



Leeward

FRONTENAC CONDOMINIUM CORPORATION No.59 350 Wellington Street, Kingston, Ontario K7K 7J7



September 14, 2026

Shelf Angle Assessment:

At its meeting on September 9, 2026, the Board of Directors determined that the total cost of the shelf angle restoration, including the contract recently awarded to Mascon, as well as the associated engineering and additional masonry work and the restoration work and engineering completed last year, is \$756,056.60. As noted previously, this restoration work was not expected and our 2022 reserve fund study made no allocations for it. The Board has therefore approved a special assessment of \$756,056.60 to replenish the reserve fund. The individual amount assessed for your unit and your payment options will be included in the budget/common fees notice which will be delivered within the next two weeks.

Work at the north end of the building (06 and 07 units) is scheduled to begin on September 18 or 21. Once the swing stages are installed, access to the areas beneath them will be restricted and barricaded for the safety of residents and workers.

Balconies:

Last year, we had an engineering survey done of the condition of our balconies, in anticipation of making repairs within the next five years in accord with our 2022 reserve fund study. The reserve fund study had allocated \$1,657,034.26 for balcony repairs.

As a cost-saving option, Mascon, the company that has been given the contract to repair our shelf-angles, submitted a price of \$552,227.58 to complete the balcony repairs at the same time as they repair the shelf-angles and to include installation of a protective membrane that would extend the balcony life approximately 30 years.

No additional special assessment would be needed for this work, as the 2022 reserve fund allocation is more than adequate. Combining the projects will save more than \$200,000 in equipment setup, mobilization, engineering, and staffing costs. All together, the projected savings compared with the reserve fund allocation exceed \$1,100,000. These substantial savings will make additional funds available for the comprehensive new reserve fund study now underway, particularly given the significant projects anticipated over the next five to ten years, including the roof, elevators, windows, and patio doors.

The Board has therefore approved Mascon's quotation and authorized the balcony work—including concrete repairs, caulking, membrane installation, and new railings—to proceed in conjunction with the shelf angle restoration. This work will be more noticeable than the laser rust-removal process. Some light grinding and the removal of soft or delaminated concrete will be required, and balconies will be inaccessible while work is underway.


Sharon Shaver, RCM OLCM-G

On Behalf of the Board of Directors