

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, FEBRUARY 24, 2021**

**LOCATION:
ZOOM MEETING**
295 Guildford Way
Port Moody

STRATA COUNCIL

PRESIDENT
Doug B.

VICE PRESIDENT
Eve K.

TREASURER
Doug M.

COUNCIL MEMBER
Janice W.

COUNCIL MEMBER
Gord M.

COUNCIL MEMBER
Lilian Z.

STRATA MANAGER
Don Cook
E-Mail: don@crpm.ca

CROSSROADS MANAGEMENT

**CROSSROADS CONTACT
& 24 HOUR SERVICE**

Call - 778-578-4445

ATTENDANCE VIA ZOOM CONFERENCE:

Doug M., Janice W., Eve K., Gord M., Lilian Z. Regrets: Doug B

PROPERTY MANAGER:

Don Cook, CrossRoads Management

(1) CALL TO ORDER & APPROVAL OF MINUTES

It was **MOVED/SECONDED** to call the meeting to order at 6:03 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held December 1, 2020. **CARRIED**

To access Council meeting minutes, Bylaws, Rules and other information, please sign into the Strata maintained website at: bentleyportmoody.ca.

(2) FINANCIALS

It was **MOVED/SECONDED** to approve the November, December 2020 and January 2021 financials. **CARRIED**

ARREARS REPORT

Nothing to report.

Crossroads Management Fee Increase

Council discussed the Crossroads Management Fee increase with the Strata Manager and approved to include this fee increase in the AGM's Proposed 2021-2022 Budget.

(3) BUSINESS ARISING FROM PREVIOUS BUSINESS

Black Tie Project Work for 2021 was reviewed and discussed by Council. Council approved their quote for about \$26K. This quote includes a \$2,130 discount for bundling multiple exterior projects. The work is scheduled for April 19th – May 7th and includes window and balcony

washing. Notices will be prepared and posted leading up to this work.

(4) NEW BUSINESS

Building Mechanical Maintenance

Citywide has now completed work on the roof and 14th floor.

Strata Insurance Renewal

Please find attached the deductible section of the Strata insurance which has been renewed effective March 1st with Westland Insurance Broker. These deductible limits should be presented to your content insurance agent so they can provide you with the appropriate coverages.

Annual Spring Clean Up – Free to Owners

Once again this year there will be an opportunity for owners to dispose of unwanted items. In several weeks, a notice will be posted specifying the limited time period during which owners can take allowed items down to the garbage room for free disposal.

Smoke Detector – In-suite Testing

The Council will be scheduling this required, in-suite testing in the fall this year.

Annual General Meeting & Preliminary Budget – Discussion

There will not be any Strata Fee Increase in the proposed New Budget effective March 1st.

This year's AGM is tentatively scheduled for Wednesday April 21st. As it was last year, this year's AGM will not be an owner-attended meeting. Instead, the AGM Notice package will include provision for owners to vote on items on the Agenda. The directed Proxy form will have all voting decisions itemized for owners to mark their choices and submit their Proxy Votes to be counted.

(5) CORRESPONDENCE

Issues, concerns or complaints that an owner would like to bring to the Council's attention should be sent by letter or email don@crpm.ca to the attention of the Strata Manager, Mr. Don Cook at Crossroads Management. Following this procedure will ensure the correspondence is appropriately documented and distributed to all Council members. All written correspondence received in this manner will be reviewed and discussed by the full Council at the next scheduled meeting.

Issues discussed at this meeting:

- (a) Cigarette Butts being thrown from balconies down onto patios and the ground below
- (b) Storage room leak investigation
- (c) Phone jack & buzzer system problems and paint bubbling/peeling on balcony ceiling
- (d) Unit Renovation requests
- (e) Failed window seals and loose glazing – repairs
- (f) Non Mask wearing incident on elevator
- (g) EV chargers information

Owners are reminded that all renovations must be approved by Council. Hours of work for any alteration are restricted to 8:00 am to 5:00 p.m., Monday through Friday and 10:00 a.m. to 5:00 p.m. on weekends and statutory holidays.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 7:30.m. The next meeting will be the final budget meeting which has been scheduled for **Wednesday, March 17, 2021.**

ANNUAL GENERAL MEETING - APRIL 21ST BY PROXY VOTING ONLY LIKE LAST YEAR

On behalf of the Strata Council BCS 2176

Don Cook, don@crpm.ca 778 578-4445

Senior Strata Manager

CrossRoads Management Ltd.

INSURANCE CONFIRMATION

Named Insured: The Owners of Strata Plan BCS 2176

Mailing Address: Unit 1001-7445 132 Street, Surrey BC V3W 1J8

Effective: March 1, 2021
(12:01 a.m. Standard time at the location of the Insured Premises)

Expiring: March 1, 2022
or until receipt of policy documents

Description of Operations: Residential Condominium

Description of Limits & Coverages:

Property: **295 Guildford Way Port Moody, BC V3H 5N3**
 \$53,000,000 Building – Broad Form Replacement Cost 90% Co-Insurance
 Deductibles: \$10,000 except Earthquake 15% Min \$100,000, Flood \$25,000 and Sewer Backup/Water Damage \$25,000

Equipment Breakdown:
 \$53,000,000 Equipment Breakdown Coverage Standard Comprehensive

Crime:
 \$10,000 Employee Dishonesty - \$500 deductible
 \$10,000 Theft, Robbery or Burglary - \$500 deductible
 \$10,000 Fraud – limit per coverage - \$500 deductible

Commercial General Liability:
 \$5,000,000 Bodily Injury and Property Damage Liability - Each Occurrence
 \$5,000,000 Liability for Abuse - Aggregate
 \$5,000,000 Products-Completed Operations - Aggregate
 \$5,000,000 Personal Injury and Advertising Injury Liability - Per Person or Organization
 \$500,000 Tenants' Legal Liability - Any One Premises
 \$5,000,000 Standard Non-Owned Automobile Liability Policy
 \$5,000,000 Third Party Liability

Directors & Officers:
 \$5,000,000 Condominium Directors and Officers Liability

Legal Expense:
 \$250,000 Legal Expense – Per Occurrence
 \$1,000,000 Legal Expense - Aggregate

Volunteer Accident:
 \$250,000 Accidental Death & Dismemberment (AD&D)
 \$250,000 Permanent & Total Disability (PTD)
 \$500/week Weekly Accident Indemnity - Maximum Benefit Period of 52 weeks

Insurers:

Intact Insurance Company – 40% Property / 100% CGL/D&O/Crime / 100% B&M
Wawanesa Mutual Insurance Company – 35% Property
Wynward Insurance Group – 25% Property
Can-Sure Underwriting Ltd. – 100% Legal Expense
Chubb Life Insurance Company of Canada – 100% AD&D

Special Conditions / Exclusions & Endorsements:

- Vandalism and Malicious Acts Exclusion - Damage by Occupants
- Illegal Substances Activity Exclusion Endorsement
- Declaration of Emergency Endorsement
- Data Exclusion Endorsement
- Terrorism Exclusion
- Fungi and Fungal Derivatives Exclusion
- Legal Guard Information Service As Per Form
- Virus and Bacteria Exclusion Endorsement
- General Deductible
- Sixty Days Notice of Cancellation/Termination
- Commercial Policy Conditions and Statutory Conditions

Policy #

TBA

This insurance confirmation is subject to all the terms and conditions of the policy or policies to be issued.

E & O E



Date: February 26, 2021

Authorized Representative

THIS POLICY CONTAINS A CLAUSE OR CLAUSES WHICH MAY LIMIT THE AMOUNT PAYABLE