

Humber Bay Shores Condominium Association

Minutes of the Board of Directors Meeting September 25, 2019

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, September 25, 2019 in the HBSCA Office, Suite M-227, 2240 Lake Shore Boulevard W., Toronto.

Present:	Jim Reekie		President
	Dina Godinho	Lakeside Place	Vice President
	Laura Nash		Secretary
	Ron Anderson	Palace Place	Treasurer (nominal)
	Don Henderson	Bal Harbour	Director
	Gary Mogyorodi	Explorer	Director
	Moojan Namsechi	Jade	Director
	Sue Grimes	Marina Del Rey Phase III	Director and Recording Secretary
	Jim Simone	Nautilus at Waterview	Director
	Sharon Jazzar	Newport Beach	Director
	David Hatton	Ocean Club	Director
	Tom Arkay	Palace Pier	Director
	Jim Faichnie	Waterford	Director
	Adrian Wellman	Waterscapes	Director-at-Large

and HBSCA member Directors by invitation,

Clive Richards	Bal Harbour
Karen Lambie	Hearthstone by The Bay
Ray Jeffrey	Hearthstone by The Bay
Gordon Carter	Hearthstone by The Bay
Regg Miller	Nautilus
Gary Halford	Newport Beach
Warren Rudd	Waterscapes

Regrets:	Kathy Winter	Grd Harbour A/B & Towns	Director-at-Large
	John Mifsud	Grd Harbour Bldg C	Director
	Susan Orr	Grenadier Landing	Director
	Marilyn Dumaresq	Hearthstone by The Bay	Director

1. CALL TO ORDER / QUORUM / DISCLOSURES OF CONFLICT OF INTEREST

Ms. Godinho, Vice President of the HBSCA presided as Chair and, with a quorum of Directors present, called the meeting to order at 6:38 p.m. Secretary Nash confirmed quorum. There were no declarations of conflict of interest.

2. REVIEW OF AGENDA

The following item was added to the agenda as New Business: 1) Community Gardens.

3. APPROVAL OF MINUTES: HBSCA BOARD MEETING – JULY 17, 2019

The minutes of the HBSCA Board Meeting held on July 17, 2019 was reviewed and an amendment noted.

On a **motion** by Ms. Nash, Secretary **seconded** by Mr. Henderson, Bal Harbour **it was resolved** to approve the minutes of the HBSCA Board meeting held July 17, 2019 as amended. **The motion carried**

4. TREASURER'S REPORT

Ms. Godinho advised that the presentation of the Treasurer's Report would be moved to the Annual General Meeting so that the Report would have to be presented only once this evening.

5. ADJOURN FOR ANNUAL GENERAL MEETING AND RECONVENE

Adjourn HBSCA Board of Directors Meeting

The HBSCA Board meeting was adjourned at this time in order to convene the 2019 HBSCA Annual General Meeting.

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Mr. Faichnie, Waterford **it was resolved** at 6:43 p.m. to adjourn the HBSCA Board meeting. **The motion carried**

Reconvene HBSCA Board of Directors Meeting

Having completed the business of the HBSCA Annual General Meeting and closed the meeting, the HBSCA Board of Directors meeting was reconvened.

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Ms. Godinho, Lakeside Place **it was resolved** at 7:37 p.m. to reconvene the HBSCA Board meeting. **The motion carried**

6. COMMITTEE REPORTS

Traffic and Transportation

- **176 Bus to Mimico Go** - Mr. Reekie reported that the TTC has extended the route of the 176 bus service currently making three trips to the Mimico GO Station during each of the peak rush hours. The route now travels further east along Lake Shore Blvd W. and then west along Marine Parade Drive.
- **Possible New Bus Stop**
TTC is considering a new bus stop on Marine Parade Drive near Shore Breeze Drive in anticipation of approximately 1,800 new residents at Eau du Soleil, and occupancy in the next two years in the new Mattamy condos that are currently under construction east of Jade.

Communications/Outreach (Humber Happenings/Website, Police etc.)

There was no discussion.

Planning and Infrastructure (Parks, Transportation Plan)

Refurbishment of the Trail was completed this week, and it will be open on the weekend.

Councillor Grimes is working to reactivate discussions and finalize preliminary work on the Park Lawn Lake Shore Master Plan that will include new roadways on the First Capital (Christie) site. Once that is completed, a secondary plan will follow, but Mr. Reekie does not anticipate construction to begin for several years.

