

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

2240 Lakeshore Blvd, Suite M227
Wednesday, January 20, 2021 at 7:00 p.m.

Executive

Sharon Jazzar	President	Newport Beach
Jim Reekie	Vice President	
Kathryn Winter	Director-at-Large	Grand Harbour
Ron Anderson	Director-at-Large	Palace Place
Jennifer Tocci	Director-at-Large	Waterford

Directors

Sue Grimes	Phase I, Marina del Rey
Tom Killeen	Phase II, Marina del Rey
Mary Ciufo	Phase III, Marina del Rey
Saifu Mawji	B Tower, Waterview
Laura Nash	Eau de Soleil
Craig Robinson	Building C, Grand Harbour
Jim Simone	Tower, Nautilus at Waterview
Meghan Thomas	Grenadier Landing

Regrets

Tom Arkay	Secretary	Palace Pier
Meghan Thomas	Director	Grenadier Landing
Angela Abromaitis	Director	Waterscapes
Marilyn Dumaresq	Director	Hearthstone by the Bay
Maria Ancona	Director	Beyond the Sea, Phase I
Saifu Mawji	Director	Waterview Explorer

By Invitation

Julia Bennett	Recording Secretary	INaMINUTE Ltd.
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Due to the COVID-19 pandemic, the meeting was held by videoconference.

1.0 CALL TO ORDER / QUORUM / DECLARATION

J. Reekie welcomed those gathered to the bi-monthly Board meeting of the Humber Bay Shores Condominium Association (HBSCA). There being a quorum of Directors present, he called the meeting to order at 7:02 p.m., presiding as Chair, with the agenda as presented.

There were no conflicts of interest declared by Directors.

2.0 IMMEDIATE BUSINESS

The Chair advised that there had been several recent resignations from the Board. On behalf of the Board, he extended thanks to Gary Mogyorodi and Tom Arkay, who had left the Board. He thanked Sharon Jazzar who indicated the need to step away from the duties of President at present but would continue to volunteer.

Based on the rules and regulations and continuity, the Executive appointed the following people to the following roles until the next full Board meeting: Jim Reekie as President, Jennifer Tocci as Vice President, Laura Nash as Secretary and Sharon Jazzar as Director-at-Large.

The Chair then asked the members three times if anyone wished to take on any of the executive positions. None of the members put forward their name and intention to volunteer for these positions; therefore, as per the motion below, the appointments will continue until the next Annual General Meeting.

*On a **MOTION** by R. Anderson, **seconded** by S. Mawji, **it was resolved** to approve the Board appointments of Jim Reekie as President, Laura Nash as Secretary, Jennifer Tocci as Vice President, and Sharon Jazzar as Director-at-Large, officer roles to be held until the next Annual General Meeting of the HBSCA.*

The motion was carried.

3.0 MEETING MINUTES

3.1 Minutes of the Board Meeting of October 28, 2020

L. Nash advised that, as Secretary, she would review and distribute the Board meeting minutes of October 28, 2020 for approval at the next HBSCA Board meeting on March 24, 2021.

3.2 Minutes of the Annual General Meeting of October 28, 2020

The Chair noted that the minutes of the Annual General Meeting would be reviewed for corrections and provided to all members for review and approval at the next Annual General Meeting of the HBSCA in Fall 2021.

4.0 TREASURER'S REPORT

The Chair summarized the HBSCA's financial position, noting approximately \$20,000 in income from member fees and payments for Humber Happenings. The Board discussed the five (5) outstanding member fees, noting only three (3) were in arrears – Marina del Rey Phase III, Lakeside Place and Hearthstone.

ACTION: J. Reekie to distribute the financial report to the Board members.

5.0 REPORTS

5.1 Communications / Outreach

The Chair advised that Humber Happenings would be going digital, and would be sent at the end of February to each HBSCA Representative, for distribution to their property managers, and via managers to condominium owners. He further advised that 2,000 paper copies would be printed for those who preferred a print version.

