

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

2240 Lakeshore Blvd, Suite M227, Toronto, Ontario  
Wednesday, July 21, 2021 at 7:00 p.m.

**Executive Board**

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

**Directors**

John Browne	Palace Pier
Mary Ciufo	Marina Del Rey Phase III
Emily Doyle	Lakeside Place
Susan Grimes	Marina Del Rey Phase I
Tom Killeen	Marina Del Rey Phase II
Saifu Mawji	Waterview Explorer
Craig Robinson	Grand Harbour "C"
Jim Simone	Nautilus
Adrian Wellman	80 Marine Parade Drive

**Regrets**

Angela Abromaitis		Waterscapes
Maria Ancona		Beyond the Sea Phase I
Marilyn Dumaresq		Hearthstone by the Bay
Laura Nash	Secretary	Eau de Soleil
Meghan Thomas		Grenadier Landing
Kathryn Winter	Director-at-Large	Grand Harbour "A" & "B", and Townhouses

**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 Board meeting, held every two (2) months, of the Humber Bay Shores Condominium Association (HBSCA). On behalf of the Board, he welcomed new Director John Browne, representing Palace Pier, and returning Director Adrian Wellman, representing Waterscapes.

There being a quorum of Directors present, J. Reekie presided as Chair and called the meeting to order at 7:04 p.m., with the agenda as presented and no conflicts of interest declared by Directors.

## **2.0 MEETING MINUTES**

### **2.1 Minutes of the Board Meeting of May 19, 2021**

*On a MOTION by R. Anderson, seconded by J. Simone, it was resolved to approve the May 19, 2021, minutes of the HBSCA Board meeting as presented.*

*The motion was carried.*

## **3.0 TREASURER'S REPORT**

J. Reekie advised that the finances were sound, with few outstanding receivables, most from businesses anticipated to start up in the near future following reopening after COVID-19 Step 3.

**ACTION:** J. Reekie to re-send unaudited financial statements for June 30, 2021, to Directors.

*On a MOTION by J. Simone, seconded by R. Anderson, it was resolved to accept the HBSCA unaudited financial statements for the period ending June 30, 2021 as presented.*

*The motion was carried.*

## **4.0 COMMUNITY REPORTS**

### **4.1 Outreach – Fall Cleanup**

*It was the consensus of the Board to organize a fall community cleanup day. Organization for this event would include gathering gloves and garbage bags, and scheduling volunteers to participate.*

**ACTION:** J. Tocci to change the date of the spring poster to a fall date selected by the Executive Board, and distribute for Fall Clean-Up Day.

### **4.2 Outreach - Humber Happenings**

J. Reekie advised that the new issue of the HBSCA Humber Happenings newsletter would be ready for digital distribution by July 30, 2021. He advised print copies would be ready the following week, and encouraged those requiring printed newsletters for Residents to make pick-up arrangements at any convenient time during the first week of August 2021.

### **4.3 Farmers Market**

J. Reekie advised that some vendors reported difficulty hiring workers to staff stalls and were facing the need to close as a result.

## **5.0 TRAFFIC AND TRANSPORTATION**

### **5.1 Traffic Master Plan Project**

J. Reekie invited R. Anderson and S. Jazzar to summarize matters regarding the proposed Traffic Plan options. They highlighted:

- Six (6) preliminary alternative road alignment projects presented in the Traffic Master Plan were sent in the mail to Residents by K. Cusic at City of Toronto's Traffic Master Plan (TMP) project office.
- None of the alternative road alignment projects, S. Jazzar advised, addressed traffic flow sufficiently, since they directed traffic back on to Lake Shore Blvd. West.
- R. Anderson advised that Alternative 3 was the best choice in his assessment, with its goal of feeding traffic flow back on to the Gardiner Expressway, but that if selected it would not be constructed for many years.
- S. Jazzar advised that Alternative 4-B was the second choice for a plan, but it was not ideal because traffic flow would be directed back on to Lake Shore Blvd. West.
- R. Anderson emphasized that what Residents were being presented were long-term unfunded plans. He added that the only two (2) infrastructure items that had been approved and would go ahead were the GO Station and the four (4)-lane Jane St. St. A, extending the Park Lawn-Gardiner Expressway Exit along Jane Street A on to Lake Shore Blvd. West. However, this would result in traffic flow ending up in one (1) lane by Palace Pier Court which could not be widened. R. Anderson advised that no roads have yet been funded that would guide traffic flow off of Lake Shore Blvd. West and back on to the Gardiner Expressway.
- S. Jazzar encouraged members to attend one (1) of the two (2) scheduled Traffic Master Plan public meetings on July 26 and August 9, 2021. Links would be shared with all members as it was advisable to learn more about the City's plans and share their views.

J. Reekie noted that there would only be one (1) lane on Park Lawn when plans were finished, but that the City was discussing making it two (2) lanes going northbound. J. Reekie also noted that Light Rail Transit (LRT) for Lake Shore Blvd. West was not off the table. The earliest that construction of any kind would begin with regard to any traffic plans would be fall of 2022.

### **5.2 Marine Parade Drive Concerns**

The Board discussed the initiative to make the parking maximum two (2) hours in duration, with no renewal for an additional 30 minutes, to discourage day hikers using parking spots needed by local businesses and restaurants. J. Reekie advised the proposal was likely to be implemented on a trial basis by the City. It was noted by A. Wellman that the two (2) hour maximum would affect Waterscapes adversely, with only five (5) visitor parking spots, and an exemption in such circumstances would be welcome.

J. Simone raised the idea of speed bumps on Marine Parade Drive, which are needed to mitigate speeding drivers, regardless of previous objections for buses and snowplows. It was noted speed bumps were on other City streets that are served by snowplows and buses.

S. Mawji advised he would share with members a useful traffic congestion prevention email from the office of Toronto City Councillor Mark Grimes.

J. Browne noted the only signs advertising the 20 km/hr speed limit were small and not optimally placed, suggesting larger signage to indicate it was a multi-use path, emphasizing the speed limit.

The portable bollards, moved daily onto the sidewalk by motorists, were discussed. J. Reekie advised that concrete bump-outs were planned, and offered to assist Residents in replacing the bollards in the proper place when they were moved.

## **6.0 NEW BUSINESS**

### **6.1 Tracking Spreadsheet for Shared Condominium Information**

The Board reviewed a sample Spreadsheet Tracker for comparison and analysis of member condominium policies and practices, created and presented by A. Wellman for use on the HBSCA Google Drive portal. He noted the initiative to use a shared drive was a great idea, and the tracking sheet with tabs for topics such as security service reviews, garbage collection, and pet policies, would enable any Director of a condominium to access valuable data and make better decisions. He offered an informal tutorial on using the spreadsheet and Google Drive, via Zoom, for interested Directors.

The Board congratulated A. Wellman on the spreadsheet proposal, which had columns for each condominium to update their information.

*It was the consensus of the Board to adopt the information-sharing spreadsheet immediately.*

**ACTION:** A. Wellman to work with J. Tocci to cross-reference and populate topic tabs and columns, and present to the next Executive Board meeting.

### **6.2 Theft in Building Garage**

J. Tocci reported that there had been a break-and-enter in her building's garage. There had been thefts from a number of vehicles. She advised she would share information and footage with members, if possible.

## **7.0 NEXT MEETINGS**

The next meeting of the HBSCA Board of Directors was scheduled for Wednesday, September 22, 2021, at 7:00 p.m.

The Annual General Meeting of the HBSCA and Open Board meeting of the Association was scheduled for Wednesday, October 27, 2021, at 6:30 p.m.

**8.0 CLOSE OF MEETING**

*On a **MOTION** by J. Tocci, **seconded** by A. Wellman, **it was resolved** to close the July 21, 2021, Board Meeting of the Humber Bay Shores Condominium Association at 7:56 p.m.*

***The motion was carried.***

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Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date