

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Minutes of the Board of Directors Meeting November 14, 2018

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, November 14, 2018 in the HBSCA Office, Suite M-227, 2240 Lake Shore Boulevard West, Toronto.

Present:	Jim Reekie		President
	Dina Godinho	Lakeside Place	Vice President
	Laura Nash	Jade	Secretary
	Ron Anderson	Palace Place	Treasurer (nominal)
	Don Henderson	Bal Harbour	Director
	Kathy Winter	Grd Harbour A/B & Towns	Director-at-Large
	Eleanor Sled-Kurrl	Grand Harbour C	Director
	Bette Brooker	Hearthstone by The Bay	Director
	Ron Ross	Marina Del Rey Phase III	Director
	Sharon Jazzar	Newport Beach	Director
	Jim Faichnie	Waterford	Director
	Jacqueline La Ronde	Waterscapes	Director-at-Large
	Gary Mogyorodi	Explorer at Waterview	Director

and by invitation,

	Juliet Sweeney		Treasurer
	Ian Morris	Chair of Publications, Humber Happenings	
	Sue Grimes	Recording Secretary, Broadmoor Meeting Services	

Regrets:	Maria Ancona	Beyond the Sea Phase I	Director
	David White	Beyond the Sea, Star Tower	Director
	Jim Simone	Nautilus	Director
	Tom Arkay	Palace Pier	Director
	Mary Hutcheon	Voyager II at Waterview	Director
	John Petrie	Grenadier Landing	Director
	Jeremy Greenberg	Ocean Club	Director
	Vladyslav Kostyuk	Westlake Tower I	Director

1. CALL TO ORDER

Mr. Reekie, President of HBSCA presided as Chair and with a quorum of Directors present, called the meeting to order at 7:41 p.m.

2. NEW CHAIR of HUMBER HAPPENINGS – IAN MORRIS

Mr. Henderson confirmed that he would no longer be directing the Humber Happenings publication and introduced Mr. Ian Morris as his replacement. Mr. Morris is an executive of Jones DesLauriers Insurance and has been a professional in the commercial insurance industry for 25 years, specializing in technology and cyber liability, and with degrees in economics and management. He is a board member in the industry and a

contributing author of a directors' manual and an author of insurance articles. Mr. Morris is Ms. Godinho's husband.

Mr. Morris has met with Mr. Henderson and supports the magazine's current mandates. Mr. Morris will be providing a brief update at each HBSCA board meeting where he will solicit support for his content plan for next year's four issues of Humber Happenings. He would like to combine Humber Happenings efforts with other HBSCA's social media communications so that all communication formats will be driving the same messages.

There being no questions, Mr. Morris and Ms. Sweeney were thanked and left the meeting at this time, (7:47 p.m.).

3. APPROVAL OF MINUTES of HBSCA BOARD MEETINGS

Board Meeting – August 22, 2018

The minutes were reviewed and an amendment noted.

On a **motion** by Ms. Sled-Kurrle, Grand Harbour Bldg C, **seconded** by Mr. Henderson, Bal Harbour **it was resolved** to approve the minutes of the HBSCA Board meeting held on August 22, 2018 as amended.

The motion carried

Board Meeting – October 10, 2018

On a **motion** by Ms. Godinho, Lakeview Place, **seconded** by Ms. Winter, Grand Harbour Bldg A/B and Townhomes, **it was resolved** to approve the minutes of the HBSCA Board meeting held on October 10, 2018 as presented.

The motion carried

4. OTHER BUSINESS

4.1 Communications/Transparency Discussion

Mr. Henderson initiated discussion on ways to improve communications and address any concerns relating to transparency.

HBSCA condo corporations receive bulk delivery of four Humber Happenings magazine issues per year. Mr. Reekie noted in some cases it was found that issues were left in the boxes and not displayed for residents to pick up. When this is discovered when the next issue is delivered, the boxes are removed and distributed to display stands at local businesses such as Eden where they are well received. Mr. Reekie emphasized that HBSCA Directors must take more responsibility to ensure that the magazines are available to their residents.

Mr. Henderson reminded Directors that HBSCA by-laws impact decisions on the appropriate distribution of HBSCA documents such as minutes and financial statements. According to the by-laws, HBSCA Executive are responsible to the HBSCA Board of Directors who are the members of HBSCA. HBSCA Annual General Meeting are attended only by the HBSCA Directors as they are the actual members of the HBSCA. HBSCA Directors are responsible to represent their condo Boards of Directors at HBSCA Board meetings. To clarify further, individual owners are not HBSCA members and it would be impossible to collect small fee amounts from each and every individual owner.

Current fees are \$350 per corporation plus \$2.50 for each owner of that corporation per year. There was general consensus that owners receive good value for these fees, as a single Humber Happenings magazine

alone costs more than \$2.50 to produce, and the community additionally benefits from all other activities and representations that HBSCA undertakes on behalf of the community.

Mr. Henderson also noted that HBSCA has held two well-attended Town Hall meetings, and it may be time for another one. The HBSCA Executive Committee has also held three strategic/operations planning sessions and perhaps another one could be considered on the topic of transparency.

Mr. Anderson suggested that a perceived lack of transparency by some related more to the delay of dissemination of information resulting from the fact that minutes of one Board meeting have to wait to be approved at the next Board meeting two to three months later. Mr. Anderson advised that Palace Place was posting the Financial Reports and the Summary of Minutes on its corporation website, and suggested that the risk of not being transparent was perhaps greater than the risk of disclosing the information.

