

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

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

Wednesday, October 15, 2025 at 6:30 p.m.

Members Present – Executive Board

Jim Reekie	President	
Emily Doyle	Secretary	Lakeside Place
David Malone	Treasurer	Waterscapes
Sharon Jazzar	Director-at-Large	Newport Beach
Catherine D’urzo (Vacant)	Director-at-Large (Vice President, Director-at-Large)	Palace Pier

Member Representatives Present – Full Board

Marilyn Dumaresq	Representative	Hearthstone by the Bay
Bianca Liebner	Representative	Waterford
Tony Longo	Representative	Nevis
Dante Perrone	Representative	The Cove
Judi Richter-Jacobs	Representative	Grand Harbour Bldg A, B & C
Krystyne Rusek	Representative	Grand Harbour Townhomes
Hatcho Semerciyan	Representative	The Cove (alternate)
Jim Simone	Representative	Nautilus
Boris Velikovski	Representative	Beyond the Sea Phase I

Regrets

Kevin Brown	Representative	Grand Harbour Bldg A & B
Mary Ciufu	Representative	Marina del Rey Phase III
Giuseppe Gaspari	Representative	Vita on the Lake
Jean-Christophe Lamy	Representative	Waterview Explorer
Clive Richards	Representative	Bal Harbour
Kathryn Winter	Representative	Grand Harbour Bldg C

Guest by Invitation

Julia Bennett	Recording Secretary, INaMINUTE Ltd.
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The meeting was held in person.

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

With quorum present, J. Reekie presided as Chair and called the Full Board Meeting of Member Representatives of the Humber Bay Shores Condominium Association (HBSCA) to order at 6:38 p.m., with the agenda as presented. There were no conflicts of interest declared by Member Representatives.

The Chair reviewed with those gathered that the Full Board would adjourn, as it did every year at this time, for the Annual General Meeting, then reconvene after election of the 2025-2026 Executive Board and other matters.

On behalf of the HBSCA, he extended a special welcome to H. Semerciyan, an alternate attendee representing new building Member The Cove, and to Judi Richter-Jacobs, an alternate attendee representing longtime building Member Grand Harbour Building A, B & C.

2.0 APPROVAL OF MINUTES

2.1 Minutes of July 16, 2025

E. Doyle brought forward previous approved minutes of July 16, 2025, recommending approval of further minor amendments added by the Board on October 8, 2025.

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

The motion was carried.

2.2 Minutes of September 17, 2025

Minor amendments were requested to the Full Board meeting minutes of September 17, 2025.

*On a **MOTION** by J. Simone, **seconded** by D. Malone, **it was resolved** to approve the minutes of the HBSCA Full Board meeting of Member Representatives held on September 17, 2025, as amended.*

The motion was carried.

3.0 TREASURER'S REPORT

3.1 Monthly Highlights

The Treasurer reviewed with the Board preliminary highlights of the monthly financials for August, 2025, the 12th month of the fiscal year, based on his own calculations as a trained Chartered Public Accountant, pending finalized financials from the new bookkeeper once they were onboarded:

- Revenues as at Augst 31: \$99,290, greater than expected
- Expenses as at August 31: \$76,252, less than expected
- Over/Under budget: \$8,790 under budget
- Net Income as at August 31: \$23,038

J. Bennett arrived at 6:56 p.m.

3.2 Treasurer's Remarks

Treasurer D. Malone noted that the previous bookkeeper had a serious illness and was unable to complete July and August bookkeeping. A new bookkeeper had been engaged and work was

proceeding. Finalized August financials would be reviewed and accepted via email. It was noted that finalized financial statements were not a requirement at the end of the fiscal, or at the Annual General Meeting.

3.3 New Member Outreach

The Treasurer noted that the growth potential for the HBSCA with the new fee model was exciting, given the 12 non-member buildings in the community.

It was noted that the HBSCA relies on Member Representatives to communicate the work of the HBSCA back to their buildings, where many new Board Directors and Owners were unaware of the benefits of the HBSCA. Any suggestions for communications tools and information needed were welcome.

J. Simone spoke of the effectiveness of his engineering firm's "one-sheet" in introducing the firm to clients and the public.

ACTION: J. Simone to share engineering firm's one-sheet with the Executive Board as a possible model for the HBSCA.

3.4 Farmer's Market

It was noted that steady, good revenues from the Farmers' Market supported the HBSCA's community work. In answer to a question as to whether the new BIA would allow the HBSCA to keep the Farmers' Market, the Treasurer replied that yes, that was the plan. This was an event that the HBSCA had built up, was of benefit to the farmers, and attracted many more attendees than the Mississauga Farmers' Market. This year was a huge success, with 3,200 attending on the final day.

