

**HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
MINUTES OF THE FULL BOARD OF MEMBER REPRESENTATIVES**

Suite M-227, 2240 Lake Shore Blvd. West, Toronto, Ontario

Wednesday, September 17, 2025 at 7:00 p.m.

Member Representatives Present – Executive Board

Jim Reekie	President	
David Malone	Treasurer	Waterscapes
Sharon Jazzar	Director-at-Large	Newport Beach
(vacant)	Vice President, Director-at-Large	

Member Representatives Present – Full Board

Kevin Brown	Representative	Grand Harbour Bldg A & B
Tony Longo	Representative	Nevis
Ted Cira	Representative	The Cove
Marilyn Dumaresq	Representative	Hearthstone by the Bay
Giuseppe Gaspari	Representative	Vita on the Lake (via videoconference; departed at 7:15 p.m.)
Dante Perrone	Representative	The Cove (alternate)
Clive Richards	Representative	Bal Harbour
Jim Simone	Representative	Nautilus
Boris Velikovski	Representative	Beyond the Sea Phase I

Regrets

Mary Ciufu	Representative	Marina del Rey Phase III
Emily Doyle	Secretary	Lakeside Place
Catherine Durza	Director-at-Large	Palace Pier
Jean-Christophe Lamy	Representative	Waterview Explorer
Bianca Liebner	Representative	Waterford
Krystyne Rusek	Representative	Grand Harbour Townhomes
Kathryn Winter	Representative	Grand Harbour Bldg C

Guests by Invitation

Julia Bennett	Recording Secretary, INaMINUTE Ltd.
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The meeting was held in a hybrid format.

1.0 CALL TO ORDER / QUORUM / WELCOME / CONFLICTS OF INTEREST

With quorum present, Jim Reekie presided as Chair and called the meeting of Member Representatives of the Humber Bay Shores Condominium Association (HBSCA) to order at 7:03 p.m., with the agenda as presented. There were no conflicts of interest declared by Member Representatives.

2.0 APPROVAL OF MINUTES

Minor amendments had been made prior to the meeting by the Board to the previous HBSCA Full Board minutes held on July 16, 2025.

*On a **MOTION** by J. Simone, **seconded** by S. Jazzar, **it was resolved** to approve the minutes of the HBSCA Full Board meeting of Member Representatives held on July 16, 2025, as previously amended.*

The motion was carried.

3.0 TREASURER’S REPORT – FINANCIAL STATEMENTS

3.1 Financial Statements, Review and Projection

Treasurer D. Malone reported that:

- He had shared a summary “full year forecast vs plan” report to Member Representatives on the week of September 15, 2025.
- Projected Revenue as at end August 2025: \$90,000; actuals were tracking a little higher.
- Projected Expenses: \$86,000
- The forecast for the 2024-25 year was for a \$24,000 surplus, higher than stated previously.
 - This was due to lower cost of Humber Happenings and higher donations.
- Receivables were expected to be paid.

4.0 GOLF TOURNAMENT

J. Reekie reported a successful HBSCA Golf Tournament 2025. It was noted that more participation was hoped for from Member buildings, and also that some individuals had paid but had not attended, which was regrettable as participation was key to building community.

5.0 FARMERS MARKET

J. Reekie reported that the market has been a success. The last day of the Farmers’ Market would be Saturday, October 11, 2025.

He noted that a few vendors had opted out in the fall, saying it was difficult to find staff to sell at the farm stands, university students returned to school, etc. However, these vendors had paid for the full season regardless.

New vendors were invited to test their products and see the venue during the last three weeks of the market each year. Joining the try out in 2025 would be vendors of hot Italian-style sandwiches, South Asian foods and other delicious and diverse options.

