

Dear Shareholders,

During the recent Annual Board Meeting, different viewpoints were shared regarding the proposed repairs to the balcony window enclosures in column 1. In the interest of transparency and to ensure shareholders have access to all relevant information, I would like to provide additional factual details based on the Association's governing documents.

Section 11.2.3 of the Bylaws ("Apertures") defines the boundaries of a Unit as including all apertures (including windows and sliding glass doors), all glass surfaces, and all framing and casing associated with these apertures. Based on this definition, windows and their related framing are part of the Unit and not classified as Common Elements maintained by the Association.

It is also important to note the following facts regarding the balcony window enclosures in column 1:

- These windows were paid for by the individual shareholders, not by the Association.
- The enclosures were installed at the request of the residents of column 1 and were not part of the original building construction.
- The installation was intended solely for the exclusive benefit of those specific units.
- The Association coordinated the installation process but did not undertake it as a building-wide maintenance project.

Because these enclosures were resident-funded improvements and not part of the original building envelope, their maintenance, repair, and replacement appear to fall within the responsibility of the individual Units they serve.

If water infiltration is occurring at the interface between the window system and the concrete balcony wall, or within the window panels themselves, these areas relate directly to the enclosure system installed and funded by the residents, rather than to the building's original exterior structure.

This information is provided to assist shareholders in understanding the applicable bylaw provisions and the factual background related to this matter. Shareholders may consider this information, along with the viewpoints expressed during the meeting, when forming their own opinion.

Thank you for your attention.

Kind regards,
Denis