

**HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING**

2240 Lakeshore Blvd, Suite M227
Wednesday, October 28, 2020 at 6:15 p.m.

Members Present - Executive Board 2019-2020

Jim Reekie	President	
Sharon Jazzar	Vice President	Newport Beach
Laura Nash	Secretary	Eau Du Soleil
Gary Mogyorodi	Treasurer	Explorer
Kathryn Winter	Director-at-Large	Grand Harbour A&B and Townhouses

Members Present - General

Craig Robinson	Director	Grand Harbour C
Don Henderson	Director	Bal Harbour
Ron Anderson	Director	Palace Place
Susan Grimes	Director	Marina del Rey, Phase III
Meghan Thomas	Director	Grenadier Landing
Jennifer Tocci	Director	Waterford

Member Regrets

Moojan Namsechi	Director	Jade
Tom Arkay	Director	Palace Pier
Jim Simone	Director	Nautilus
Marilyn Dumaresq	Director	Hearthstone By The Bay
Maria Ancona	Director	Beyond the Sea, Phase I

By Invitation

Julia Bennett	Recording Secretary, INaMINUTE Ltd.
---------------	-------------------------------------

Due to the COVID-19 pandemic, the meeting was held by videoconference.

1.0 CALL TO ORDER/ANNOUNCEMENT OF QUORUM

J. Reekie welcomed those gathered to the Open Board Meeting of the Humber Bay Shores Condominium Association (HBSCA). He explained that the meeting would adjourn for the Annual General Meeting (AGM) at 7:00 p.m., then reconvene under the 2020-2021 Executive Board to resume business.

There being a quorum of Directors present, J. Reekie called the meeting to order at 6:32 p.m., presiding as Chair.

2.0 CONFLICT OF INTEREST

There were no conflicts of interest declared amongst the Directors.

3.0 REVIEW AND APPROVAL OF MINUTES

3.1 Minutes of the Board Meeting held on September 22, 2020

The Board reviewed the minutes of the HBSCA Board meeting held on September 22, 2020. A number of amendments were requested. L. Nash undertook to supply amended minutes to the Board for signature.

On a MOTION by D. Henderson, seconded by R. Anderson, it was resolved to approve the minutes of the Board of Directors' meeting held on September 22, 2020, as amended.

The motion was carried.

3.2 Minutes – Administration

It was the consensus of the Board to review minutes as soon as they were available, and arrange for one (1) or two (2) Board Members to share responsibility for collecting changes to minutes and communicating them to the Recording Secretary.

4.0 TREASURER'S REPORT

Treasurer G. Mogyorodi reviewed with those gathered the unaudited financial statements for the period ending September 30, 2020, advising that the finances were improved against the previous year's September month end. He noted that expenses had been reduced due to COVID-19 inactivity. He noted that revenues were also impacted, with the close of the Waterfront Festival and the late start of the 2020 Farmers' Market. Revenue included one (1) vendor fee, and interest income on cash monies.

In answer to a query from the floor, the Treasurer advised that the line item for Professional/Legal fees was an amount approved by the Board for needed research and analysis by former City Planner and Planning Consultant Michael McCart on the area's density, the proposed buildings by Capital One, and the City's alternate plan which eliminated two (2) proposed buildings to achieve more green space. The Treasurer further advised that the Board had approved a specified amount for the scope of work, which was conducted between July 2020 and September 2020, when the Density Report and slide presentation were presented to the Executive Board. It was noted that the research would be a valuable resource for members now and in the future.

ACTION: J. Reekie to share Density Report and slide presentation with members electronically.

The Treasurer extended special thanks to the HBSCA bookkeeper. He noted that he would be working with them to ensure where possible negative numerals were eliminated in the financial statements, and that the monthly budget line for insurance would be corrected as the accrued amount had been divided by ten (10), not 12.

In answer to a query from members about the approximately \$20,000 in receivables owed to the HBSCA, he advised that these were arrears of those who had advertised in past issues of Humber Happenings, and he had reason to believe many would be paid, but some small companies had found it difficult during the COVID-19 economic climate. J. Reekie added that several cheques had been received but not yet deposited, and that he and the Treasurer reached out monthly regarding arrears.

It was the consensus of the Board to collect advertising fees prior to finalizing ads in Humber Happenings.

ACTION: G. Mogyorodi and J. Reekie to meet October 29, 2020, to divide the arrears list and renew contact with everyone.

*On a **MOTION** by D. Henderson, **seconded** by S. Jazzar, **it was resolved** to accept the financial statements of the HBSCA for the month ending September 30, 2020.*

The motion was carried.

5.0 ADJOURNMENT OF MEETING

*On a **MOTION** by S. Grimes, **seconded** by R. Anderson, **it was resolved** to adjourn the October 28, 2020 Open Board Meeting of the Humber Bay Shores Condominium Association so that the Annual General Meeting could convene.*

The motion was carried.