6.0 VOLUNTEER SHORE CLEANUP

S. Jazzar reported that the joint HBSCA-Friends of Humber Bay Shores September shore cleanup had gone well. Thirty people had volunteered in total, organized in two groups, one at an HBSCA

neighbourhood restaurant, and one at a Friends of Humber Bay Shores gathering point. The two groups had jointly completed three (3) cleanups so far in 2025, with a fourth planned for Sunday October 19, 2025.

S. Jazzar highlighted the following:

- 240 pounds of garbage was collected – a considerable amount for light-weight litter.
- Cans, cups and tissues were the most common items.
- Six ziplock bags full of cigarette butts were sent to a recycling facility that makes pallets out of the butts.
- The oddest thing was a bumper from a car.
- Restaurants were hubs for garbage, whereas Jean Augustine Park, for example, had very little garbage to pick up.

The Board discussed, regarding discarded cigarette butts, that:

- Many smokers did not seem to use cans or receptacles provided by restaurants.
- City by-laws required condos and restaurants to keep their lawn areas clean.
- Cigarette butts took 30 years per butt to disintegrate.
- In the past, HBSCA had supplied butt cones with weights to three (3) restaurants on Marine Parade Drive but passersby had vandalized them.

ACTION: J. Reekie to ask local restaurants to put out butt containers.

ACTION: J. Reekie to ask Friends to send HBSCA figures as to number of bags collected each year.

ACTION: S. Jazzar to share a copy of the garbage by-laws (s) with the Full Board for ideas.

7.0 LETTER TO LOBBY FOR GO STATION CONSTRUCTION

It was noted the HBSCA had sent a forceful letter to key decision makers, including Premier Ford, developers, CEO of MetroLinx and the Councillor, in September 2025 emphasizing the need for construction to begin on the GO Station.

The Full Board discussed the upcoming opportunity to meet with Councillor Morley.

It was noted that new homes and condos would be more desirable with a GO Station in place, something important for housing priorities of the provincial government.

ACTION: J. Reekie to send an amplified letter with additional points to the same individuals in two (2) weeks.

8.0 CONDOMINIUM ACT

M. Dumaresq reported that the Canadian Condominium Institute (CCI) was trying to get condos and groups to write letters to the government to support proclamation of the not-in-force sections of the Condominium Act. It was noted that the options were to stay silent, or voice

recommendations. It was noted that CCI was knowledgeable in this area as was the Association of Condominium Managers of Ontario (ACMO).

J. Reekie and others noted that:

- The HBSCA had sent recommendations to the government on needed amendments to the Condominium Act in 2023.
- Security was a growing worry in condos, per the meeting in 2024 with previous riding MPP Christine Hogarth.
- The Condominium Act was very good if it was followed.
- Some had found good service to resolve disputes at low cost at the Condominium Authority Tribunal (CAT); others voiced the need for the CAT to address its backlog.
- Many found condo issues and condo law difficult to understand.

It was the consensus of the Full Board to send an HBSCA letter to the government, copied to the CCI, supporting CCI's position on the unproclaimed sections of the Condominium Act.

ACTION: J. Reekie to resurface the earlier HBSCA letter regarding unproclaimed sections of the Condominium Act, and send to M. Dumaresq for reference.

ACTION: M. Dumaresq to draft a letter of support for the CCI's recommendations about unproclaimed sections of the Condominium Act, to be sent by the HBSCA to the provincial government.

9.0 MEMBER ROUNDTABLE

9.1 Shredding Services

A Member Representative put out a query for one (1) time shredding services. It was noted that the HBSCA had used Shred-It in the past. Other feedback was welcome.

9.2 Petition about Motorized Watercraft/Jetskis

The Board discussed whether a change.org petition for a ban on motorized watercraft, also known as jetskis or seadoos, on Humber Bay Shores would be suitable to share to Member buildings. It was noted that change.org had background on the impact these craft had on wildlife, fauna, safety for kayakers and swimmers, noise.

