
Urana Mews

Report of the Strata Council – September 14th, 2010

Approved by: Colleen Halloran, Roquita Cabagnet, Jeremy DeSilva

August 2010 Balcony repairs for #202 & 203:

Balcony repairs were completed this summer using Ben Snell Enterprises as contractor for the amount of (2 x \$5,650) + HST . The balcony floors were slopped, a larger scupper was installed, 60 ml. high quality vinyl flooring was installed, flashing along the interior walls of the balcony was installed, and flashing over the grilling was replaced. The wood panel on the exterior walls of the balconies had minimal rot around the old scupper and floor line. The contractor assured the strata council that the problem was very effectively dealt with by removing some of the wood around the old scuppers, reinforcing the wood around the new scuppers, and treating the remaining wood with Borate, a high quality timber preservative. As the source of water ingress has been eliminated, the contractor assured the council that the balconies were solid and good for decades to come.

August 2010 Window Caulking:

Ben Snell Enterprises completed caulking 35 windows and any incidental small cracks around them. The selected windows were those around the bedroom windows of the units and the eastern and western sides of the building along the hallways. The other windows did not require this preventative treatment. Cost: \$3,500 + HST.

Thank you to all owners for your courteous interaction with the contractors who commented on this to the council.

Glazing of 3 Windows: will be scheduled for the fall 2010.

Pest Control

Orkin Pest Control has been providing pest control services to the building for about two decades. As discussed at the AGM, as we have not had any pest problems for several years, the strata has reduced the monthly service to bi-monthly. The service person, Reid Kelley, checks traps in the storage areas when he visits the building. Emergencies will be done at no cost to the building. Please contact Colleen should you require pest control services.

New Owner in 306: A new owner has moved into #306. Please welcome Mia.