4.0 ADJOURNMENT OF MEETING

As there were no further questions for the Treasurer, the Chair called for a motion to adjourn the Full Board meeting, in order to move to Annual General Meeting proceedings.

On a MOTION by D. Perrone, seconded by S. Jazzar, it was resolved to adjourn the HBSCA Full Board meeting of October 15, 2025 at 6:59 p.m.

The motion was carried.

**** The Annual General Meeting of the HBSCA took place from 7:00 p.m. to 7:18 p.m. ****

5.0 MEETING RECONVENED

On a MOTION by E. Doyle, seconded by J. Simone, it was resolved to reconvene the HBSCA Full Board meeting of October 15, 2025 at 7:20 p.m.

The motion was carried.

6.0 HBSCA ADVOCACY

The Chair called on S. Jazzar to highlight advocacy outreach by the HBSCA:

S. Jazzar began by noting that in May 2025, an itemized letter had been sent in response to the City of Toronto's callout "A Beautiful City – The Path Forward" including:

- Recommendations for better garbage stewardship and cigarette butt disposal
- Wildlife concerns
- News of shore clean-ups

S. Jazzar noted that Toronto falls short compared to New York and other bigger cities. A lot of tourists visited the area and the HBSCA was seeking better pathway cleanup, repairs to street lamps, improved traffic safety, and more public washrooms. In addition, the HBSCA was reaching on many fronts to urge levels of government to let them know there were strong expectations from the community to address:

- Dangerous fireworks and campfires
- Personal watercraft (unlicensed jet skis)
- Graffiti

S. Jazzar highlighted other communication regarding Metrolinx, noting that a GO train stop was promised to the residents in 2021.

J. Reekie updated that he had reached out to Metrolinx and to the Premier's office on October 14, 2025, noting that a GO Station would enable developers to attract buyers and tenants, and that MPP Lee Fairclough had been active, attending a number of meetings.

It was noted that many of the new or planned condos did not have parking, so the HBSCA was emphasizing that the need for a GO Station was even more urgent.

S. Jazzar reported that HBSCA had sent the City of Toronto Planning Department advocacy noting dismay about the potential removal of the Sobey's mall. So much of the community used it, including by seniors and those who need groceries close by. For many it eliminated use of cars and encouraged pedestrian community. Replacing it with a condo building would increase traffic.

J. Reekie noted that the proposed development, to replace the mall, had not been approved yet. Only the first step had been taken. HBSCA was opposing the rezoning of the property. The fate of the store itself would likely not change for at least five (5) years.

7.0 MEETINGS WITH COUNCILLOR MORLEY

D. Malone reported that two (2) individuals from two (2) different Member buildings met with Councillor Morley at the Taste of the Kingsway. David Malone and Jim Reekie joined along with a police services member and a productive discussion occurred regarding motorcycle noise and dangerous behaviour on Marine Parade Drive.

Among the actions discussed with Councillor Morley:

- Bicycle racks could be put in the gaps on Marine Parade Drive where motorcycles currently park.
- A six (6)-inch elevated speed bump pad on Marine Parade Drive would slow down traffic.
- Use could be researched further by No More Noise Toronto, which had effective noise measurement tools.

J. Reekie noted that noise enforcement by police was unfortunately limited. Police could ticket a bike for a modified muffler, for example, but tickets could be fought, and court delays have limited compliance effect. Often licence plates were obscured by bad actors. It was illegal for police to chase motorcycles for law enforcement due to safety.

Member Representatives offered the following additional points:

- Quebec had stringent noise and modification fines that go up each time the vehicle was ticketed.
- Ontario could leverage tools from other provinces.
- Advocacy from the HBSCA could move this work forward.
- Toronto Police Services had a reporting website where citizens could report motorcycle infractions regarding noise, safety, and website data assisted police in deploying cruisers.
- St. Catharines had speed bumps on most roads.
- Unionville had banned motorcycles for parking in any location downtown from 5:00 p.m. to 12:00 a.m., so that motorcycles would not gather.

ACTION: D. Malone to circulate the TPS website for all Directors to urge Owners to report infractions so that police are aware, with direction as to what part of the website to use and for what types of offences.

ACTION: D. Perrone to research the success of the Unionville motorcycle ban and send information to D. Malone.

The issue of traffic calming in general was discussed with the Councillor. J. Reekie noted that:

- The HBSCA was also going to push for a traffic calming policy and measures, but that would take more time.
- The school, the density and the aging population were all good reasons for traffic calming measures, the Councillor had noted.
- Humber Bay Park was meeting with Councillor Morley on October 16, 2025, and they too would be asking for a ban on watercraft, echoing the HBSCA.

