

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, DECEMBER 1, 2021**

**LOCATION:
IN THE AMENITIES ROOM**

STRATA COUNCIL

**PRESIDENT
Doug B.**

**VICE PRESIDENT
Janice W.**

**TREASURER
Doug M.**

**COUNCIL MEMBER
Gord M.**

**COUNCIL MEMBER
Lilian Z.**

**COUNCIL MEMBER
Sandi M.**

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

CROSSROADS MANAGEMENT

**CROSSROADS CONTACT
& 24 HOUR SERVICE**

Call - 778-578-4445

ATTENDANCE

Doug M., Janice W., Doug B., Lilian Z., Gord M. and Sandi M.

PROPERTY MANAGER

Don Cook, CrossRoads Management

(1) CALL TO ORDER & APPROVAL OF MINUTES

It was **MOVED/SECONDED** to call the meeting to order at 5:32 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held October 25, 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 October 2021 financials by the Treasurer Doug M. **CARRIED**

(3) BUSINESS ARISING FROM PREVIOUS BUSINESS

Non-Emergency Manifold Replacements – Update

In prior minutes, we indicated that Strata would be scheduling a non-emergency plumbing project wherein owners could sign up for a proactive manifold replacement at their own expense. The purpose of this project is to replace the unit's manifolds (one or both) now before they leak.

The cost of this project would be a little different for each unit, the contractor will assess the manifold area in each unit with the plumber to better determine those costs

The Council wishes to remind owners that, if these manifolds were to leak in the future, repair costs would remain an owner responsibility. These internal unit water control manifolds are not a strata responsibility. The Strata is simply organizing the contractors for owners to benefit from a group project cost savings.

Currently, the contractors are working from a list of 44 owners looking to get this work done. They will be finishing up the first 30 units by December 17.

If you are interested in more information or having the preventative replacement done, please contact don@crpm.ca to be added to the project list.

In some units, owners have installed elaborate custom shelving and/or cabinets in their pantries. In these units, the project has been delayed while logistics are being worked out regarding whether their manifolds can even be replaced and the expense of doing so if replacement is

possible. In a handful of other units, the access required to reach these manifolds actually has to be done through a wall of an adjoining unit. In both of these situations, an owner may elect not to continue with this project due to the added costs and complications.

In any unit where custom shelving or cabinetry that represents a Fire Code or City Building permit violation has been installed, the owners will be informed that some of their custom work could be required to be removed. These owners will be directed to obtain the proper certifications from the Fire Dept and/or City building inspectors of proper code compliance.

(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 included: a request for drain cleaning as well as having an exterior building crack investigated, two owners inquired about electric vehicle charging, an owner that has issues with condensation and the proper functioning of their bathroom fan, an owner that had their alteration request approved for flooring, and a request by an owner for 4.5 hours a week selected time access to the amenity room until December 17th.

(5) NEW BUSINESS

Large Ventilation Shafts

There are several grated ventilation shafts located in various locations on the property. This time of year, many leaves end up in the bottom of these shafts, blocking their drains and causing water to collect. This year, this blockage resulted in water leaking into locker areas and one of the bike rooms.

The Council approved a metal mesh material to be attached to the grated top covers. In addition, the bottom of the shafts will be cleaned again and prepped for a water-proofing material application. This water-proofing will be applied to the bottom of the shaft and up the sides for about 18 inches.

In Suite Fire Inspection Testing - Results

City Fire has completed the inspections at the Bentley as required by the Fire Department. There were seven units where access was not made. Another fourteen units were identified where an upgraded photo electric smoke detector needs to be installed.

All of the above work will be scheduled ASAP in January. Please see below important information regarding any unit that fails to provide access for this mandatory inspection for the second time.

Bentley Bylaw 10.1 (b) i

10.1 A resident or visitor must allow a person authorized by the Strata Corporation to enter a strata lot or limited common property:

(b) at a reasonable time, on 48 hours written notice, such notice to include the date, the approximate time of entry, and the reason the entry is required:

i) to inspect, repair, renew, replace or maintain common property, limited common property, common assets and any portions of a strata lot that are the responsibility of

the Strata Corporation to repair, replace, renew and maintain under these Bylaws or the Act to insure under Section 149 of the Act; or

Should you fail to provide access again, your strata lot could be assessed a \$200.00 bylaw fine. In addition, you will also be responsible for arranging testing of your fire safety device and paying all associated costs. The Strata Manager will follow up to make sure that this testing is completed. The Council requires confirmation of the testing or subsequent fines will be placed.

Exterior Building Maintenance

The Strata has now received an updated exterior maintenance report. This inspection identified about 25 areas around the exterior where some priority maintenance issues have been identified. 2-3 specialized contractors will be asked to submit quotes to do this project work. The work will be scheduled during the warmer, dryer months next year. Funding for this work will be presented to the ownership as a Resolution for majority approval at the April 2022 AGM. If approved, it is anticipated that the work will be expensed from the Strata Contingency Reserve Fund.

Salting & Snow Contract – Blue Heron

This winter season of salting and snow removal will again be contracted out to Blue Heron, the Strata Landscape services contractor.

Ramp Black Marks from Tires

The Strata manager has contacted Waste Control Services regarding their pickup truck leaving tire traction marks on the ramp. These marks are left primarily when the Blue Recycling Totes are loaded up to be taken out to the front circle for servicing.

Electric Vehicle Charging Updates

As reported under correspondence, another two owners have requested a Strata update on electric vehicle charging facilities for the building. One of the owners has provided a potential contractor for this extensive upgrade project. The Council will be presenting comprehensive proposal options, along with their respective budget expenses, at the April Annual General Meeting.

A Special Information meeting would also be considered for March with a contractor to attend and provide attending owners additional specific details as well as answer many common questions.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 8:05 p.m.

NEXT MEETING DATE – TBD

On behalf of the Strata Council BCS 2176

Don Cook, don@crpm.ca 778 578-4445 Senior Strata Manager CrossRoads Management Ltd.