

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

Suite M227, 2240 Lake Shore Blvd. West, Toronto, Ontario  
Wednesday, January 25, 2023 at 7:00 p.m.

**Members Present - Executive Board – 2022-2023**

Jim Reekie	President
John Browne	Vice President (Palace Pier)
Laura Nash	Secretary
Sharon Jazzar	Director-at-Large (Newport Beach)

**Members Present - General**

Ron Anderson	Director	Palace Place
Emily Doyle	Director	Lakeside Place
John Goudey	Director	Waterford
Adam Kozak	Director	Grand Harbour Buildings A and B
Jim Simone	Director	Nautilus
Claudia Vogel	Director	Grand Harbour C there

**Member Regrets**

Maria Ancona	Director	Beyond the Sea Phase I
Mary Ciufu	Director-at-Large	Marina Del Rey Phase III
Marilyn Dumaresq	Director	Hearthstone by the Bay
Susan Grimes	Director	Marina Del Rey, Phase I
Stephanie Jamieson	Director	Nevis
Jean-Christophe Lamy	Director	Waterview Explorer
Michelle Lian	Treasurer	
Tod Stewart	Director	Grenadier Landing
Adrian Wellman	Director	Waterscapes
Kathryn Winter	Director-at-Large	Grand Harbour Townhomes ( <i>proxy held by A. Kozak</i> )

**By Invitation**

Julia Bennett	Recording Secretary	INaMINUTE Ltd.
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The meeting was held virtually.

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

President J. Reekie welcomed those gathered to the first Board meeting of 2023 of the Humber Bay Shores Condominium Association (HBSCA). Presiding as Chair, with quorum present, he called the meeting to order at 7:04 p.m.

## **2.0 CONFLICT OF INTEREST DECLARATION**

No conflicts of interest were declared by Directors.

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

### **3.1 Minutes of the Board Meeting held on October 26, 2022**

*On a MOTION by R. Anderson, seconded by J. Simone, it was resolved to approve the minutes of the HBSCA meeting held on October 26, 2022, as presented.*

*The motion was carried.*

### **3.2 Minutes of the AGM held on October 26, 2022**

It was noted that the minutes of the Annual General Meeting held on October 26, 2022 would be reviewed for corrections only, and approved at the next Annual General Meeting.

## **4.0 FINANCIAL REPORTS**

### **4.1 Financial Statements as of December 31, 2022**

The Treasurer, M. Lian, was unable to attend. J. Reekie advised that the statements showed financial health.

J. Goudey asked why a fiscal budget was not circulated with Financial Statements. J. Reekie advised that to date, HBSCA budgets were done on an event basis but agreed that he would explore J. Goudey's suggestion that, in step with other similar associations, a master budget should be done for each fiscal year.

### **4.2 Aged Receivables**

J. Reekie reported the following:

- He had worked with M. Lian on aged receivables, and all the arrears of more than 90 days had been addressed as of the December 31, 2022 financials.
- Only three (3) member condominium corporations had not yet paid.
- Three (3) payable invoices, previously overlooked, had been paid.

The Board extended congratulations to J. Reekie and M. Lian on reducing arrears.

**ACTION:** J. Reekie to follow up to ensure member corporations paid their dues.

## **5.0 REPORTS**

### **5.1 Traffic**

J. Reekie reported that the performance company Cirque du Soleil, based in Montreal but with permanent performance stages in Toronto, had applied for a building permit on the Christie site. Two (2) shows per day were planned, four (4) days per week April through July, and tickets for

up to \$447 each were already selling online even though the permit application was still before the City. There would be 700-800 cars predicted per theatre performance and the company has asked for a five (5) year permit.

Members discussed the sudden news, and noted the congestion that would result and that it was important to complain to the City.

**ACTION:** Communications Chair S. Jazzar to draft information sheet for HBSCA members to circulate to Boards and Residents urging action.

## **5.2 City Council – Ward 4**

Newly elected Ward 4 City Councillor Amber Morley had scheduled a phone call with J. Reekie at the HBSCA's request on January 31 at 1:00 p.m. He would consult Directors on items he planned to raise (see item 6.6) including the Christie site and Esso site issues.

Councillor Morley had been active in lobbying for affordable housing and that may be the current priority. However, the Council budget with additional funds for police was likely to be passed by the City. It was also noted that she and staff were new to city politics with the largest ward in the province.

