



Board Communiqué

Riverside Gate II Condominium Corporation

Dear fellow residents,

June 2009 Ref: BC2009-002

The purpose of this Communiqué is to bring you up to date on the pool closure and the steps being taken by the Board, the Shared Facilities Committee (SFC), and Urbandale Corporation to resolve the situation.

The Problem – During the first several weeks of May, it was noted that the pool was losing an average of 7 cubic metres of water per day. The cause of leakage was unknown until a diver with dye tracing was employed to confirm that the loss of water was through visible cracks at the junction of the floor slab and the pool walls. At this point, the Shared Facilities Committee had no option but to request the pool be closed and drained, which also eliminated costs due to water loss and energy consumption for heating the incoming water. (The topping-up of the pool with cold city water every day also contributed to the cold water complaints by some residents.) Notwithstanding this problem, the pool was already slated to be closed and drained for maintenance and refurbishment.

The analysis - An Urbandale structural engineer and two independent contractors with considerable experience in pool construction and repair subsequently inspected the interior surfaces of the pool. Based on the inspection, there was no evidence of differential movement between the wall and pool slab, which would indicate a settlement concern. There were, however, visible cracks at the junction of the floor slab and the pool walls. It was also reported by Urbandale that the foundation under the pool was built to allow natural drainage into the ground and that there was no evidence of any water accumulation under the pool slab. The discussions with the contractors were similar in scope and they agreed to provide a written analysis and a proposal for repairs.

Possible Cause – Urbandale's structural engineer believes the origin of this leaking could be related to two separate events. The first was possibly some inadvertent damage done to the caulking or seal used at the junction of the floor slab and the wall around the perimeter of the pool when the floor of the pool was ground several years ago to remove uncomfortable roughness on the cement floor. The second possible contributing event may have been "cement shock" that occurred when the pool was suddenly refilled with very cold city water. Experts state that the refilling of a large pool should be done over a number of days and using pre-heated water. These events could have weakened the caulking or seal mentioned in the above analysis.

Resolution – The SFC, representing both Boards, and Urbandale are within days of awarding the several contracts required for repairing the leak and for completing the pre-scheduled maintenance and refurbishment of the pool. We wish residents to know that the Boards are very much aware of the inconvenience this situation is causing to our avid bathers and aqua fitness fans and we wish to assure you that we and the SFC are working diligently to resolve the issue as soon as possible. However, the Board has a responsibility to ensure that this pool problem is also resolved correctly and once and for all. None of us want this leakage problem to re-appear especially after the developer has moved along. And so in the best interest of all owners we ask for your patience. Again, the pool needs to stay closed as long as it takes to ensure that the job is done correctly. It is now projected that this means at least another 6 to 8 weeks. A highly qualified structural engineer has been retained to supervise and report on every step and the Board will keep residents informed of developments.

In appreciation for your patience and understanding.

Sincerely,

Your Board