

Reserve Fund Study Matthew's Glen

December 10, 2014



Reserve Fund

- Condominium corporations are legally required by the Condominium Act to establish and maintain a Reserve Fund
- The Condominium Act requires condo corps to engage qualified individual(s) to conduct a Reserve Fund Study to determine the fund's adequacy
- The Act requires that the condo corp collect, from the unit owners, contributions to this reserve fund based on expected repair and replacement costs and the life expectancy of the common elements

Reserve Fund Study

- Realistic appraisal of the funds needed for major repairs or replacement of common element components
- Conducted by exp Services Inc. in the summer of 2014



Assessment of Common Elements

- Estimation of remaining life expectancy
 - Difference between “normal life” and “present age”
- Replacement costs- projections based on:
 - Past experience
 - Consultation
 - Costing documentation



Findings

- Wooden elements e.g. porch dividers, wooden trim
 - Deterioration of some porch dividers (service life 12-15 years)
- Exterior Sliding Patio Doors
 - Fair condition (service life 25 years)
- Windows
 - Fair condition (service life 25 years)



Findings Cont'd

- Foundation walls
 - Cracks through parging and foundation
 - Pieces of parging delaminated



- Recommended structural investigation
 - Conducted by Ed Patton- no structural damage
 - Contracted with Tybo Concrete- repair work to be done in the spring, 2015

Findings Cont'd

- Concrete Elements
 - Poor to fair condition
 - Gouged, cracking, spalling
 - Service life of 40 years+
(typically replaced during asphalt rehabilitation)
- Asphalt Pavements
 - Poor condition
 - Surface line cracking, small potholes
 - Service life of 20 years



Findings Cont'd

- Interlock driveways
 - Fair condition (rehabilitated 2010, service life 10 to 15 years)
- Fencing
 - Fair condition (service life 15 years)
 - Some weathering and tilting



Findings Cont'd

- Rear decks
 - Poor to fair condition (service life 15 years)
- Brick wall- between Units 16 and 17
 - Deteriorating
 - Removed Fall 2014
 - shrubs planted around the box



Reserve Fund Report

- Thirty Year Forecast
 - Balance each year never to result in a deficit
 - Exp does not recommend at or near zero balance
- Annual Contribution
 - 2014/15- \$42,197.00
 - 12% increase until 2018/19
 - 2% for the remaining years of the study

Next Steps

- Review and adjust 2014/15 budget ✓
- Schedule “projects” based on report