Mr. Ross clarified that Marina Del Rey's specific concerns were related more to HBSCA policy statements. Mr. Henderson acknowledged that the Marina Del Rey Boards were in favour of the Legion Road extension, and reiterated what he had stated at past Board meetings, that although Bal Harbour's Board was officially opposed to the Legion Road extension, HBSCA had never expressed a policy on the matter. However, HBSCA had conducted a SurveyMonkey in 2015, with results still posted on the website indicating that 70% of resident respondents were in favour of the extension. Mr. Henderson questioned whether specific Boards had polled their owners before developing a policy on the matter, and suggested there were many layers of transparency that needed to be considered when discussing community issues.

Following further discussion it was agreed there was need to:

- Develop clearly-defined policies concerning the dissemination of administrative documents such as Board meeting minutes, summary of minutes and financial statements that adequately reflect the growth of the HBSCA in the community and HBSCA members' interest in it. Mr. Henderson recommended that this matter be left with each HBSCA Director to consider until the next Board meeting. At that time, it was hoped recommendations could be presented that would be agreeable to all parties and also executable within HBSCA by-laws. Mr. Henderson also recommended encouraging unanimous votes on any policy decision made in this regard.
- Ensure that HBSCA Directors are supporting their Boards to remind owners where to access HBSCA information.
- Enhance HBSCA communications on the various social media platforms of the work and accomplishments of the HBSCA. Ms. Jazzar suggested that this include updating the list of 'talking points' published three or four years ago. Ms. Godinho noted that Mr. Henderson's final President's report in Humber Happenings captured the message that HBSCA was quietly and deliberately working on various issues.
- Develop a calendar of events on HBSCA website that includes meetings with the Councillor and City representatives, as well as a summary of the meetings.
- HBSCA Directors to become ambassadors of HBSCA activities and communicate more directly with their condo boards, including requesting opportunities to provide a brief presentation to owners at Annual General Meetings. Ms. Godinho suggested that if HBSCA Directors, who were often Directors on their own Board, were too busy to volunteer more time for these efforts, the position could also be held by an owner of a member corporation who might have more time.
- Refine policies relating to social media platforms, including Facebook, to avoid inappropriate posts such as the recent political endorsement.

4.2 Appointment of New Representative – Gary Mogyorodi, Explorer at Waterview

On a **motion** by Laura Nash, Secretary **seconded** by Mr. Henderson, Bal Harbour **it was resolved** to accept the appointment of Gary Mogyorodi as the HBSCA representative for Explorer at Waterview. **The motion carried**

5. REVIEW OF COMMON ISSUES

Mr. Ross, Marina Del Rey, Phase III reported that Toronto Hydro had been invited to meet with the Board and MDR residents to provide information and answer questions specific to power outages that have affected Marina Del Rey and he would be pleased to share any relevant documents received. Mr. Henderson noted that Toronto Hydro had also attended an HBSCA meeting in 2015 and presented a report on future plans for upgrades.

Ms. Brooker, Hearthstone, reported that Solucore Elevator Consultants, a third-party elevator consultant, was hired to conduct a performance audit. The audit resulted in a list of maintenance issues for ThyssenKrupp to address. After ThyssenKrupp serviced the elevators and confirmed that deficiencies were addressed, Solucore performed a second audit identifying that only half of the deficiencies had been addressed and ThyssenKrupp was directed to complete the repairs. Hearthstone is currently awaiting a third report from Solucore, and if ThyssenKrupp has not completed all repairs, Solucore would be assisting Hearthstone with legal action. Mr. Faichnie advised that Waterford had also hired Solucore some years ago and their reports had also formed the basis for a lawsuit.

Ms. Jazzar, Newport Beach requested recommendations for a good window replacement contractor and also a contractor for metal refinishing. Mr. Anderson, Palace Place will forward contact information for their window contractor.

6. DATE OF NEXT MEETING

The Executive Committee meets monthly and has established five HBSCA Board meeting dates in 2019 that will be distributed to Directors the next day. In addition, anyone interested in attending Committee meetings such as Traffic and Transportation were welcome to attend.

7. TERMINATION OF MEETING

There being no further business, the Chair called for a motion to terminate the meeting.

On a **motion** by Ms. Nash, Jade, **seconded** by Ms. La Ronde, Waterscapes, **it was resolved** at 8:45 p.m. to terminate the November 14, 2018 meeting of the Board of Directors of the Humber Bay Shores Condominium Association. **The motion carried**

Chair
SG/nf

Secretary

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
Board of Directors Meeting, November 14, 2018

APPROVED MOTIONS

- 1. Board Meeting – August 22, 2018**
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The motion carried
- 2. Board Meeting – October 10, 2018**
On a **motion** by Ms. Godinho, Lakeview Place, **seconded** by Ms. Winter, Grand Harbour Bldg A/B and Townhomes, **it was resolved** to approve the minutes of the HBSCA Board meeting held on October 10, 2018 as presented.
The motion carried
- 3. Appointment of New Representative – Gary Mogyorodi, Explorer at Waterview**
On a **motion** by Laura Nash, Secretary **seconded** by Mr. Henderson, Bal Harbour **it was resolved** to accept the appointment of Gary Mogyorodi as the HBSCA representative for Explorer at Waterview.
The motion carried
- 4. Termination of Board Meeting**
On a **motion** by Ms. Nash, Jade, **seconded** by Ms. La Ronde, Waterscapes, **it was resolved** at 8:45 p.m. to terminate the November 14, 2018 meeting of the Board of Directors of the Humber Bay Shores Condominium Association.
The motion carried

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