

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

M-227, 2240 Lake Shore Blvd. West, Toronto, Ontario
Wednesday, August 23, 2023 at 7:00 p.m.

Members Present - Executive Board – 2022-2023

Jim Reekie	President	
John Browne	Vice President	Palace Pier
Laura Nash	Secretary	
Mary Ciufu	Director-at-Large	Marina Del Rey Phase III

Members Present – General

Emily Doyle	Director	Lakeside Place
Susan Grimes	Director	Marina Del Rey, Phase I
Jim Simone	Director	Nautilus
Tod Stewart	Director	Grenadier Landing
Sharon Jazzar	Director-at-Large	Newport Beach
Ron Anderson	Director	Palace Place
Bianca Liebner	Director	Waterford
Sunny Kim	Director	Grand Harbour Buildings A and B, sub for A. Kosak
Claudia Volgel	Director	Grand Harbour C
David Malone	Director	Waterscapes (<i>arrived at 7:11 p.m.</i>)

Member Regrets

Maria Ancona	Director	Beyond the Sea Phase I
Marilyn Dumaresq	Director	Hearthstone by the Bay
Stephanie Jamieson	Director	Nevis
Adam Kozak	Director	Grand Harbour Buildings A and B
Jean-Christophe Lamy	Director	Waterview Explorer
Michelle Lian	Treasurer, Exec. Bd	
Claudia Volgel	Director	Grand Harbour C
Kathryn Winter	Director-at-Large	Grand Harbour Townhomes

By Invitation

Liane Brodie	Recording Secretary	INaMINUTE Ltd.
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1.0 CALL TO ORDER / QUORUM / DECLARATIONS

As there was a quorum present, J. Reekie presided as Chair and officially called the meeting to order at 7:06 p.m.

There were no conflicts of interest declared.

2.0 REVIEW OF AGENDA

The agenda was accepted as presented.

3.0 APPROVAL OF MINUTES

*On a **MOTION** by E. Doyle, **seconded** by S. Grimes, **it was resolved** to approve the minutes of the HBSCA meeting held on May 24, 2023 as amended.*

The motion was carried.

4.0 TREASURER’S REPORT

The June 2023 financial statements had been sent out. A brief discussion ensued on the arrears report; it was expected to be largely cleared by the end of August 2023.

D. Malone arrived at 7:11 p.m.

5.0 REPORTS

5.1 Humber Happenings

The next issue of Humber Happenings would be on November 7, 2023.

5.2 Golf Tournament

J. Reekie provided an update on the golf tournament, which was held on August 17, 2023. It was well attended, with 82 players, and was well supported by local businesses. Feedback was very positive.

5.3 Waterfront Festival

The Waterfront Festival held on Saturday, August 12, 2023 was a great success with better attendance than the prior year, and good feedback from attendees.

It was noted that the city inspectors were more zealous than in years past, which caused some difficulty for participating vendors on closing. A post-mortem meeting had been scheduled to review the event and capture items for consideration next year.

6.0 PARK LAWN/LAKESHORE TRANSPORTATION MASTER PLAN (TMP)

J. Browne provided a detailed overview of the city’s TMP, and the HBSCA’s response, which had been sent to the appropriate parties.

The response focused on the following six (6) points:

1. The city should look beyond 2041 and take a long-term view to the area's transportation needs and maximize flexibility to deal with future unknowns.
2. The assumptions regarding development, population growth and associated traffic that the TMP was built on were underestimated relative to what was likely to happen.
3. The Gardiner ramps currently connecting to Lakeshore Blvd. at Brookers Lane should be reconfigured to connect with the new Street A to help keep traffic to the north side of the community.
4. The HBSCA opposed the proposed new two (2)-lane road that would connect Lakeshore Blvd. to the Queensway at Brookers Lane and the connecting of the Gardiner ramps to this new road, as it would bring more traffic into the community and also reduce the community's access to and from the Gardiner eastbound.
5. The HBSCA opposed reducing Park Lawn to a two (2)-lane road as it was the principal artery connecting the community with the north and west; the proposed Street A and Legion Road would not divert traffic from Park Lawn north of Street A. Further, once reduced, it would be unlikely to ever be widened again.
6. Street A should be constructed as a four (4)-lane road or, at minimum, have space reserved alongside it so that it could be expanded to four (4) lanes in the future, if needed.

Discussion ensued, including:

- whether reducing Park Lawn to two (2) lanes may actually be beneficial to the vision of a walkable and safe community;
- that mitigating traffic along Marine Parade Drive, both in the short term and as part of the long term plan, was critical;
- that the strategic use of one (1) way streets, additional three (3) way stop signs, and speed cameras on Marine Parade may be effective;
- that when dealing with the city, it may be more effective to select the single most important of the six (6) key points;
- that when the traffic plan originally agreed to by the HBSCA was the one (1) developer by First Capital; the current plan differed materially from that initial plan; and
- that each Corporation in the neighbourhood should be prepared to obtain signatures on a petition in support the HBSCA's position and that this needed to be led by the individual Boards.

ACTION: J. Reekie to investigate having a speed camera installed on Marine Parade Drive.

7.0 SHARED DRIVE AND OPERATIONAL DETAILS

S. Jazzar explained what was included on the shared Google Drive, noting that each member should have access to the resources hosted on it. She had created a detailed spreadsheet outlining each of the Association's activities, and what was involved with volunteering to operate them. She noted that within the Board, there may be members whose skillsets could be leveraged for certain activities and circulated a form with a request that members share their areas of expertise, skillsets or interests, and availability to volunteer for specific Association activities.

J. Reekie showcased several binders that included comprehensive operational details for activities such as the farmers' market and the Waterfront Festival were housed.

ACTION: The Board to populate the expertise and interests form circulated by S. Jazzar.

ACTION: S. Jazzar to contact the Google Drive administrator to ensure all members have access, and to inquire regarding transferring the administrator rights to a current Board member.

8.0 CLEAN UP

The community clean up would occur on Saturday, September 16, 2023. Flyers were available and the Board was requested to distribute them amongst their communities to increase awareness of the event.

Discussion ensued regarding partnering with the Friends of Humber Bay group, who organized a similar event to amplify their efforts.

ACTIONS: E. Doyle to:

- contact the Friends of Humber Bay group to discuss how they may coordinate efforts; and
- circulate the clean-up flyer to Board members.

ACTION: Board members to circulate the clean-up flyer to their communities.

9.0 LOCAL BUSINESS LISTING

E. Doyle requested that Board members update the business listing on the Google Drive when contact details for businesses in their buildings changed.

10.0 NEXT MEETING

The next HBSCA meeting was scheduled for Thursday, September 28, 2023 at 7:00 p.m.

11.0 CLOSE OF MEETING

*On a **MOTION** by E. Doyle, **seconded** by J. Reekie, **it was resolved** to close the meeting at 8:47 p.m.*

The motion was carried.

Director

Date

Director

Date