- Advocating against a requested permit before the city for the illegal jet ski ban to stay permanently on shore was an important point to press the Councillor on.
- HBSCA had scheduled a formal meeting with Councillor Morley and city staff to answer questions on October 22, 2025 from 11:00 a.m. to 12:00 p.m. at her office at 641B The Queensway.
- All HBSCA Member Representatives were invited to attend. There would be a Zoom option.
- It would be important to drive home the point that the HBSCA represents ~10,000 people in the community and seek action and commitment.
- Member Residents may not realize that Councillor Morley had not been active with the HBSCA, and did not even advertise in Humber Happenings unlike previous elected representatives.
- It was noted that the community got more buses, four (4) sets of stop signs and other actions successfully due to the HBSCA working with previous Councillor Mark Grimes.
- The intent was to emphasize and promote through the media if needed the representation of the HBSCA constituency and build the same effective relationship with Councillor Morley.

8.0 NEW BUSINESS

E. Doyle encouraged all Member Representatives to remind neighbours about the next Shoreline Clean-up, jointly by the HBSCA and the Friends of Humber Bay Park, scheduled for Sunday October 19, 2025.

ACTION: E. Doyle to recirculate the October 19 Shoreline Clean-up poster to all Member Representatives.

9.0 ACTION ITEMS

The Secretary reviewed action items noted in the September minutes.

Supporting CCI Advocacy

M. Dumaresq reported that she had contacted the Canadian Condominium Institute (CCI) on behalf of the HBSCA as requested, to support their advocacy to the provincial government to put into force certain amendments improving the Condominium Act, 1998 for condominium corporations and owners before they expired on December 31, 2025. Per direction from the Full Board on September 17, 2025, M. Dumaresq would draft an advocacy letter once she received historical documents on the topic from the HBSCA files.

ACTION: J. Reekie to provide M. Dumaresq with previous Condominium Act, 1998 advocacy letters by the HBSCA.

ACTION: M. Dumaresq to draft an advocacy letter supporting the work of the CCI and circulate to Member Representatives, including lawyer K. Rusek, for review.

Data on Garbage and Compost in the City

S. Jazzar reported that in researching garbage following the Shoreline Cleanup, she had learned that:

- 40% of the garbage that ends up in garbage cans was organic and people needed to know to compost this.
- Householders may not realize that diapers, dog poop and female products can go into organics.
- Condominiums with a tri-sorter may be accustomed to organic disposal but others were not and the city wished for residents to divert more garbage into organics.

The group discussed that:

- Concerns were often raised that compost and recycling were rumoured to be going into regular landfill depending on the garbage collection contractor used.
- For instance, contractor GFL was understood in certain areas not to have a compost disposal agreement with the city.
- Condominium residents would be more motivated if they knew the organics were disposed of correctly.

M. Dumaresq reported no confirmation from the city despite her efforts that organics and recycling were disposed of correctly.

ACTION: J. Reekie to contact city to find out which, if any, areas and contracted collectors were not disposing of compost and recycling properly, to better inform outreach efforts.

Parking Ticketing Update

The Cove Member Representatives noted that illegal parking would now be ticketed as two (2) of their security staff were certified to issue tickets.

10.0 HBSCA FALL SOCIAL FUNCTION FOR ALL MEMBER BOARDS

J. Reekie confirmed that all Member Board Directors were invited to join the HBSCA for a social Wednesday evening, November 26, 2025. Location and time were to be confirmed, likely at either Palace Pier or the Mimico Cruising Club.

ACTION: J. Reekie to circulate digital flyer to invite Member Boards to the November 26, 2025 event.

ACTION: D. Malone to invite non-Member Boards' Directors to come out.

ACTION: All Member Representatives to encourage their Directors to attend.

11.0 HBSCA WINTER PICKLEBALL TOURNAMENT

J. Reekie advised those gathered that plans were in the making for an HBSCA Pickleball Tournament with a possible date, to be confirmed, of Sunday, January 11, 2026.

12.0 BOARD MEETING DATES

S. Jazzar would identify a proposed weekday and circulate a list of potential bi-monthly meeting dates for the Member Representative Full Board meetings to commence again in January 2026.

Due to condominium board meetings often taking place midweek and often at the end of the month, the likely day would be the second Monday of the month, pending further discussion.

13.0 CLOSE OF MEETING

*On a **MOTION** by J. Simone, **seconded** by D. Perrone, **it was resolved** to close the HBSCA meeting of the Full Board of Member Representatives of October 15, 2025, at 8:12 p.m. as there was no further business to discuss.*

The motion was carried.

Director

Date

Director

Date