

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

Suite M227, 2240 Lake Shore Blvd. West, Toronto, Ontario
Wednesday, October 26, 2022 at 6:30 p.m.

Members Present - Executive Board – 2021-2022

Jim Reekie	President	
Jennifer Tocci	Vice President	Waterford (<i>attended virtually</i>)
Laura Nash	Secretary	
Michelle Lian, CPA	Treasurer	(<i>attended virtually</i>)
Sharon Jazzar	Director-at-Large	Newport Beach

Members Present - General

John Browne	Director	Palace Pier
Susan Grimes	Director	Marina Del Rey, Phase I (<i>attended virtually</i>)
Adam Kozak	Director	Grand Harbour A and B (<i>attended virtually</i>)
Nancy Richardson	Director	Waterview Explorer (<i>attended virtually</i>)
Craig Robinson	Director	Grand Harbour C
Jim Simone	Director	Nautilus
Tod Stewart	Director	Grenadier Landing (<i>attended virtually</i>)
Adrian Wellman	Director	Waterscapes

Member Regrets

Maria Ancona	Director	Beyond the Sea Phase I
Ron Anderson	Director-at-Large	Palace Place
Mary Ciufu	Director	Marina Del Rey Phase III
Emily Doyle	Director	Lakeside Place
Marilyn Dumaresq	Director	Hearthstone by the Bay
Stephanie Jamieson	Director	Nevis
Kathryn Winter	Director-at-Large	Grand Harbour Townhomes (<i>proxy held by A. Kozak</i>)

By Invitation

John Goudey	Observer	Waterford (<i>attended virtually</i>)
Julia Bennett	Recording Secretary,	INaMINUTE Ltd.

The meeting was held in a hybrid format, with some attendees joining via Zoom and some attending in person.

1.0 CALL TO ORDER / ANNOUNCEMENT OF QUORUM

J. Reekie, 2021-2022 president, welcomed those gathered to the final Board meeting of the year for the Humber Bay Shores Condominium Association (HBSCA).

J. Reekie explained that at a certain point the meeting would adjourn for the Annual General Meeting (AGM), then reconvene under the 2022-2023 Executive Board to resume business.

There being a quorum of Directors present, J. Reekie called the meeting to order at 6:51 p.m., presiding as Chair, with the agenda as presented. It was noted that:

- N. Richardson attended as the member Director representing Waterview Explorer, replacing outgoing member Director S. Mawji; and
- J. Goudey attended as an observer and would, following the Annual General Meeting, replace outgoing member Director J. Tocci.

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 Executive Board Meeting held on September 21, 2022

The Board reviewed the minutes of the HBSCA Board meeting held on September 21, 2022, and requested minor amendments to items 5.2, 5.3, 5.4, 5.5, 6.1, 6.2, and 7.0.

On a MOTION by J. Browne, seconded by J. Simone, it was resolved to approve the minutes of the HBSCA meeting held on September 21, 2022, as amended.

The motion was carried.

4.0 TREASURER'S REPORT for July and August 2022

M. Lian spoke to the July 2022 monthly financial statements and the August year-end financial statements, noting that the August monthly financial statements were not yet available. She reported that HBSCA finances were sound, with a surplus that can be carried forward to the next fiscal year. In answer to a query from the Board about an aged receivable, she responded that it was being written off, although it was anticipated that there would be some payment toward the amount.

In answer to a query from the Board J. Reekie noted that, although the statements showed approximately \$25,000 in active receivables, payments of \$13,387 of that amount had successfully been obtained as of the date of the meeting since the August month end, including from Great Lakes Breweries and Monarch Waterfront Development.

The Board discussed the Waterfront Festival, with J. Reekie noting that it cost \$64,000 and the revenues were approximately \$47,000 so \$17,000 was the approximate cost of mounting the event in 2022. He noted the previous year the festival made a net profit of \$12,000 due to a greater number of sponsorships and slightly higher attendance. The hot weather was also noted, which made for lower attendance during the daytime.

