

**HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
MINUTES OF THE ASSOCIATION MEETING**

Wednesday, July 15, 2020 at 7:00 p.m.

Members Present

Jim Reekie	President
Sharon Jazzar	Vice President
Laura Nash	Secretary
Gary Mogyorodi	Treasurer
Adrian Wellman	Director-at-Large
Kathy Winter	Director-at-Large
Craig Robinson	Director
Don Henderson	Director
Ron Anderson	Director
Tom Arkay	Director
Susan Grimes	Director
Meghan Thomas	Director
Jim Simone	Director

With Regrets

David Hatton	Director
Marilyn Dumaresq	Director
Moojan Namsechi	Director
Jennifer Tocci	Director

By Invitation

Julia Chew	Recording Secretary, INaMINUTE Ltd.
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1.0 CALL TO ORDER

A quorum being present, J. Reekie presided as Chair and duly called the meeting to order at 7:04 p.m. Due to the COVID-19 pandemic, the meeting was held via Zoom Videoconference.

2.0 REVIEW OF AGENDA

The members reviewed the agenda and the following items were added:

- Reopening of Recreation Centres
- Fireworks
- Hydro Rebate

3.0 APPROVAL OF MINUTES

The Directors reviewed the minutes of the previous meeting held on May 13, 2020. The Association's Secretary made note of the amendments

*On a **MOTION** by D. Henderson, **seconded** by K. Winter, **it was resolved** to approve the previous minutes of the Association's meeting held on May 13, 2020, as amended.*

The motion was carried.

4.0 TREASURER'S REPORT

G. Mogyorodi reviewed the unaudited financial statements from September 1, 2019 to June 30, 2020 and advised that the finances were similar from the previous years with the only difference being that the accounts receivables were lower at \$21,050 compared to the previous year at this time at \$56,181. The income was lower due to COVID-19, expenses were down, and the total net income was \$4,026.24.

J. Reekie noted that some of the GIC monies were used when the Association required some cash; however the GIC was reinvested for \$50,000 at 1% interest

The customer aged summary was dwindling and approximately 11 vendors remained 90 days due and more. Overall, G. Mogyorodi noted that the Association's finances were doing well.

The HST Rebate of \$4,500 will not be received until the HBSCA taxes have been submitted.

*On a **MOTION** by K. Winter, **seconded** by J. Simone, **it was resolved** to accept the unaudited financial statements for the period ended June 30, 2020, as presented.*

The motion was carried.

5.0 FARMER'S MARKET

J. Reekie noted that the farmer's market had been occurring for the past two (2) weeks now and volunteers were encouraged to help. Discussion ensued that it was the responsibility of the vendors and the association to ensure attendees were practicing social distancing. J. Reekie mentioned that the police were on site to ensure that social distancing was occurring, and a \$1,000 fine could be received if distancing rules were not adhered to. J. Reekie noted that the measured arrows to allow attendees of the farmers market to distance from each other, would be marked on the ground again.

J. Reekie noted that there may be 31 vendors for this weekend and the numbers would rise once vendors restocked in inventory.

Discussion ensued that it was difficult to ensure that attendees of the farmer's market followed the arrows marked on the ground to walk in a single direction. Association members discussed installing pylons to ensure attendees would walk within the market in one way entering and exiting.

J. Reekie noted that all buildings part of the Association received a flyer for the farmer's market. K. Winter suggested noting the payment types that would be accepted on the flyer.

6.0 HUMBER HAPPENINGS

J. Reekie advised that the Humber Happenings magazine would be distributed around mid-August. J. Reekie confirmed that the survey questions and results were included in the magazine.

7.0 COMMUNITY SURVEY QUESTION

J. Reekie inquired whether any Residents from the Association's buildings had any feedback from the community survey question. Members noted that they had not received much feedback beyond those that had completed the survey.

8.0 FIRST CAPITAL (FCR) PROJECT

J. Reekie reported that in regards to the FCR project, the taller buildings would be constructed near the railroad tracks. The number of Units had not changed, nor had the number of floors; however, some green space was now proposed to be added on the east side of the project. J. Reekie requested Association members to think about any community projects that the Association would wish for FCR to invest in sooner. The community centre was currently slated for Phase 3 of the development in eight (8) or nine (9) years. Discussion ensued that the Association hoped for the community centre to be built earlier on the Eau du Soleil property and J. Reekie noted that if the Association effectively lobbied the City councilor and the associated parties, it could be built sooner. C. Robinson noted that as long as the Association was comfortable that financing could be attained, the Association should proceed with talking to the City.

It was the consensus of the Association for J. Reekie and S. Jazzar to commence working with the City to advocate for earlier construction of the community centre.

9.0 COMMITTEE UPDATES

9.1 Communications (HH and Website)

D. Henderson noted that he had been posting to the Association's Facebook page.

9.2 Projects/Planning

J. Reekie noted that the application for the hotel at Silver Moon and Lake Shore Blvd had been filed with the City and they had applied for 13 storeys, 54 parking spots in the underground, and a bistro to be built on the lower level. The Association had not heard anything from the City regarding their application. J. Reekie confirmed that it was a private hotel. J. Reekie J. Reekie noted the public meeting may not occur until November or the end of the year.

