toronto as well as local businesses. Ms.

Winter referenced a long standing very successful, humorous anti-littering campaign developed in Texas that could inspire a similar local promotion, and volunteered to develop this idea further.

With much of the garbage generated by takeout food containers such as gelato cups and spoons, Ms. Godinho volunteered to speak with local eateries about encouraging these businesses to support such a campaign on their own premises. It was noted that most of the litter is generated by people who do not live in the area.

8. NEW BUSINESS

Ms. Orr, Grenadier Landing advised that her Board is particularly concerned about drug activity going on in the Green P Parking lot opposite their building, and on the adjacent lawn area. Mr. Simone noted that real estate lock boxes are also being used for drug transactions. One of the Grenadier Landing Directors is a police officer and is working with 22 Division on this issue.

Ms. Winter advised that although Sharon Jazzar, Newport Beach, could not attend this evening she requested that Directors be asked for recommendations of interior designers, as Newport Beach is planning a refurbishment project. Ms. Winter will issue an email to Directors for information in this regard.

Ms. Dumaresq, Hearthstone, asked if anyone knew of a condominium where Hearthstone residents could pay for access to a swimming pool. Mr. Faichnie advised that it was highly unlikely that any condominium corporation would allow that. Ms. Winter noted that the Olympic-sized pool above the Metro at Westlake could be accessed with a gym membership.

9. DATE OF NEXT MEETING

The next Board meeting is scheduled for:

Wednesday, May 15, 2019 at 7:00 p.m.

10. TERMINATION OF MEETING

There being no further business to discuss, the March 13, 2019 meeting of the Board of Directors of the Humber Bay Shores Condominium Association was terminated at 8:30 p.m.

Chair
SG/

Secretary

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