

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, JUNE 2, 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., Doug B., Gord M., Lilian Z. & Eve K

PROPERTY MANAGER:

Don Cook, CrossRoads Management

(1) CALL TO ORDER & APPROVAL OF MINUTES

It was **MOVED/SECONDED** to call the meeting to order at 5:35 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held March 17, 2021. **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 March & April 2021 financials. The comprehensive Treasurer's report identified a few corrections to be made and Crossroads reissued these financials reflecting those corrections. **CARRIED**

ARREARS REPORT

Nothing to report.

(3) BUSINESS ARISING FROM PREVIOUS BUSINESS

Metal Door Replacements

Four new metal fire doors have been on order and will be replaced soon.

Painting Quotes

The strata manager obtained 5 comparable quotes for some interior painting project work. The Council approved the quote from Unitas Painting. The scheduling of some of this work will be requested to be

completed during night time hours to minimize foot traffic disruptions.

Mara's Return

We are happy to report that Mara has begun a gradual return to work. Mara will be working 8-noon on Monday, Tuesday, Thursday & Friday. Five Star Cleaning will continue to supplement Mara's hours to maintain the expected level of cleanliness owners expect.

Amenity Room

At this time the amenity room will remain closed. The strata is closely monitoring the relaxation of restrictions issued by BC Health. It is prepared to accept bookings, for small group events, and enter such bookings on the reservations calendar, but strata cannot confirm or guarantee that the reservation will be able to be honored. Any gathering of individuals, from multiple households, are encouraged to make alternative arrangements.

(4) 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:

An owner reported there was damage to their ceiling. This will be repaired.

An owner was approved to do a kitchen renovation. Another was approved for flooring upgrades. A past tenant requested reimbursement for moving expenses due to double booking of the elevator. The strata manager will contact this tenant.

An owner requested that the "capacity" of the elevator be increased to 4. The current capacity, as posted, will remain in place for now.

An owner had a complaint about "smoking" on the balconies. A general Notice was posted. Two owners now have been approved to have a retractable balcony awning installed, as they have met all the requirements and specifications for these installations.

Two owners had requested that a couple of failed window seals be replaced and that work is approved and scheduled.

(5) NEW BUSINESS

Paver damage on back walkway

The strata manager will be contacting a couple of landscaping construction contractors regarding having several pavers releveled and placed back in position on the walkway.

Insurance Invoice – Increase in valuation to \$54,060,000

Westland insurance was directed to make an adjustment on the strata insurance policy to reflect the current total insured is the amount above. This amount should have been reflected on the initial policy that was issued as of March 1st. They have now sent an additional invoice of \$1,868 which is being discussed with them through the strata manager. It is felt the strata should not be solely responsible for clerical errors made on behalf of Westland.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 6:50 p.m.

NEXT MEETING DATE – TENTATIVELY, TUESDAY, JULY 13TH

On behalf of the Strata Council BCS 2176

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

Senior Strata Manager
CrossRoads Management Ltd.