

2023 Shingle Standard

Shingle replacement Units 21-25 1579 Anstruther Lake Road , Summer 2023

12 quotes from shingle vendors using 4 various shingle manufacturers

Unit 21-25 owners chose IKO Dynasty Shingles color “Driftshake”, which will become the standard for all the other units. Shingles have lifetime warranty, 130 mph wind rating and the best color match to existing shingles.

Feeney Roofing from Peterborough was the chosen supplier.

See attached quote

– Costs \$5100/unit plus HST \$663 Total \$5763

Inspection of other units was done by Feeney roofing, suggesting all other buildings should be reviewed in 5-8 years, depending on climate and roof ventilation. It was suggested poor roof ventilation shortens shingle life!

Note - It will not be board’s role to organize the next shingling project. The board role will be to advise owners when the re-shingle project should be done. If 1 of 5 units in a building requires re-shingle, then total building of 5 units should be done at same time. Condo owners themselves will need to obtain quotes and organize owners for participation. Each building of 5 units should be assessed on its own.

Update April 26 2024

Roof repairs of individual units caused by tree limbs, wind or other nature causing damage can be and have been repaired by individual unit owners without impacting neighbouring units.

Replacement of shingles caused by deteriorating age, or shingle breakdown caused by poor unit ventilation of a unit must incorporate neighbouring units in the pod. All units in each pod were shingled at the same time. The pods themselves were not shingled at the same time.

End units have defined roof edges and could be re-shingled later. Internal units have no defined roof edges and need to be shingled at the same time.

However, any individual re-shingle project would run into a much higher cost per unit and must use the defined PSCC #75 identified standard of products.

Paul Rommel Unit 22