

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

2240 Lake Shore Blvd. West, Toronto, Ontario  
Wednesday, September 21, 2022 at 7:00 p.m.

**Members Present - Executive Board 2021-2022**

Jim Reekie	President	
Jennifer Tocci	Vice President	Waterford
Laura Nash	Secretary	
Michelle Lian	Treasurer	
John Browne	Director-at-Large	Palace Pier
Sharon Jazzar	Director-at-Large	Newport Beach
Ron Anderson	Director-at-Large	Palace Place

**Members Present - General**

Susan Grimes	Director	Marina Del Rey, Phase I
Adam Kozak	Alt. Director	Grand Harbour A&B and Townhouses
Tod Stewart	Director	Grenadier Landing
Adrian Wellman	Director	Waterscapes
Saifu Mawji	Director	Waterview Explorer

**Member Regrets**

Emily Doyle	Director	Lakeside Place
Craig Robinson	Director	Grand Harbour C
Jim Simone	Director	Nautilus
Maria Ancona	Director	Beyond the Sea Phase I
Mary Ciufu	Director	Marina Del Rey Phase III
Marilyn Dumaresq	Director	Hearthstone by the Bay
Kathryn Winter	Director-at-Large	Grand Harbour A&B and Townhouses

**Recording Secretary**

Harpreet Singh                      Recording Secretary, INaMINUTE Ltd.

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The meeting was held virtually.

**1.0    CALL TO ORDER/ANNOUNCEMENT OF QUORUM**

J. Reekie welcomed everyone to the Full Board Meeting of the Humber Bay Shores Condominium Association (HBSCA).

There being a quorum of Directors present, J. Reekie presided as Chair and called the meeting to order at 7:05 p.m., with the agenda as presented.

## **2.0 CONFLICT OF INTEREST DECLARATION**

There were no conflicts of interest declared by Directors.

## **3.0 REVIEW AND APPROVAL OF MINUTES**

### **3.1 Minutes of the Board Meeting held on August 24, 2022**

The Board reviewed the minutes of the HBSCA Board meeting held on August 24, 2022. Minor amendments were requested for clarity.

*On a MOTION by L. Nash, seconded by J. Browne, it was resolved to approve the minutes of the Board of Directors' meeting held on August 24, 2022, as amended.*

*The motion was carried.*

## **4.0 TREASURER'S REPORT**

M. Lian provided an updated report to June 22, 2022. J. Reekie advised that the bookkeeper would join the next Board meeting to address the accounting issues/concerns.

*On a MOTION by R. Anderson, seconded by A. Wellman, it was resolved to accept the Treasurer's Report presented by M. Lian to June 22, 2022, as presented.*

*The motion was carried.*

## **5.0 COMMUNITY REPORTS**

### **5.1 Traffic and Transportation**

J. Reekie reported that the work was in progress on Park Lawn Rd., from Lake Shore Blvd. West to the railway tracks at different stages, for the next three (3) to six (6) months while a water main was being repaired. He further highlighted that there were no complaints received to date.

### **5.2 Fall Clean-Up**

J. Tocci advised that the date for the fall clean-up had been scheduled for Sunday, September 17, 2022, but that the HBSCA had decided to join in on the Friends of Humber Bay clean-up on Sunday, October 2, 2022, from 9:00 a.m.-12:00 p.m. She encouraged everyone to reach out for volunteers in the community. She highlighted that posters/notices were required to send to the Residents to encourage participation.

**ACTION:** A. Wellman to update the spring clean-up poster for distribution to Residents.

### **5.3 Humber Bay Shores Farmers Market**

J. Reekie provided an update on the Farmer's Market event scheduled for Saturday, October 1, 2022. He further added that the vendors and other participants were preparing for the event. J.

Tocci thanked the many Board members who had come out to volunteer. J. Reekie suggested considering pizza/other refreshments for the participants at the Farmers Market's and the volunteers.

The market continued to see increasing attendance numbers, apart from the market day that fell during the Waterfront Festival where a slight decrease was noticed.

#### **5.4 Humber Bay Shores Waterfront Festival**

The Board noted that the event had been successful, despite the hot day. Security had been excellent, and the music was enjoyed from bands, including the Fiddlesticks and a Chicago cover band. Everyone loved the face painter. Less alcohol was sold than expected and only a few visitors who overdid it were escorted away by police. Great Lake Breweries would be sending a cheque for \$3,900 to the HBSCA.