Community Inspection Walk

Three weeks ago Mr. Reekie participated in a community walk from Grand Harbour along the lake and back along Marine Parade Drive with Councillor Grimes staff. As is standard practice, the Councillor's office creates and updates a Humber Bay Shores Task List that includes photos, pending and completed actions, and contact information for the City staff to which the issue was referred. The List includes issues and subsequent follow up that have been generated from walk throughs or 311 calls such as graffiti, bridge repairs, various signage issues, pending road repair, tree maintenance and new bench installations. Mr. Reekie invited anyone interested in attending future walks to let him know.

Ms. Godinho emphasized that this Task List proves that rather than 311 calls to the City disappearing into the abyss, they are added to the Councillors' office Task List, and the more complaints are registered, the more resources will be allocated. All 311 calls are given a file number which can be referenced for follow up through the Councillor's office.

Mr. Carter suggested that a complaint should be lodged about the length of time that streetcar tracks have been stored along the north side of Lake Shore Blvd W. Mr. Reekie explained that the City intends to use these tracks for the pending work at Roncesvalles and Queen.

There were discussions about concerns and the various solutions for combatting graffiti.

Mr. Hatton asked when Silver Moon Drive would be opened to traffic. Mr. Reekie advised that the developer has a permit to close it and it would likely remain closed for about two years to allow for access and staging for the development currently under construction. Mr. Reekie noted, however, that HBSCA was at least able to have Annie Craig Drive and Shore Breeze Drive opened, even though these roadways still belong to the developer.

8. OLD BUSINESS / NEW BUSINESS

Request for a Community Garden

Mr. Reekie reported that a Palace Place resident has requested that HBSCA investigate the viability of community vegetable gardens. Mr. Reekie advised that before the City considers a garden site, the community has to identify three possible sites for the City to evaluate, and one of the criterion is that the sites must have close access to water. Mr. Reekie suggested that HBSCA could support community gardens in principle, and also assist with the application process if necessary, but recommended that HBSCA not assume any operational responsibility which would include ongoing administration, maintenance of grounds and fencing, and collection of fees. There were no objections.

Gas Cogeneration Initiative

Mr. Miller, who represents Staple Energy and is also a Director at Nautilus, provided a brief introduction to gas-powered cogeneration systems that generate electricity. Staple Energy is supported by public funding from a Crown corporation specifically established to support cogen installations in the GTA. With upfront costs of \$400,000 to \$700,000 often prohibitive for condominium corporations, Staple Energy covers the cost to buy, install and maintain the cogen equipment, and then with current electricity costs at 13 cents per kW hour, the

cogen unit creates savings for the corporation by generating 40 to 60% of a building's electricity at five cents per kW hour and charging it back to the corporation at nine cents per kW hour.

Mr. Miller reported that by the end of October, California Condos at 165 Legion Rd will be the first local cogen installation in operation. Mr. Miller distributed his business card and welcomed an opportunity to meet with condominium Boards to discuss the cogeneration systems in more detail.

In response to questions, Mr. Miller advised that the motor meets all code requirements and is quieter than a building's boilers.

7. REVIEW OF COMMON ISSUES

This agenda item provides a forum for member Corporations to benefit from shared experiences, provide information on results from completed projects, or request input or recommendations on a variety of issues, with further discussion between Directors sometimes carried offline. In the interest of open discussion on issues that may be confidential or sensitive in nature, reporting of discussions is limited to comments that may be broadly useful.

At this time, Ms. Nash, Jade, advised that now that Jade condominium had a Board of Directors, Ms. Namsechi, who was in attendance this evening, would be replacing Ms. Nash as Jade's HBSCA representative. Ms. Namsechi was welcomed to the HBSCA Board.

Mr. Mogyorodi, Explorer/Voyager II requested an update on the anticipated removal of the bike racks in Village Court that were accumulating derelict bikes. Mr. Reekie thought it had been done and will follow up with the Property Manager responsible for the Village Court.

Mr. Simone reported that Nautilus has had substantial problems with Thyssenkrupp's elevator service but the cost to change over Thyssenkrupp's proprietary equipment was prohibitive. Ms. Godinho noted that Thyssenkrupp has attended a HBSCA Board meeting in the past, and they could be invited back if Directors thought it would be useful. Mr. Mogyorodi supported inviting Thyssen back, and advised that his corporation had fired Thyssen, and invited Directors to contact Crossbridge for more details as Crossbridge was the Management company who helped oversee the process.

Mr. Simone also noted that, as one of the biggest owners of the Village Court, Nautilus had ongoing concerns about where and how pet owners were disposing of pet waste. As a result, Nautilus was reviewing one initiative from a company that installs a depository partially below ground, which is pumped out on a monthly basis.

