

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

2240 Lake Shore Blvd. West, Suite M227, Toronto, Ontario  
Wednesday, September 22, 2021 at 7:00 p.m.

**Executive Board**

Jim Reekie	President	
Jennifer Tocci	Vice President	Waterford
Laura Nash	Secretary	Eau de Soleil
(position vacant)	Treasurer	
Sharon Jazzar	Director-at-Large	Newport Beach
Kathryn Winter	Director-at-Large	Grand Harbour "A" & "B", and Townhouses
Ron Anderson	Director-at-Large	Palace Place

**Directors**

John Browne	Palace Pier
Mary Ciufu	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
Jim Simone	Nautilus
Tod Stewart	Grenadier Landing
Adrian Wellman	Waterscapes

**Regrets**

Angela Abromaitis	Waterscapes
Maria Ancona	Beyond the Sea Phase I
Craig Robinson	Grand Harbour "C"
Marilyn Dumaresq	Hearthstone by the Bay

**By Invitation**

Julia Bennett	Recording Secretary	INaMINUTE Ltd.
---------------	---------------------	----------------

---

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 of the Humber Bay Shores Condominium Association (HBSCA), held every two (2) months. On behalf of the Board, J. Reekie welcomed new Director Tod Stewart, representing Grenadier Landing. There being a quorum of Directors present, J. Reekie presided as Chair and called the meeting to order at 7:03 p.m., with the agenda as presented and no conflicts of interest declared by the Directors.

## **2.0 MEETING MINUTES**

### **2.1 Minutes of the Board Meeting of July 21, 2021**

The Board requested amendments to the attendee list and to Item 6.1 of the minutes of July 21, 2021.

*On a **MOTION** by R. Anderson, **seconded** by J. Tocci, **it was resolved** to approve the July 21, 2021 minutes of the Humber Bay Shores Condominium Association Board meeting as amended and with non-material corrections supplied by the Executive Board.*

*The motion was carried.*

## **3.0 TREASURER'S REPORT**

The Chair advised that there had been a delay in the preparation of financials.

**ACTION:** J. Reekie to share the unaudited financial statements for the period ending July 31, 2021, to Directors upon receipt.

## **4.0 COMMUNITY REPORTS AND OUTREACH**

### **4.1 Fall Cleanup**

Vice President J. Tocci reported that 110 neighbours came out to volunteer for the 2021 annual Fall Clean-up Day earlier in September, an excellent turnout. Volunteers collected returnable bottles and 40 bags of garbage, including unusual items like a discarded roasting pan. Volunteers noted they were dismayed to see tiny fragments of plastic everywhere along the shoreline, from plastics use, which were a threat to lake habitat.

J. Tocci encouraged members to let building Residents know that they can take an initiative like this on their own too and have fun. She extended warm thanks to J. Simone, J. Reekie and all those who participated.

### **4.2 Farmers Market**

J. Reekie reported that attendance had risen in September and most recently reached 2,100. He advised that new vendors would be attending to test their products, including a local chocolatier who used nutritious natural ingredients, and a vendor that served breakfast pancakes. He encouraged members to promote the remaining weeks of the Market among Residents.

### **4.3 Traffic and Transportation**

The Chair updated those gathered on traffic changes in the area, and invited members to raise concerns.

It was noted that the temporary pylons along Palace Pier Court were creating chaos with vehicles parked parallel to them. J. Reekie noted that the City's long-range plan was a concrete pad extending out from two (2) to three (3) three metres, from south of the intersection with Lake Shore Blvd. West down to the paid parking area. The Board discussed hiring parking officers to ticket.

Members noted that the continued incidence of speeding and running red lights on Legion Road was worrisome.

#### **4.4 Boat Ramp Refurbishment**

J. Reekie advised that there was a City plan to refurbish the old boat ramp in Humber Bay Park West, 15 metres from the farmers' market on the west side of Mimico Creek. By end of September a wall was to be installed at the end of the ramp, with grass planting on top to provide green space.

#### **4.5 Annual Fees**

J. Reekie advised the Executive Board wished to canvass Members as to whether there should be a fee increase. The current fee, unchanged for several years, was \$300 for building membership, plus \$2.50 per Unit of that building.