J. Reekie reviewed with the Board that:

- Such a petition could raise awareness of the need to ban the craft.
- There was a pilot project at Hanlan's Point to put barriers 200 metres off the shore to motorized watercraft. City Council had approved to study the results for one (1) year.
- In future this could be done at Humber Bay Shores, Marie Curtis Park and Woodbine.
- Meanwhile, Harbour and Marine police had been checking at the ramps this summer and issuing fines to illegal watercraft owners, who brought their jetskis on trailers at 8:00 a.m. on weekend mornings and rented them out illicitly.

- One (1) mobile shed that stored illicit jetskis for recreational rental had been stationed by the launch ramp to Humber Bay Park. The city was waiting for permission from Toronto Ports and federal waterways officials to tow the shed.
- Councillor Morley had said she was working on getting a jetski-free area on Humber Bay Shores. The Mayor had called J. Reekie, which was a nice courtesy, to indicate her support to ban jetskis.
- One (1) Member building had said they would support the petition and circulate it if the HBSCA was recommending it.

It was the consensus of the Full Board that the HBSCA should support the petition and that Member Representatives could distribute the information if they wish

9.3 Condo Control Software

A Member noted that Condo Control software, with its most recent updates, was proving to be effective for communications between Boards, management companies and Owners.

10.0 PARTY BOATS

J. Reekie updated that the noisy party boats which anchored offshore from many condos were getting \$350 infraction tickets, which did not seem to be a deterrent. Permission was needed from Transport Canada to tow illicit party boats, some of which had no registration numbers and could not be identified.

11.0 THEFT

A Member Representative advised the group to share that an individual near Palace Pier was stopped for directions by someone, who leaned into their car and grabbed their jewelry. It was noted that asking cars to stop to help someone was a frequent ruse of thieves.

12.0 MARINE PARADE DRIVE NOISE

A Member Representative advised the group that, upon discussion at an event, Councillor Morley had agreed to meet condo representatives fronting Marine Parade Drive to discuss noise on Marine Parade Drive. Issues that would be discussed at the meeting would include:

- Motorcycles illicitly parked, dangerous motorcycle driving;
- Eliminating paved areas where motorcycles could park; and
- Enforcement of no stopping zones due to fire safety.

It was noted that no police had been noticed in the area during the air show. Enforcement was needed. Information about the meeting would be shared.

13.0 MEMBERSHIP FEE ADJUSTMENTS – UPDATE

D. Malone noted that he had circulated a membership package for presentation by Full Board Members to non-member condos, highlighting the adjusted fee rates, with a list of new condos to be approached.

The Cove Member Representatives committed to presenting to Waters' Edge as soon as it was registered and a Board was in place.

ACTION: All Member Representatives to sign up to present in person to non-member condos.

14.0 BANNED AND RESTRICTED CYCLE UPDATES

It was noted that motorized scooters were widely seen but illegal on trails, sidewalks, and roads. UberEats-style mini-motorcycles were, however, allowed on trails.

15.0 ILLEGAL PARKING

It was noted that roads not yet assumed formally by the city, such as Annie Craig Drive, could not be ticketed by city parking. Despite a request from the HBSCA on behalf of The Cove and other nearby buildings concerned about fire route blockage, the developer had not wanted to re-close Annie Craig. However, there had been at least one (1) incident where illegally parked cars had blocked a fire truck to the new Waters Edge condo.

ACTION: J. Reekie to ask the developer of Waters Edge to ticket cars on the site themselves, as the road was not yet assumed and they did not wish to close it.

16.0 NEXT MEETING

The next meeting of the Full Board of Member Representatives was scheduled for Wednesday, October 15, 2025 at 6:30 p.m. to be followed by the Annual General Meeting (AGM) at 7:00 p.m. and, following the AGM, a meeting of the new Full Board.

17.0 CLOSE OF MEETING

*On a **MOTION** by T. Cira, **seconded** by D. Malone, **it was resolved** to close the HBSCA Full Board meeting of Member Representatives of September 17, 2025 at 8:29 p.m.*

The motion was carried.

Director

Date

Director

Date