ACTION: J. Reekie to ensure the link to the Association website, HBSCA.ca, was also distributed in the cover email to property managers.

5.2 Traffic and Transportation

Christie Site Development by First Capital - 2150 Lakeshore Blvd. West

The Chair advised that traffic concerns had been raised by the HBSCA at the meeting held by the City of Toronto November 9, 2020 regarding the First Capital development of the Christie site at 2150 Lakeshore Blvd. West. No minutes had yet been distributed by the City of Toronto from the meeting. However, the City's Traffic department would be unlikely to take further action prior to mid-March 2021, because First Capital had not yet responded to the City report requesting fewer buildings and more green space.

ACTION: J. Reekie to:

- Distribute City minutes of the November 9, 2020 meeting to the Board when received.
- Share Density Report and slide presentation with members electronically.

S. Grimes clarified for those gathered that two recent meetings had been held regarding the Christie site -- one with the City on November 9, 2020, above, and one with First Capital Realty on November 5, 2020.

In answer to a query from the Directors as to who would attend the City Housing planning meeting about the site scheduled for April 22, 2021, the Chair advised that two or more HBSCA Directors would attend as stakeholders. Discussion about the meeting would be an agenda item at the next Executive Board meeting and continue at the next Board meeting on March 24, 2021.

In answer to a query from K. Winter, whose condominium Board wanted to know if changes were planned to poor left-hand turning layout at Park Lawn and Lake Shore Blvd., the Chair responded that there had been no changes yet discussed, but that it was one of many concerns raised.

R. Anderson, who also attended the meeting, noted that it had been useful for HBSCA to request the meeting, to bring the transportation planning team, secondary plan team, and First Capital together as each was relying on another entity for key work milestones, and not just for traffic. He pointed out that the proposed GO Train station was a key element of the transportation plan but that related storm water, sewage treatment etc. were relegated to Zoning, to be dealt with after planning. He strongly recommended that HBSCA raise the urgency of these issues with the City Planning team so that they are prioritized to the secondary planning stage. Changes to electricity, sewage and storm water supply would be required, and should not be left to the Zoning adjustment stage.

ACTION: S. Jazzar to add upgrading of electricity, sewage and storm water to priority planning rather than zoning in list of HBSCA response points, below.

6.0 FIRST CAPITAL SITE – HBSCA RESPONSE

S. Jazzar advised she had, with the help of R. Anderson, reviewed all past responses and data. She was in the process of making a list of every concern that HBSCA has put forward on the Christie development, which she would share with the Board the week of January 25, 2021.

ACTION: Upon receipt of the itemized list from S. Jazzar, the Board to assign priorities. The Chair advised that Ward 6 Etobicoke-Lakeshore Councillor Mark Grimes had asked to be copied on all submissions of the HBSCA to the City. He suggested that the list being prepared by S. Jazzar go to the City, copied to the Councillor, and groups into areas such as planning, housing, water, sewage etc.

7.0 COMMUNICATIONS

Introductory Outreach Package

S. Jazzar advised she would also share with the Board the week of January 25, 2021, an HBSCA information package she was preparing for newly created condominium corporations, outlining HBSCA accomplishments, current work, and an article about the 20th anniversary of Humber Happenings Magazine. J. Tocci offered her communications skills for proofreading any materials if useful.

K. Winter reminded the Board of the plan to use this package to communicate to friends at former member buildings, to reach out and re-engage those member buildings, and urged Board and Directors to do so as soon as the package was complete and approved.

Membership Fees

The Board discussed membership fee rates, noting that the base rate of \$350 had not changed in many years but that the added per-Unit rate had been raised from \$2.50 to \$3.50 five (5) years ago.

It was the consensus of the Board that the rate was fair. For instance, S. Jazzar noted that for Grand Harbour (a 63-unit condo) the fee would be approximately \$10 per unit per year. S. Jazzar informed Bal Harbour of this fee. Unfortunately, Bal Harbour has decided to not renew their membership.