*It was the consensus of the membership that HBSCA should charge fees enough to cover costs, despite the temporary cancellation due to COVID-19 of revenue-generating initiatives like the Waterfront Festival. On a positive note, J. Reekie advised that the Humber Happenings newsletter was in the black with environmental and cost savings due to a lower hard copy print run of \$2,000 only for those who wished it, and digital distribution in place.*

#### **4.6 Busking Issue**

J. Reekie advised that several hundred complaints had been lodged either with City Councillor Mark Grimes' office or with the HBSCA about the violinist who played outdoors in Village Court. However, many members noted the musician was very talented and drew a crowd, benefiting restaurants in the area, and that it would be a shame not to enjoy the lively music given COVID-19 isolation.

**ACTION:** J. Simone and A. Wellman to:

- Speak to their buildings' representatives on the Village Court Committee and find out which building if any granted him permission to be on the property.
- Let J. Reekie know so that by-law enforcement officers would not bother the musician.

#### **5.0 COMMUNICATION**

##### **5.1 Murals**

S. Jazzar asked Members to email her a list, by Wednesday, October 6, 2021, of places in their building grounds which would be suitable for murals, including mechanical boxes, walls,

overpasses, etc. Once received, she would apply to the Bell Box Mural Program with the inventory of locations, asking them to pay artists to create murals.

It was noted that graffiti artists respected mural artists' creations and tended not to graffiti over them. Members also noted that Councillor Grimes had also recommended Lake Shore Arts' mural arts program.

**ACTION:** Members to provide an email list of location inventory on their grounds by October 6, 2021.

## **5.2 Shared Hard Drive**

M. Ciufu and A. Wellman updated Members, advising that work was well underway and:

- The HBSCA Google Drive would be a repository for key documents; and
- A knowledge sharing platform is being considered; the membership could share info about building needs, practices, recommended vendors, reviews of security and management services, and contacts.

The Drive materials would be presented at the next Board meeting. The Chair extended warm thanks to M. Ciufu and A. Wellman for their hard work.

## **5.3 Vaccination Policy Update**

On behalf of the Executive Board, R. Anderson canvassed members as to progress with vaccination policies and practices.

A number of buildings advised that a vaccination policy was in place for amenities and/or contractor staff, or that Shared Facilities Committees and Boards were discussing the issue or consulting counsel.

## **6.0 NEW BUSINESS**

### **6.1 Security – Waterfront**

Members raised the idea of security cameras along waterfront areas to mitigate illegal fireworks and vandalism. It was noted that at least one (1) study had found that surveillance cameras did not work as a preventive measure, and that privacy concerns prevailed.

### **6.2 Esso Site**

J. Reekie advised that plans had been submitted, he had heard, for a tiered 59-storey building in the Esso site, with a proposed green roof and entry off Marine Parade Drive. He noted there was no visitor parking planned as this was not mandated by the City. It was likely the City would counter with a request for a mid-rise building per the official City Plan.

**6.3 New Moon Hotel Development**

J. Reekie reported that the expected replacement for the New Moon Hotel at 2157 Lake Shore Blvd. West and Silver Moon Drive, destroyed in 2008, was proposed as a 13-storey boutique hotel, with only one (1) level of parking. It was noted that parking below ground was costly to build and developers would not do so unless required.

**6.4 First Capital Update**

J. Reekie advised that First Capital had a new partner in its multi-tower mixed-use development on the site of the former Christie’s Cookies plant. It would not be a pension plan but another, active partner likely with a 50% interest. He noted that a lot of expenditure was required up front before approval of construction for such a development.

**6.5 Invitation to Councillor Grimes**

*It was the consensus of the Members to invite Councillor Grimes to an upcoming Board meeting. It was noted that his efforts to support closing entry to the park had been helpful.*

**ACTION** J. Reekie to invite City Councillor Mark Grimes to attend the next open Board meeting following the Annual General Meeting.

**7.0 NEXT MEETINGS**

The Chair advised that the Annual General Meeting (AGM) of members would be held on Wednesday, October 27, 2021 at 7:00 p.m. following an open full Board meeting to commence at 6:30 p.m.

Upon closing the AGM, the open full Board meeting would reconvene with the new Board to complete business and set upcoming meeting dates.

**8.0 CLOSE OF MEETING**

The Chair closed the HBSCA meeting of September 22, 2021 at 8:13 p.m., as there was no further business to discuss.

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date