

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Minutes of the Board of Directors Meeting July 17, 2019

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, July 17, 2019 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 (sub for Steve Ullrich)
Don Henderson	Bal Harbour	Director
Gary Mogyorodi	Explorer/Voyager II at Waterview	Director
Kathy Winter	Grd Harbour A/B & Towns	Director-at-Large
John Mifsud	Grand Harbour C	Director
Susan Orr	Grenadier Landing	Director
Marilyn Dumaresq	Hearthstone by The Bay	Director
Sue Grimes	Marina Del Rey Phase III	Director and Recording Secretary
Ron Anderson	Palace Place	Treasurer (nominal)
Sharon Jazzar	Newport Beach	Director
David Hatton	Ocean Club	Director
Tom Arkay	Palace Pier	Director
Adrian Wellman	Waterscapes	Director-at-Large

and by invitation,

Juliet Sweeney	Treasurer (via teleconference)
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Regrets: Jim Simone	Nautilus	Director
Maria Ancona	Beyond the Sea Phase I	Director
Tbd	Beyond the Sea, Star Tower	Director
Jim Faichnie	Waterford	Director
Vladyslav Kostyuk	Westlake Tower I	Director

1. CALL TO ORDER

Mr. Reekie, President of HBSCA, presiding as Chair, called the meeting to order at 7:00 p.m. Ms. Sweeney joined the meeting in progress at 7:08 p.m.

2. QUORUM

A quorum of Directors was achieved.

3. AGENDA

There were no changes to the agenda.

4. BOARD MEETING MINUTES

4.1 Board Meeting – May 15, 2019

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Hatton, Ocean Club **it was resolved** to approve the minutes of the Board meeting held May 15, 2019 as presented. **The motion carried**

5. COMMITTEE UPDATES

5.1 Communications

Humber Happenings

Mr. Reekie reported that the summer issue of Humber Happenings would be distributed to the member buildings by the end of the month and would also be available at The Rustic Social House, The Firken, Eden, Scaddabush, and La Vecchia.

Mr. Reekie emphasized the need for Directors to contribute community articles for Humber Happenings. A number of issues were raised as possible topics. Mr. Anderson volunteered to prepare an article on renewable energy for the fall issue.

Ms. Sweeney, HBSCA Treasurer, joined the meeting at this time (7:08 p.m.).

6. TREASURER'S REPORT

6.1 Financial Statements - June 30, 2019

The Financial Statements for the period ending June 30, 2019 were distributed to Directors prior to the meeting. Ms. Sweeney reviewed the Accounts Receivable report and updated the Board on more current information. Ms. Sweeney noted that most of the amounts that were over 90 days were for Humber Happenings advertising, most that were 31 to 60 days were for invoices issued for charitable donations for the Waterfront Festival, and the amounts that were current were mostly for advertising for the latest issue of Humber Happenings. Ms. Sweeney and Mr. Reekie provided an update on payments received since the June 30th report, as well as payments expected shortly.

Ms. Sweeney reviewed the Comparative Income Statement. Expenses are normally higher at this time of year with outlays for planning of the Golf Tournament and the Waterfront Festival. Income from Waterfront Festival donations, Humber Happenings advertising, and HBSCA Membership were up over the same period last year. Overall, Income was \$128,412 at June 30, 2019 versus \$104,640 for the same period last year.

Regarding expenses, Ms. Sweeney noted that, with the exception of Bookkeeping & Accounting which was higher than previous years due to the hiring of a paid Treasurer, most of the variances were timing issues. Net Income after expenses was \$42,181.91 versus \$30,964.60 at this time last year. However, Ms. Sweeney noted that there were a number of pending expenses for events and advertising, and she anticipated a similar pattern to previous years of a modest, positive year-end balance.

Regarding the Balance Sheet, there was nothing of note to report with respect to Assets. Liabilities were close to \$0.

Ms. Sweeney responded to a couple of questions. She was thanked and retired from the meeting at this time (7:18 p.m.).

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Godhino, Lakeside Place **it was resolved** to receive the Financial Statements for the period ending June 30, 2019. **The motion carried**

5. COMMITTEE UPDATES (Cont'd)

5.1 Communications (Cont'd)

Social Media

Zac, the Manager of the Farmers Market, continues to promote the Market every Saturday with comments and photos on Facebook and Twitter.

5.2 Events

- **Golf Tournament - July 29 – Markland Wood Golf Club.**
To date, 90 people have signed up for the Golf Tournament. Directors who are not golfers can make reservations for the Tournament dinner only.
- **Farmers Market - May 25 to October 5**
This year Market attendance is averaging around 1,800 each Saturday.
- **Waterfront Festival – August 10**
Notices have been posted along Marine Parade Drive advising of road closures beginning at 11:00 p.m. on August 9. This year the roads will be closed until 11:30 a.m. Sunday August 11 to facilitate tear down of the stage, as the music will be running later this year until 9:00 p.m. Saturday in response to many requests.