It was noted that the Farmers' Market returned a net of approximately \$14,000 to the HBSCA. It was noted that this tally for both excellent community-building events, did not include the time and energies of the HBSCA Directors and other volunteers.

It was the consensus of the Board to accept the financial statements for the period ending July 31, 2022 and, pending approval at the Annual General Meeting, for the 2021-22 fiscal year end.

5.0 ADJOURNMENT

*On a **MOTION** by L. Nash, **seconded** by J. Simone, **it was resolved** to adjourn the HBSCA meeting of October 26, 2022, at 7:14 p.m. to hold the Annual General Meeting.*

The motion was carried.

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(See minutes of the Annual General Meeting of October 26, 2022)

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6.0 MEETING RECONVENED

J. Reekie welcomed HBSCA Directors including the new Executive Board for 2022-2023 and, with quorum presented, called for a motion to reconvene the Board meeting.

*On a **MOTION** by J. Browne, **seconded** by C. Robinson, **it was resolved** to reconvene the HBSCA meeting of October 26, 2022, at 7:33 p.m.*

The motion was carried.

J. Reekie called the meeting to order and presided as Chair, extending warm thanks to the outgoing Board members and welcoming the 2022-2023 Executive Board of the HBSCA:

Jim Reekie	President
John Browne	Vice President (Waterford)
Laura Nash	Secretary (Eau du Soleil)
Michelle Lian	Treasurer
Sharon Jazzar	Director-at-Large (Newport Beach)
Mary Ciufu	Director-at-Large (Marina Del Rey Phase III)

7.0 COMMITTEE REPORTS

7.1 Communications

Humber Happenings

S. Jazzar reported that the new magazine would be out November 7, 2022. J. Reekie suggested Directors pick up physical copies for their Residents the week of November 8, 2022, in the HBSCA

office, between 10:00 a.m. - 2:00 p.m. An electronic version for email distribution would be available as well.

ACTION: J. Tocci to pick up copies of Humber Happenings for incoming Waterford member J. Goudey.

Vial of Life Program

S. Jazzar updated the Board on her discussions with EMS representatives serving this area. They were not yet trained to use the Vial of Life, unlike Halton, and unlike areas of Florida, where the idea started. They have a form, available in several languages, which can be emailed to Residents so they can fill it in and keep in a secure location, or post on a wall, refrigerator or door.

It was noted that EMS staff were busy in the GTA, but had been trained to look for bracelets or amulets, to survey medicine cabinets, and to access health information available on many smartphones with a simple step that bypassed the phone lock system.

S. Jazzar advised that she had requested permission to address the EMS board to suggest they consider adding the Vial of Life to their training. Many Residents find it stressful if a partner or relative needs emergency care and find critical information difficult to recall. She welcomed further suggestions from Members.

7.2 Traffic

The Board discussed traffic, noting that some street sections had been dug up, repaired, then dug up again. It was noted that the BMO building had been sold to First Capital.

7.3 Planning and Infrastructure

J. Reekie updated the Board that First Capital had sold their development company that will be building on the Christie site, to The Muzzo Group of Companies. No construction would take place until spring 2024 at the earliest. He further reported that the building of the new GO train station, and the new road that would extend the off-ramp to Lakeshore, would start likely in spring or summer of 2023.

7.4 Parks

J. Reekie reported that Humber Bay Park East was tentatively slated to re-open in Spring of 2024. In answer to a query from the Board about a stone ramp apparently under construction from Marine Parade drive to the lake, was not a boat launch to his knowledge.

8.0 QUESTIONS AND ISSUES

Elevators

The Board discussed the constant challenge of elevator maintenance:

- Nautilus was bringing in a consultant at a cost of \$1,600 per elevator to monitor and report on the work of ThyssenKrupp, their maintenance vendor.

- Grand Harbour C had experienced a similar situation with ThyssenKrupp and a consultant had identified non-compliance and enabled them to improve their elevator maintenance and solve issues.
- Waterford had also taken an oversight approach to elevators using a consultant.
- It was noted that KJA Consultants Inc. and F. Shaw Management and Consulting Inc. were two (2) known firms who do this work.
- Finding good property managers was also a challenge. Board members do many hours of work every week.