The Board discussed the issues regarding the waterfront festival, including:

- Parking issues
- Garbage collection arrangements
- Closure of some activities earlier than expected during the festival

The Board considered making some changes to the next year's event planning to address the issues being highlighted in the recently concluded waterfront festival. The Board highlighted that the Festival Committee in particular could review and adjust planning for next year, including the idea of a tent for the beer gardens.

J. Tocci reported that she had received only positive feedback from both vendors and raffle winners. Visitors attended from elsewhere in the city due to Facebook postings, including Bathurst St., St. Clair Ave. West, and Yonge St. and Davisville Ave. areas.

#### **5.5 Communications**

S. Jazzar presented an update on communications.

##### Vial of Life

S. Jazzar asked if she could share the information regarding the Vial of Life program with the HBSCA. There were two (2) programs designed to spread information under this program. One was a program from Halton Region that would provide a vial that contained vital health information in emergency situations, such as medications being taken or health problems. It was stored in the butter section of the refrigerator, and a fridge sticker and front door sticker were provided to alert EMS responders. The other program, from Toronto Paramedic Services, would provide information forms in several languages, to be completed and posted on a refrigerator door.

*It was the consensus of the Board to allow S. Jazzar to distribute the information related to the Vial of Life programs for evaluation.*

**ACTION:** S. Jazzar to send emails with detailed information regarding the Vial of Life program to the member representatives to determine which program is preferred.

#### Humber Bay Shores Businesses

S. Jazzar advised that, with the help of J. Tocci and E. Doyle, they had gathered information on the businesses based at the Humber Bay Shores and it would be published in the next issue of the Humber Happenings magazine.

#### Bell Box Art

S. Jazzar reported that the Bell boxes had been painted by chosen muralists. The Board was investigating options to have other types of electrical boxes painted to discourage graffiti. In addition, trees would also be planted to the west of the streetcar entrance to discourage graffiti.

#### City Traffic Master Plan (TMP)

S. Jazzar advised that a formal letter would be sent to the City TMP office regarding the real time messages posted on the electronic sign on the QEW indicating the amount of time it would take to get to downtown Toronto via the expressway or via Park Lawn Rd. and Lake Shore Blvd. These caused more traffic problems for the Humber Bay Shores community by adding more background traffic, which was already high.

She advised that a Notice of Appeal had been sent to the Ontario Land Tribunal (OLT) by the Developer, Marlin Spring, regarding the development on the current site of the ESSO gas station. She recommended that a letter of response be sent by the HBSCA to the OLT by September 15, 2022, notifying them that the HBSCA wished to be heard to express their concerns about the height (from 8 storeys to a 59-storey building) of this development and the impact on the Humber Bay Shores community.

She emphasized that it would be paramount that the Boards in member condominiums be made aware of the contributions of the time and effort on the part of HBSCA representatives and volunteers to organize events and ensure their voices were heard by City and provincial decision-makers in matters that affect the community.

The Board thanked S. Jazzar for her work regarding communications.

### **5.6 Plantings**

**ACTION:** J. Reekie to follow up on a request submitted to City council for additional plantings to hide graffiti, particularly west of the tunnel.

## **6.0 NEW BUSINESS**

### **6.1 Knowledge Base**

The Board appreciated the work done by A. Wellman for the knowledge-based HBSCA resource Drive. The Board also emphasized the need for contributions from all member representatives.

*It was the consensus of the Board to share the knowledge-based HBSCA resource drive with other Board members on member Boards, including an informational video prepared by A. Wellman.*

**6.2 Electric Vehicle (EV) Charging Stations**

S. Mawji inquired about EV charging station implementation among the participating Corporations. J. Tocci advised that EV charging stations had been installed in their building with the help of a government grant. R. Anderson advised that his Board was considering installing EV charging station infrastructure in Palace Place for at least 180 electric vehicles. The Board discussed EV options in detail.

**6.3 Bells & Whistles Proposal**

S. Grimes advised that Bells & Whistles had provided a proposal of member discounts in the past with significant savings.

**ACTION:** J. Reekie to check with Bells & Whistles for their current proposal for the association and update the Board.

**7.0 NEXT MEETING**

The Annual General Meeting and a meeting of the Board were scheduled as in-person meetings in the HBSCA office on Wednesday, October 26, 2022, at 6:30 p.m.

**8.0 CLOSE OF MEETING**

*On a **MOTION** by J. Tocci, **seconded** by T. Stewart, **it was resolved** to terminate the HBSCA meeting of September 21, 2022, at 8:15 p.m. as there was no further business to conduct.*

***The motion was carried.***

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Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date