ACTION: S. Jazzar with help from the Board, to add to Information package for new and disengaged members:

- A section on the value-for-money of HBSCA membership re: the Farmers' Market, for instance, where this year added measures such as fencing had been procured by the HBSCA at no cost to participants.
- An explanation that the HBSCA was volunteer-run and not-for-profit, and that all the money went into community events, the publication, and the research for stakeholder awareness and advocacy on behalf of Residents.

Shared Documents

S. Jazzar reported that she was about to deliver a proposed “shared drive” for member access to HBSCA documents, which would include minutes, volunteer sign-up for the Farmers’ Market, and much more, all in one place. She thanked Adrian Wellman for past work on this system, and R. Anderson, L. Nash, J. Reekie, J. Simone and S. Grimes for their help. S. Jazzar noted that a new experienced volunteer from Grand Harbour has volunteered to assist with this project. On behalf of the Board, the Chair thanked S. Jazzar for all her work.

8.0 NEW BUSINESS

8.1 Parking Congestion

J. Simone reported that parking in front of Rabba Foods at Brookers Lane and Lakeshore Blvd. had been a continuing congestion problem and was now even worse with Penguin. He explained that the centre median prevented a wide turn and stopped traffic flow, and that the City was supposed to install flexible pilons to prevent parking just like on Marine Parade Drive, but this has been delayed, likely due to COVID-19.

Mr. Simone noted that the initial request was made at the May 13th, 2020 Board Meeting about bollards being installed on the corner of Brookers Lane and Lakeshore Blvd. Jim Reekie was to investigate and suggested that they would probably be installed in October 2020. As of January 2021, the bollards have not been installed. Jim Reekie commented that he would speak to City officials again.

8.2 Risk of Left-Hand Turn

In answer to a query from K. Winter, whose condominium Board wanted to know if changes were planned to the left-hand turning lane onto the eastbound Gardiner, the Chair responded that there had been no changes yet discussed, but that it was one of many concerns raised.

K. Winter reported dangerous incidents with regards to the dis-continuation of the left-hand turn advance signal for drivers travelling south on Park Lawn Road, turning left onto Lakeshore Blvd. Due to the change, drivers did not know which lane to turn into and now do not realize traffic driving north from Marine Parade Drive does not have to stop. The Chair said he had approached City Traffic but to date, had received no response.

ACTION: J. Reekie to follow up with City Traffic regarding these traffic issues. He noted that the City was extremely busy.

8.3 Farmers’ Market Update

The Chair reported that the Farmers’ Market had 39 vendors signed up. No guidelines had yet been issued by the Department of Public Health. Last year, fencing had cost the HBSCA an extra \$7,000 and it was hoped that this year fencing would be provided, if required by guidelines.

8.4 Waterfront Festival Update

The Chair reported that no guidelines had yet been issued for the Waterfront Festival. Three bands had been booked and were on hold. The preferred location of the street for the Festival raised an issue of friendly towing, which cost \$2,400 two (2) years ago and was perceived by some to be an inconvenience. The Festival could be moved to the entire Humber Bay Park West Parking Lot.

8.5 Meeting Minutes

S. Mawji asked if minutes of Board meetings could be distributed to the Board and Directors well in advance of meetings. J. Reekie suggested that, as the Board was to meet every two months, the draft minutes could be distributed within a few weeks of each meeting, while matters were fresh, for review.

ACTION: J. Reekie / L. Nash to distribute minutes to Board upon receipt from INaMINUTE Ltd.

9.0 NEXT MEETING

The next meeting of the HBSCA Board was scheduled for Wednesday, March 24, 2021 at 7:00 p.m.

10.0 CLOSE OF MEETING

On a personal note, Director-at-Large S. Jazzar extended thanks to all the members of the Board for their support. The Chair thanked S. Jazzar and, as there was no further business to discuss, called for a motion to close the meeting

*On a **MOTION** by J. Simone, **seconded** by J. Tocci, **it was resolved** to close the January 20, 2021 Board Meeting of the Humber Bay Shores Condominium Association at 8:18 p.m.*

The motion was carried.

President

Date

Secretary

Date