Bollards and Bump-outs

In answer to a query about the permanent flexible bollards to prevent parking promised by the City of Toronto, J. Reekie replied that he had no update. J. Reekie noted that two (2) cement bump-outs were planned on Marine Parade Drive to prevent parking.

Fire Extinguisher Thefts

J. Goudey reported that Waterford had lost eight (8) fire extinguishers to theft which cost \$1,200 apiece to replace. He noted that there was a rash in extinguisher thefts in general.

Knowledge-based HBSCA Shared Drive

A. Wellman spoke about the Google Drive he had created with help from other Members as a contact list for HBSCA, sharing vendor information and reviews.

ACTION: A. Wellman to share knowledge-based HBSCA shared drive how-to-video with new Directors J. Goudey and N. Richardson.

Esso Site Consultation

In answer to a query from the Board about the HBSCA letter requesting to be a part of the consultation on the Esso site, J. Reekie advised that he had not heard confirmation but that the consultation was reportedly scheduled for May 25, 2023.

Development at Lake Shore/Legion

S. Grimes reported that she had sent the Board a link to a rendering of a huge development by a numbered company, designed by Core Architects, for the northwest corner of Lake Shore Blvd. West and Legion Road. J. Reekie added that he had contacted the City about the development, in particular, those who hear requests for amendments to zoning by-laws, and neither they nor outgoing Councillor Mark Grimes, had heard anything of the project, surprisingly.

Bells & Whistles

S. Grimes reported that Bells and Whistles Solutions ran discount ticket sales offering savings on arts and sports events, and used to advertise in Humber Happenings and offer HBSCA members certain discounts. J. Reekie replied this had been something initiated by Don Henderson, a former HBSCA President, but that he had not yet been able to re-connect with them.

ACTION: J. Reekie to follow up with Bells & Whistles Solutions to re-activate.

Holiday Parcel Volume

The Board discussed the impending volume of seasonal parcels in every building:

- J. Simone noted that Snaile had been contracted and paid by Nautilus to erect a parcel control hub but nothing had been delivered.
- S. Grimes recommended each building Board had to determine limitations on acceptable size and weight of deliveries that their security could impose, and that education of Residents was very important repeatedly before the holiday period. Alerting Residents that parcels would be turned away outside certain parameters would prevent complaints.
- It was noted that the Fire Inspector often would not permit parcel storage in volume behind a concierge desk for safety reasons.
- Solutions such as PenguinPickUp and Canada Post free lockboxes were discussed.
- Waterscapes had noticed that in the case of Canada Post, the carriers had not been using their own lock boxes.
- Charging Owners for package delivery was an option discussed.

Newly Elected Ward 3 Councillor Amber Morley

The Board extended congratulations to Councillor Amber Morley following the October 24, 2022, municipal election. It was noted that Councillor Morley was born and raised in Etobicoke, had been a community organizer at LAMP and a social worker, and had visited the Farmers’ Market many times. *It was the consensus of the Board* to reach out if possible, before the first City Council meeting on November 14, 2022, but that it was clear the new councillor would be busy with one of the largest wards in population and one of the busiest sites of development.

The Board extended thanks to Mark Grimes, the outgoing councillor, for his many years of work in the community. It was noted that the HBSCA has never supported one candidate or political party over another or taken a political position.

Invoices

J. Reekie reported that invoices to member buildings would be sent out by November 10, 2022.

9.0 NEXT MEETING

The next meeting of the Board was scheduled for Wednesday, January 25, 2022, at 7:00 p.m.

10.0 CLOSE OF MEETING

On a MOTION by J. Browne, seconded by A. Wellman, it was resolved to terminate the HBSCA Board meeting of October 26, 2022, at 8:54 p.m. as there was no further business to discuss.

The motion was carried.

Director

Date

Director

Date