## **5.3 Farmer's Market**

Planning was underway for opening day, Saturday, May 27, 2023. The final day of the season would be Saturday, October 28, 2023. J. Reekie reviewed the Market's impressive history:

- 2,300 – 2,500 visitors on average each Saturday
- Started with 10 vendors, and grown to 40
- A TV chef comes to the market and promotes it in her work
- The Toronto Star Readers' Choice survey found the Market was #3 in the GTA.

J. Reekie reported that for 2023:

- There would be four (4) new vendors of, respectively, pierogies, mushrooms, organics and pasta
- A new meat vendor was sought as the previous meat vendor was focusing on his online business
- The coloured egg vendor may return
- New chairs for volunteers had been purchased from CostCo for less than \$100.

## **5.4 Spring Clean-up**

**ACTION:** E. Doyle and S. Jazzar to organize a Spring Clean-up volunteer event.

## **5.5 Golf Tournament**

J. Reekie advised that, after a COVID hiatus, he was looking into options for a revived Humber Bay Shores golf tournament, with supper, at a public course that permitted rentals. This had been a successful community building event in the past.

Copper Creek was a great site which J. Goudey's professional group had used in previous years. Lion Head was also mentioned, and Rattlesnake. Granite Ridge and Glen Heron were also possibilities. It was noted that private clubs were restrictive because the demand for golf was so high.

**ACTION:** J. Reekie to draft and circulate to HBSCA members an information sheet on options for an HBSCA golf tournament in July, August or September.

**ACTION:** Each HBSCA member to put a foursome together from their building.

## **5.6 Waterfront Festival**

J. Reekie reported that the HBSCA Executive Board had discussed downsizing the festival to eliminate some costs, as past developer donations had ceased when the developer's work was complete. He noted that there was some support, for instance from First Capital, with a \$10,000 donation. A smaller event was discussed, with DJ but fewer, or no, bands. Inviting vendors to stay on and sell food from the Farmers' Market to visitors was discussed.

*It was the consensus of the Board that:*

- It was a one-day event at most.
- Downsizing the children's area with only one or two bouncy castles of smaller size made sense.
- Last year's location in the parking lot to the south of the Farmers' Market made it easier for busing and mobility issues.
- Running the festival from 9:00 to 5:00 with the Farmers' Market extended to the same hours could make sense and involve less work.
- Students from Humber and the arts schools could be invited to come to draw, do face painting, perform clowning, henna tattoos, and other arts activities for families for a modest cost.
- High school students could be a bigger resource, providing volunteer hours.

**ACTION:** J. Reekie to take back Board suggestions to the Waterfront Festival Committee.

## **6.0 COMMUNICATIONS**

### **6.1 EnWave – Carbon Neutral Planning**

R. Anderson spoke about a January 20, 2023 meeting held with EnWave and him, J. Reekie and S. Grimes. EnWave was advising on the heating and cooling district energy for Christie development. Their plan was to use the outfall energy from the sewage treatment plant.

The Board discussed the fact that carbon generation on the part of all Humber Bay buildings would have to modernize in step with global warming concerns, especially if Christie development was carbon neutral. To have Humber Bay buildings carbon neutral would be a huge boon for the community and for Unit value. If Humber Bay condominiums did not develop sustainable energy initiatives, the corporations could be subjected to all kinds of carbon taxes in the future.

*It was the consensus of the Board to proceed to explore this path.*

It was noted that EnWave would only be able to provide a business case cost once the type of systems of a particular building were specified. It was noted that the information on the buildings needed to be provided by the building engineers. Because of his professional background, R. Anderson advised he would be submitted Palace Place's technical and mechanical details so they could benefit from the EnWave building assessment, as Palace Place was adjacent to the sewage plant so could surely benefit.

**ACTION:** R. Anderson to send an updated circular by January 27, 2023, to J. Reekie for distribution to all building Boards encouraging them to provide the info to EnWave.

## **6.2 Shared Drive**

S. Jazzar canvassed the Board as to the use of the Shared Information Drive created by A. Wellman. A. Kozak had been unable to add information to a section of the drive, and also that it seemed still fairly empty. He wondered whether there should be a push to member Boards to add to the drive, with someone they could contact to assist them.

