

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

2240 Lake Shore Blvd, Suite M227  
Wednesday, March 24, 2021 at 7:00 p.m.

**Board Members**

Jim Reekie	President	
Laura Nash	Secretary	Eau de Soleil
Ron Anderson	Director-at-Large	Palace Place
Kathryn Winter	Director-at-Large	Grand Harbour
Sharon Jazzar	Director-at-Large	Newport Beach

**Directors**

Susan Grimes	Phase I, Marina del Rey
Tom Killeen	Phase II, Marina del Rey
Mary Ciufu	Phase II, Marina del Rey ( <i>joined at 7:08 p.m.</i> )
Emily Doyle	Lakeside Place
Saifu Mawji	B Tower, Waterview
Craig Robinson	Building C, Grand Harbour
Jim Simone	Tower, Nautilus at Waterview

**Regrets**

Jennifer Tocci	Vice President	Waterford
Meghan Thomas		Grenadier Landing
Angela Abromaitis		Waterscapes
Marilyn Dumaresq		Hearthstone by the Bay
Maria Ancona		Beyond the Sea, Phase I

**By Invitation**

Lauren Runnalls	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 noted that he would preside as Chair in the absence of Vice President J. Tocci, who had sent her regrets. As there was a quorum of Directors present, the meeting was officially called to order at 7:00 p.m.

There were no conflicts of interest declared by Directors.

**2.0 REVIEW OF AGENDA**

The agenda was approved as presented.

### **3.0 MEETING MINUTES**

#### **3.1 Minutes of the Board Meeting held on January 20, 2021**

L. Nash stated that numerous changes to the January 20, 2021 minutes had been made by email. No additional changes were required.

*On a **MOTION** by L. Nash, **seconded** by T. Killeen, **it was resolved** to approve the minutes of the January 20, 2021 Board of Directors' meeting, as amended.*

***The motion was carried.***

### **4.0 TREASURER'S REPORT**

The Chair clarified for those present, that he was not the Treasurer of the HBSCA. Information had been supplied to the Bookkeeper who generated a report on behalf of the Board.

In terms of Accounts Receivables, Lakeside Place had settled their account so all membership fees were now paid. Payments were still expected from James Maloney, Royal LePage and Condo Handyman for advertisements.

The Chair stated that the Income Statement had been reviewed by Tom Arkay (Past Treasurer), who believed that the HBSCA was in a sound financial position. He referred to the Balance Sheet, noting the total assets as \$95,332.52.

*On a **MOTION** by K. Winter, **seconded** by J. Simone, **it was resolved** to accept the unaudited financial statements for the period ended February 28, 2021, as presented.*

***The motion was carried.***

### **5.0 REPORTS**

#### **5.1 Communications / Outreach**

The Chair stated that Humber Happenings had recently gone digital. He asked that each HBSCA representative request feedback from their Residents to determine whether the online copy had been well received, or whether the preference would be to return to hard copy. The next issue was planned to be distributed in May 2021. 2,000 hardcopies would be printed, regardless of whether the publication continued as a digital medium or not.

#### **ACTION:**

- HBSCA representatives to request feedback from their Property Managers and Residents on the new digital Humber Happenings format. Responses to be forwarded to J. Reekie by April 12, 2021.
- J. Reekie to distribute the current Humber Happenings rate card to the Board.

M. Ciufu joined the meeting at 7:08 p.m.

## **5.2 Farmers' Market**

The Chair advised that at this stage, the City had not put a delay on the opening of the Farmers' Market. The Market was planned to open on May 29, 2021 and close on October 9, 2021. J. Tocci would manage the recruitment of volunteers.

J. Simone queried whether the Farmers' Market would be fenced again this year. The Chair stated that he was waiting to hear back from Public Health regarding whether fencing was required, but due to the additional cost involved, it would be preferable not to have to erect fences.

## **5.3 Traffic and Transportation**

The Chair shared that Transportation Services was not recommending the closure of Lake Shore Blvd. for ActiveTO this summer, due to the large number of construction projects on King St., Queen St. and Roncesvalles Ave.

J. Simone queried the status of the installation of bollards at Lake Shore Blvd. and Brookers Lane. He noted that people continued to park illegally along Annie Craig and Brookers Lane, causing traffic congestion. The Chair stated that the recommendation from the City was to replace the 'No Parking' sign with a 'No Stopping' sign, and to increase tickets from \$60 to \$100. Cars could also therefore be tagged and towed.

The Chair suggested that notices be distributed to the Head Office of Rabba Foods and to the other buildings in the area to advise that No Stopping was allowed on Brookers Lane or Lake Shore Blvd.

**ACTION:** J. Reekie to:

- compile a letter regarding No Stopping allowed on Brookers Lane or Lake Shore Blvd., to be distributed to Rabba Head Office and other relevant stores in the area, and
- forward a copy of the No Stopping letter to the HBSCA representatives for distribution to their buildings.

## **6.0 FIRST CAPITAL SITE – HBSCA RESPONSE**

The Chair advised that First Capital had sent a report to the City regarding the City's November 2020 report. The Board had received a copy of the First Capital report for their review. No response had yet been received from the City or from First Capital.

R. Anderson had reviewed the report and had compiled questions to send to the City and First Capital on behalf of the HBSCA. He highlighted the following:

- The First Capital report proposed an increase in density of 4.9%, which was a change from the previous submission made.
- In respect of infrastructure services, First Capital was not able to advance their analysis of the capacity needs for stormwater, sewage and electricity without receipt of additional data

from Toronto Region Conservation Authority, Toronto Water and Toronto Hydro respectively.