As required for the event license, event notices will be placed on parked car windshields for three consecutive days prior to the closure, advising of the pending closures. Restaurants and other local businesses will also be given notices to post. Mr. Reekie reminded Directors to warn their residents that cars will be towed after 11:00 p.m. on August 9. Last year 20 cars were towed at HBSCA expense.

Although the Festival has a strong complement of volunteers during the day, Ms. Winter requested additional volunteers for the period just before 5:00 p.m. until about 6:30 p.m. to facilitate the smooth departure of vendors.

5.3 Planning and Infrastructure

- **Eau du Soleil**
Move-ins have begun, with residents of all 1,300 units expected to be in by November.
- **Vita on the Lake – Mattamy Homes**
Work has begun for the two buildings.

- **Water's Edge at the Cove – Conservatory Group**

Ground is expected to be broken this fall.

5.4 Traffic and Transportation

HBSCA Directors on the Traffic and Transportation Committee meet quarterly with Toronto Transportation Services, Police Services, Parking Enforcement Officers, and Councillor Grimes. A brief summary of the most recent meeting was distributed to Directors.

- **Annie Craig and Brookers Lane – Stop Sign**

Before a stop sign or any traffic and/or parking regulations can proceed along Annie Craig, the street must be designated as a dedicated roadway for public use. This designation will be delayed due to ongoing construction and access requirements by the developers.

- **Silver Moon and Lake Shore Blvd. W. – Traffic Lights**

HBSCA submitted a request for the traffic lights currently east of Silver Moon at the street car stop, to be moved west to the T-section of Silver Moon and Lake Shore Blvd. W. The long-term plan has always been to install traffic lights at Silver Moon at full build-out. Traffic Services is currently investigating optimal timing and logistics for this installation.

- **Lake Shore Blvd. W. – Right Turn Lane onto Brookers**

A right turn lane has been installed on Lake Shore Blvd. W. at Brookers Lane. As a result, the bicycle lane has been moved to the left of the right turn lane and painted green as it crosses over Brookers Lane. Mr. Anderson expressed concern that many cars, especially at rush hour continue to consider that right turn lane a through lane eastbound which creates an ongoing safety issue for cyclists.

- **Marine Parade Drive Pedestrian Cross-Over (PXO) – Safety**

Transportation Services has hired a consultant to review safety concerns at the five level-2 PXO's in the City, including the issues of cars parking within the PXO boundaries. As the province is responsible for PXO designs, the City has limited jurisdiction to make alterations. Mr. Reekie advised that installation of planters is one option being considered to prevent vehicles from parking within the PXO boundaries. City Council has also just approved an increase of the fine for parking in no-stopping zones from \$60 to \$100. However, Mr. Reekie emphasized the need for the City to improve on enforcement.

Mr. Arkay conveyed some residents' concerns about the limited visibility of the PXO compared to others in the City that have overhead lit signage. Mr. Reekie agreed and added that pedestrians must also remember to push the button to activate what lighting there is.

- **Parking on North Side of Marine Parade Drive**

To prevent parking on the north side of Marine Parade Drive, which obstructs transit and emergency vehicles, the City is considering designating Marine Parade Drive a through street similar to King and Queen Streets. Mr. Reekie has learned that ticketing is left to the discretion of Parking Enforcement Officers, and he will be communicating with Rob Singh, Supervisor of Traffic Enforcement in the area about the need for Officers to always tag and tow vehicles in the No Stopping zones on the north side of Marine Parade Drive.

Mr. Reekie advised that in September, City Council will be considering designating Marine Parade Drive a through street similar to King and Queen Streets that will allow the No Stopping zone along the north side of Marine Parade Drive at Village Court to be extended west from The Firkin to Lake

Shore Blvd. W. To avoid obstruction of traffic Mr. Reekie also emphasized that retail businesses must also ensure that delivery trucks are directed to use Annie Craig, not Marine Parade Drive. Mr. Henderson noted the importance of a careful review of developers' plans to verify whether they have incorporated adequate delivery and emergency vehicle access.

Mr. Reekie reported that Marine Parade Drive is the 15th most tagged street in the City of Toronto. Compared to Bayview Ave. where 9,000 tickets were issued last year, there were 3,500 tickets issued on Marine Parade Drive.

- **Silver Moon and Marine Parade Drive – All-way Signage**

The original City plan was to have traffic lights at Silver Moon Drive, Marginal Blvd and Waterfront Drive. However, HBSCA felt that was overkill and has supported three-way stops instead. There currently is a three-way stop at Waterfront Drive and, within the next year, a three-way stop will be implemented at Silver Moon Drive once it becomes a designated roadway for public use.