**ACTION:** HBSCA members to provide feedback to S. Jazzar on the Shared Information Drive.

**ACTION:** S. Jazzar to speak to M. Ciufu and A. Wellman about access to and help with the drive.

## **6.3 HBSCA News - Distribution to Member Buildings**

S. Jazzar was often looking for information from building newsletters, and for an updated list of the events and issues the HBSCA was working on to offer to newsletters so all Residents could learn more. She had received inquiries from Board members and Residents asking about HBSCA minutes. J. Reekie noted that the HBSCA minutes were available on the HBSCA website free to anyone to view.

E. Doyle added that she was not aware minutes could be shared with her Board members. She also stated that the minutes are distributed months after the meeting, so the information may be irrelevant or updates may have been subsequently received. Therefore, she had taken the approach of drafting her own summary of HBSCA items and activities as a timely status update to her Board of Directors.

**ACTION:** S. Jazzar to work with J. Reekie to write a short status summary in point form regularly to the HBSCA members after each meeting so they can circulate to their condominium community the highlights of HBSCA work.

## **6.4 Vial of Life**

The EMS people who serve the GTA were not interested as it was not part of the training that could be given at the current time to EMS staff. Jazzar had tried many different approaches.

## **6.5 HBSCA Skills Assessment**

S. Jazzar advised that she would be circulating a short questionnaire to Board Directors to canvass specific skills needed by the HBSCA that could be accessed free from the Board as needed. She

emphasized she was not looking for a resume, but point form was fine, as to computer skills, social media, financial accounting, public-facing presentation abilities, etc.

## **6.6 Meeting with Councillor Morley**

J. Reekie welcomed suggestions for items for discussion with Councillor Morley in an introductory telephone meeting scheduled for January 31, 2023. Councillor Morley's previous work with LAMP was in part advocating for subsidized housing in Ward 3. J. Reekie hoped to raise the following development concerns:

- Christie Site
- Esso Site
- Storage Unit facility on Legion Road
- Legion Road extension
- Possible hotel

A. Kozak and L. Nash agreed that many Residents may wish to oppose the application for an 18-storey building at the Public Storage site at Legion Road and Lake Shore Blvd. West. In the past stacked townhomes were planned, a great idea, but had not proceeded. A full-range of community elements such as daycares, retail, housing, schools and playgrounds were required for a healthy neighbourhood.

A 13-storey hotel with no parking was proposed, for which further information was sought. It was frustrating that there was no business case for such a hotel developer to build parking, which was critical. If the City did not want to work with the developer, the decision would be made by the Ontario Land Tribunal (OLT) and the hearing was scheduled in May. HBSCA had requested to appear.

It was noted the previous Councillor's staff had been responsive and knowledgeable. The HBSCA wished them well as they moved on to work in other regions. J. Reekie stated that he would be asking Councillor Morley to continue quarterly traffic and parking meetings with the City.

## **7.0 NEW BUSINESS**

### **7.1 Members' Code of Ethics**

**ACTION:** J. Reekie to send the Code of Ethics, which had been reviewed by counsel, to all members by January 26, 2023, to be signed and witnessed.

### **7.2 Playground Options**

E. Doyle observed that a new generation of grandchildren was visiting/living in the community. J. Reekie noted that the community had had the opportunity 10 years ago to have a playground built. A survey had been done at the time and 80% of Residents had said they did not want a playground.

J. Reekie added that the HBSCA contacts the School Boards each fall to find the number of students who come from this postal code area. It was noted that Kingsway College was a private high school 9-12 working out of two floors of the Eau du Soleil building which was fairly new. Meanwhile, the Christie development had approached both school boards but they had said they

were not interested in building a school in the development as, in part, there was no place for students to play for recess. That could change in the future.

**7.3 Pedestrian Hazard**

**ACTION:** J. Reekie to inquire with the City about the ongoing issue of a low-lying area of Park Lawn at the Gardiner off-ramp, as it posed a risk to pedestrians.

**8.0 NEXT MEETING**

The next meeting of the HBSCA was scheduled for Wednesday, March 22, 2023, at 7:00 p.m.

**9.0 CLOSE OF MEETING**

*On a **MOTION** by J. Simone, **seconded** by E. Doyle, **it was resolved** to terminate the HBSCA Board meeting of January 25, 2023 at 8:53 p.m. as there was no further business to discuss.*

***The motion was carried.***

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Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date