- These three (3) components were not part of the approvals process from the City for the application for the Christie site.
- Currently, under transportation there were still questions regarding the ramp back to the Gardiner.

The Chair stated that the City's Planning and Housing Committee is scheduled for April 22, 2021. The HBSCA would be in attendance to address the four (4) issues identified:

1. Proposed density increase;
2. Infrastructure capacity (stormwater, electricity and sewage);
3. Ramp back to the Gardiner; and
4. Traffic around the Christie site.

A discussion ensued regarding the proposed relief road. J. Reekie stated that the HBSCA had advised the City that the relief road should not direct traffic back onto Lake Shore Boulevard at Brookers Ln. It should instead be rerouted onto the Lake Shore extension or back onto the Gardiner. He noted that First Capital was also in favour of rerouting the relief road onto Lake Shore extension. It was important that the HBSCA continued discussions with City Traffic Planning on this point.

**ACTION:** S. Jazzar to distribute R. Anderson's explanation of the infrastructure issues identified to the Board, for their review.

## **7.0 COMMUNICATIONS**

S. Jazzar shared that she had distributed a link to the new HBSCA Google Drive platform that had been set up by volunteer, Jacqueline Herman, to the Board. She explained that it was an online filing system that would provide easy access to all of the HBSCA's information online.

J. Herman planned to meet with J. Tocci, who would be the administrator of the Google Drive going forward. S. Jazzar would advise the Board once all relevant documents had been uploaded to the drive. She acknowledged J. Herman for her efforts in creation of the user-friendly system.

S. Jazzar requested that anyone who was willing to volunteer at the Farmers' Market on behalf of the HBSCA should let her know. A list of duties and requirements for volunteers would be supplied, as well as a 'cheat sheet' that would cover pertinent topics to ensure no misinformation was shared. K. Winter requested that an online calendar be distributed that would allow volunteers to sign up for a preferred time slot.

**ACTION:** S. Jazzar to:

- forward a copy of last year's volunteer duty sheet to the Board for their reference, and
- draft a letter calling on volunteers for the Farmers' Market, for distribution by the HBSCA representatives to their Residents.

## **8.0 NEW AND OLD BUSINESS**

### **8.1 Mimico Bridge Barriers**

K. Winter queried the status of barriers for Mimico Bridge. The Chair stated that he had sent a request to the City on this item and was awaiting an answer.

### **8.2 Summer Parking Enforcement**

C. Robinson questioned whether a significant Parking Enforcement and Police presence was once again to be expected on weekends during the summer. The Chair stated that he would raise this issue with the City.

### **8.3 Legion Road Opening**

E. Doyle queried whether there would be a footpath or cycle path that would connect to both ends of Legion Road. The Chair stated that a bike and foot path was planned from Parklawn and Lake Shore to the Mimico Go Station. The plan had been approved but it was uncertain as to when it would be executed.

### **8.4 Unleashed Dogs**

E. Doyle raised concern regarding Residents who allowed their dogs to be off leash in public spaces. She queried whether the HBSCA planned to put up signs in the area stating that dogs were required to be leashed. A discussion ensued regarding strategies to educate Residents regarding the issues created by off leash dogs. S. Jazzar and K. Winter offered to draft a notice to Residents in this respect.

**ACTION:** S. Jazzar and K. Winter to draft a notice for Residents regarding the requirement for dogs to be on leash in public spaces. The notice should include a mention of the fine of \$360 for transgression of the Dogs at Large by-law. S. Jazzar to forward the notice to the Board for review before distribution.

### **8.5 Other Developments**

S. Grimes queried what other developments, if any, were planned.

The Chair stated:

1. The Esso site had been sold. It was anticipated that the Developer would file an application in the next few months for a 40-50-storey building to be built on the property. It was unlikely that it would be approved.
2. The Polish Hall was up for sale. Two (2) or three (3) Developers were interested in construction of two (2) 12-storey buildings and stackable townhouses. The Developers were waiting for information regarding the site from the City before putting in an application.

3. The car repair shop that was located across from Marina del Rey was for sale. The Developer concerned was interested in constructing a 12-storey building.

J. Simone queried the progress on the small hotel on Silver Moon. The Chair stated that the project was on hold, pending decisions on underground parking.

K. Winter shared that, due to the numerous fuel station closures, her building planned to install an air compressor which would allow Residents to inflate their tires at the building.

## **8.6 HBSCA Office**

The Chair shared that Empire had provided notice that the current office space utilized by the HBSCA would no longer be available from July 2021. An alternative space would need to be sought, or the old system of meeting at multiple buildings could be reinstated.

The Chair requested that the Board suggest possible cost-effective properties in the community that could be used as an office space.

## **9.0 NEXT MEETING**

The next meeting of the HBSCA Board was scheduled for Wednesday, May 19, 2021 at 7:00 p.m.

## **10.0 CLOSE OF MEETING**

As there was no further business to discuss, the Chair called for a motion to close the meeting

*On a **MOTION** by J. Simone, **seconded** by S. Jazzar, **it was resolved** to close the March 24, 2021 Board Meeting of the Humber Bay Shores Condominium Association at 7:51 p.m.*

***The motion was carried.***

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Director

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Date

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Director

\_\_\_\_\_  
Date