J. Reekie advised that the Developer interested in purchasing the site where the Esso station is located, wished to construct a 50-storey building, but there would likely be push back.

J. Reekie advised that there were several rental buildings on a five (5) acre piece of land that may be converted into a senior's residence, townhouses, and another rental building, near Lakeshore and Parklawn.

J. Reekie noted that the fountain in Jean Augustine Park was open. Discussion ensued that dogs were seen swimming in the fountain and the Association discussed whether signage should be installed to deter Owners from allowing their dogs to do so.

ACTION: J. Reekie to inquire of the City whether signage could be installed requesting dogs not to be allowed in the fountain.

9.3 Fireworks and Crowding Discussion

Discussion ensued regarding fireworks and fires on the beach. J. Reekie noted that the City had announced that parking lots in Humber Bay Parks would be closed at 7 pm. during the weekend until Labour Day weekend. J. Reekie noted that there had been much less fires and fireworks seen, and that police resources were allocated to Humber Bay Shores areas to ensure City By-Laws were being followed, including illegal parking. M. Thomas noted that regular enforcing of City By-Laws would help and K. Winter further noted incidents of crowds congregating in the park and the parking lot during the evening. K. Winter noticed that she had not witnessed the By-Law officers ticketing despite the litter and crowding in the area. T. Arkay suggested pooling funds to pay off-duty policemen to patrol the area at night for fireworks. J. Reekie stated that this would be very expensive at a cost of at least \$1,100 per day. The Association members did not believe their respective Boards would be open to the idea. A. Wellman noted that his Board had suggested creating Humber Bay Shores' own fireworks display to deter the public from setting off their own fireworks. J. Reekie advised that this had been investigated and it would cost approximately \$200,000.

J. Simone suggested a private security company; however J. Reekie noted that they could not ticket the public.

J. Reekie noted that last week there had been a meeting with officers, the Association, and related parties to discuss the crowding issue along the Lakeshore.

D. Henderson suggested receiving feedback from Residents that called 311 and whether action was taken for what they reported.

9.4 Traffic Discussion

Discussion ensued that a speed-bump would be installed on Parklawn and Lakeshore. The Association discussed that there was public parking nearby in many areas around Humber Bay Shores that was not frequently used and there may not be enough signage clarifying this, as many members of the public parked in the area illegally. A. Wellman noted that cars were parking on the designated walkway and suggested the installation of some sort of marker to designate that cars could not park there. G. Mogyorodi noted that there was some public parking

for the Eden Restaurant.

J. Simone inquired upon the timeline for the bollards in front of Rabba's. J. Reekie stated that these had been approved to be installed but due to back log, this may not be installed until October.

R. Anderson noted that the traffic light on the north side of Marine Parade was still being crowded by a tree branch. J. Reekie requested for G. Mogyorodi's building landscapers to address the tree branch.

J. Simone inquired whether many Association's buildings had created a mask policy. J. Simone's building had written that it was mandatory, while other members noted that their buildings had stated that it was recommended, and Residents were abiding by the policy. M. Thomas noted that their building had a policy for two (2) people per elevator cab.

10.0 COMMUNICATIONS COMMITTEE

S. Grimes noted that she was collecting Resident questions at the moment. S. Grimes also noted that she hoped to interview J. Reekie for updates and record it for members. D. Henderson noted that communications could be written in the form of an article or a policy paper based on major topics of interest such as face masks, which would help with the number of similar Resident questions being received.

A. Wellman hoped to create a Google file where members of the Association could access files that collected various Resident questions and the building's response. A. Wellman hoped to add some of the frequently asked questions to the Association website.

11.0 OTHER ITEMS

11.1 Hydro Rebate

K. Winter inquired if there were other Association members that had heard of the 31.8% hydro rebate.

11.2 Residential Density Issue

D. Henderson inquired how the Association would proceed with the residential density question issue and the response received from Residents. The results were clear that Residents believed that there was too much density in the area. D. Henderson believed that the Association had real opportunity to make a change regarding this issue. R. Anderson noted that as the Association had issued the survey, Residents that responded to the survey were expecting the Association to take a position on the issue. J. Reekie believed that the Association could create its own committee for this topic. The Association agreed to discuss this item in-depth at the next meeting.

11.3 Reopening of Rec Centers

K. Winter inquired whether member buildings that were planning to reopen their pools or gyms,

if an attendant would be hired to ensure social distancing and cleaning. A. Wellman noted that their building's pool was opened but they did not have an attendant. J. Simone noted that Nautilus was discussing whether further security personnel would need to be hired to ensure proper social distancing. R. Anderson noted that a gym consultant was brought to Palace Place to determine how to organize and expand the gym.

12.0 NEXT MEETING

The next meeting of the Humber Bay Shores Condominium Association would take place on Wednesday, September 9, 2020 at 7:00 p.m. The AGM would take place in October.

13.0 CLOSE OF MEETING

As there was no further business to discuss, the meeting was closed at 9:04 p.m.

Director

Date

Director

Date