6.0 MEETING RECONVENED

Incoming President S. Jazzar advised those gathered that there was a quorum of Directors present and, presiding as Chair, called for a motion to reconvene the Open Board Meeting of the Humber Bay Shores Condominium Association (HBSCA).

*On a **MOTION** by K. Winter, **seconded** by G. Mogyorodi, **it was resolved** to reconvene the Open Board Meeting of the HBSCA on October 28, 2020 at 7:32 p.m.*

The motion was carried.

7.0 INTRODUCTION OF 2020-2021 EXECUTIVE BOARD

The Chair introduced the HBSCA Executive Board for 2020-2021:

Sharon Jazzar	President
Jim Reekie	Vice President
Gary Mogyorodi	Treasurer
Tom Arkay	Secretary
Kathryn Winter	Director-at-Large
Ron Anderson	Director-at-Large
Jennifer Tocci	Director-at-Large

8.0 COMMITTEE REPORTS

8.1 Communications and Outreach

On behalf of the Board, J. Reekie thanked J. Simone and D. Henderson for their work on Facebook. As the new issue of Humber Happenings was ready to go out the week of November 1, 2020, *it was the consensus of the Board* that the outreach letter being prepared by G. Mogyorodi and S. Jazzar should accompany it.

8.2 Traffic and Transportation

No discussion.

8.3 Planning and Infrastructure

Jean Augustine Park

It was noted that the fountain pump, recently repaired, was clogged again. J. Reekie advised that he and G. Mogyorodi were following up with the City. Members were urged to call 311 to show concern about the pump as further damage would result if the clogging was not solved.

Park Design

J. Reekie advised that the park beside Eau de Soleil would be designed next year. HBSCA would have input into the design.

Help for Coniferous Trees

S. Grimes announced that the coniferous trees in the public area beside Marina Del Rey had been overgrown with Virginia creeper. Ms. Grimes advised that Marina Del Rey's Property Manager had contacted Parks and Recreations directly, and the vines have been removed.

Legion Road

J. Reekie advised that Bal Harbour was going to send a letter of concern regarding the proposed Legion Road extension. *It was the consensus of the Board* that the sooner concerns were articulated, the better.

9.0 LETTER SENT TO THE CITY AND RESIDENTS (FCR SITE)

S. Jazzar reported that the letter submitted by the HBSCA to the City of Toronto articulated concern about density in the area. She advised that the intention was to focus on different researched issues of concern in letters from the HBSCA to the City.

She advised that related to this issue, the Board should prepare for the upcoming November 5, 2020 Christie webinar and the November 8, 2020 meeting proposed by HBSCA with the Planning Department.

J. Reekie proposed that questions be set for the November 5, 2020 meeting, informed by the work done by D. Henderson, R. Anderson, G. Mogyorodi and S. Jazzar.

ACTION: S. Jazzar to send an email to the Board October 29, 2020 to collect and assemble questions for the November 5, 2020 meeting with the Planning Department.

S. Grimes noted that Residents received a mailed notice from the City about the November 5, 2020 meeting, in addition to J. Reekie's email notification, and that this could be shared with anyone interested.

10.0 MONTHLY REVIEW OF COMMON ISSUES

10.1 Community Engagement – Wine Event

J. Tocci reported that she was awaiting response from the Board and members about the idea of a community engagement event for Residents. She outlined that a virtual wine session with learning about charcuterie, cheese and wine pairings would be a relaxing way for Residents to connect.

10.2 Conservation Work

J. Reekie advised that the Toronto Region Conservation Authority would shortly be commencing its work along the waterfront, and would continue likely until the summer, removing rocks, securing the landscape, and replacing rocks, with an obligation to bring the area back to its original state.

J. Reekie noted that the steel plating put down to protect the pathway had been a recommendation of the HBSCA.

10.3 Amenities in Condominiums during COVID-19

The Board and members discussed which amenities were open in which buildings. It was noted that decisions, and compliance, varied among buildings: some Guest Suites were closed, and others open; many pools and gyms were closed. J. Tocci noted that if Residents were unmasked indoors on surveillance cameras, Units could be liened; other buildings took a more relaxed approach. It was noted that accommodations had to be made and buildings worked with those who needed to use elevators alone.

ACTION: J. Tocci to share her building's legal notice with the Board.

11.0 NEW BUSINESS

11.1 Membership

J. Reekie advised he would contact the condominium managers to begin replacement of the two (2) outgoing HBSCA members.

11.2 Invoicing for New Fiscal Year

The Treasurer advised the Board that invoices for membership fees for the new year would be sent out October 30, 2020 with a letter from the new President.

12.0 DATE AND TIME OF NEXT MEETING

The next meeting of the HBSCA would be scheduled via email by the new Executive.

13.0 CLOSE OF MEETING

*On a **MOTION** by R. Anderson, **seconded** by K. Winter, **it was resolved** to close the October 28, 2020 Open Board Meeting of the Humber Bay Shores Condominium Association at 8:01 p.m., as there was no further business to discuss.*

The motion was carried.

Chair

Date

Secretary

Date