Ms. Namsechi, reported that Jade was also having Thyssenkrupp service issues relating to proprietary elevator equipment, and an elevator audit was recently completed for which a report was pending. Ms. Namsechi will communicate with Mr. Mogyorodi offline regarding the process by which Crossbridge had Thyssenkrupp removed.

Jade also has issues with cars parking on the Jade-owned grassed area behind the building, which has not been resolved by repeated ticketing of vehicles. Mr. Reekie advised that Phantom Developments will be installing fencing along the Shore Breeze Drive sidewalk shortly, and Mr. Reekie is also putting pressure on Phantom Developments and City staff to expedite the development of the park on that area of Jade property.

Ms. Namsechi also asked if it was possible to require the developer to maintain the weedy area in front of the building until it is developed. Mr. Reekie stated that it was definitely possible and he would speak to Phantom about it.

Mr. Rudd, Waterscapes, reported similar elevator issues, and had learned that one particular Thyssenkrupp technician had created the problems in nine different local buildings, and Thyssenkrupp was working to replace that technician and address issues. Waterscapes is also looking for solutions to the illegal parking of a particular vehicle with an accessible parking permit whose driver is not at all disabled. The driver parks on the north side of Marine Parade Drive in front of the building, as well as in the designated accessible parking spot in the garage.

Mr. Reekie advised that the north side of Marine Parade Drive from the Firkin west to Shore Breeze Drive will soon become a No Stopping Zone which will prohibit anyone, including those with accessible parking permits, from parking there. Cars parked along No Stopping Zones can be ticketed \$100 and towed. Parking issues in the Corporation's underground garage are the Corporation's responsibility, and the Corporation can ticket and tow the vehicle. Mr. Reekie recommended Classic Towing, as this company is under contract with Toronto Police Services and works a lot in the area.

Mr. Wellman, Waterscapes, reported that, in an effort to increase recycling efforts, the Corporation was converting its move in room to a move in/recycling/repurpose room, and asked for input from anyone who has undertaken such an initiative. Mr. Anderson offered to speak with Mr. Wellman offline as Palace Place has done this successfully.

Mr. Anderson, Palace Place reported that during high winds last Sunday, a piece of plywood acting as a projectile, broke a window on the 20th floor. No one was hurt.

Mr. Rudd, Waterscapes, asked for suggestions to discourage people from throwing cigarette butts over the balconies. Ms. Godinho and Mr. Reekie recommended making the building "No Smoking". Mr. Simone advised that Nautilus was posting notices with close up photos of cigarette butts that identified the specific brand, as a way to target people smoking that brand. Nautilus has also been posting the Toronto Fire Services "Don't be a Flicking Idiot" ad campaign in the building.

Ms. Godinho, Lakeside Place reported that the Lakeside Place Board just voted to become non-smoking buildings. The townhomes in which Ms. Godinho lived were gutted two years ago by a fire started by a cigarette butt discarded in a planter, and they are still under reconstruction.

9. DATE OF NEXT MEETING

The next Board of Directors meeting was scheduled for:

Tuesday, November 19, 2019 at 6:30 p.m.

10. TERMINATION OF MEETING

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

On a **motion** by Ms. Godinho, Lakeside Place, **seconded** by Ms. Nash, **it was resolved** at 8:30 p.m. to terminate the September 25, 2019 meeting of the Board of Directors of the Humber Bay Shores Condominium Association.

The motion carried

Chair
SG/kh

Secretary

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Board of Directors Meeting, September 25, 2019

APPROVED MOTIONS

1. Board Meeting – July 17, 2019

On a **motion** by Ms. Nash, Secretary **seconded** by Mr. Henderson, Bal Harbour **it was resolved** to approve the minutes of the HBSCA Board meeting held July 17, 2019 as amended.

The motion carried

2. Adjourn Board Meeting

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Mr. Faichnie, Waterford **it was resolved** at 6:43 p.m. to adjourn the HBSCA Board meeting.

The motion carried

3. Reconvene Board Meeting

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Ms. Godinho, Lakeside Place **it was resolved** at 7:37 p.m. to reconvene the HBSCA Board meeting.

The motion carried

4. Close of Meeting

On a **motion** by Ms. Godinho, Lakeside Place, **seconded** by Ms. Nash, **it was resolved** at 8:30 p.m. to terminate the September 25, 2019 meeting of the Board of Directors of the Humber Bay Shores Condominium Association.

The motion carried

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