- **Shore Breeze and Marine Parade Drive – One-way Signage**

In spite of the presence of the centre island at this T-section, vehicles continue to make left hand turns from Shore Breeze onto Marine Parade Drive which creates significant safety concerns. A "One-Way" sign will likely be installed on the centre island facing Shore Breeze traffic to make motorists aware that only right-hand turns are permitted. Shore Breeze will also likely be turned into a one-way southbound street in the next few months.

- **Humber Bay Path – Trail Improvements**

According to the contractor, the project is proceeding on schedule and is expected to be completed by the end of August. Due to high water levels creating ponding on the path near Dunker's Flow Storm Pond, the contractor started work from east to west. Mr. Henderson suggested there would be value in ensuring that infrastructure being installed now could support a couple of digital speed signs along the path to monitor speeding cyclists.

Mr. Hatton reported that Management at Ocean Club has been trying unsuccessfully to get a street lamp fixed at Silver Moon and Annie Craig. Mr. Reekie advised that Toronto Hydro and the City are only responsible for lamp posts on public property, not on streets that are still owned by the developer, but he can have the situation addressed if Mr. Hatton would send him a photo of the post.

Mr. Wellman asked when Annie Craig would be open all the way west to Shore Breeze. Mr. Reekie advised that it would likely be another two to three years until the last of the developments was built.

Other

- The fencing along the shoreline of the lake, south of Palace Place was installed by Toronto Region Conservation Authority (TRCA) to restrict access to the eroded shoreline.
- Work to upgrade and make the T-section at Marine Parade Drive and Waterfront wheelchair accessible is scheduled to begin mid-September.
- Work on the Jean Augustine Pond is scheduled to begin late August.
- The City will not remove abandoned bikes left on racks on Village Court property because the area is a Privately-Owned Public Space (POPS) owned by the five condominium Corporations on the periphery of the Court. Mr. Reekie requested that Mr. Wellman and Mr. Mogyorodi instruct their Management to remove the racks and abandoned bikes that have become a hazard and an eyesore. If Mr. Wellman and Mr. Mogyorodi could confirm that the racks do not belong to the Corporations, Mr. Reekie could arrange for the racks and any bikes attached to them to be removed.

Ms. Jazzar suggested that a notice could be issued to residents advising that the bikes could be picked up for donation. Mr. Mifsud has a contact involved in bike donations that would pick them up. In view of the number of abandoned bikes left in all Corporations Ms. Jazzar volunteered to write a Humber Happenings article highlighting the availability of Mr. Mifsud's friend who could pick them up.

7. OLD BUSINESS

Mr. Mifsud attended the community meeting regarding the proposed ferry service from Humber Bay to downtown Toronto and asked if there was any update. Mr. Reekie had not heard any recent news.

8. NEW BUSINESS

Ms. Orr, presented several questions raised by the Grenadier Landing Board:

- a. Regarding the recent letter from Toronto Hydro concerning termination of the Regulated Price Plan (RPP) rate, the Board asked how other buildings were responding. Mr. Anderson noted that the new rate choice made by one building may not be appropriate for another and recommended that the Corporation consider hiring a third-party consultant such as Ian Davis of Full Circle Systems Inc.
- b. What is the name of the company who installs the dots on windows to protect birds? Ms. Nash offered to provide the name of the company used by Marina Del Rey.
- c. Recommendations for pest control companies who will conduct preventative maintenance as the business model for this industry seems to no longer include proactive measures.
- d. Request for other Corporations to share the rules they have developed to limit renovation noise. Ms. Grimes advised that she was aware of a Corporation that has time restrictions for the excessive noise from power tools, including prohibiting this type of noise over the lunch hour.

9. DATE OF NEXT MEETING

The next Board meeting, which will incorporate the Annual General Meeting, was tentatively scheduled for: **Tuesday, September 24** or **Wednesday, September 25, 2019 at 7:00 p.m.** An email will be sent to Directors to identify which date is suitable for the most Directors.

10. TERMINATION OF MEETING

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

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Dumaresq, Hearthstone by The Bay, **it was resolved** to terminate the meeting of the Board of Directors of the Humber Bay Shores Condominium Association at 8:12 p.m. **The motion carried**

Chair
SG/kh

Secretary

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
Board of Directors Meeting
July 17, 2019

APPROVED MOTIONS

1. Approval of Minutes

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Hatton, Ocean Club **it was resolved** to approve the minutes of the Board meeting held May 15, 2019 as presented.

The motion carried

2. Receipt of Financials

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Godhino, Lakeside Place **it was resolved** to receive the Financial Statements for the period ending June 30, 2019.

The motion carried

3. Termination

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Dumaresq, Hearthstone by The Bay, **it was resolved** to terminate the meeting of the Board of Directors of the Humber Bay Shores Condominium Association at 8:12 p.m.

The motion carried

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