

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
MONDAY, APRIL 11, 2022**

**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., Gord M., Sandi M. and Lilian Z

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 2, 2022. **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 February 2022 financials, with amendments made by Crossroads, as requested by the Treasurer Doug M. **CARRIED**

(3) BUSINESS ARISING FROM PREVIOUS BUSINESS

Grated Pits

There are 16 grated pits throughout the front and back of Bentley's grounds. There have always been issues with leaves falling through these grated covers and plugging the bottom drains. Council explored the idea of preventing this plugging by attaching a thick metal mesh over the top of these grates. Multiple contractor quotes for this project were obtained and all were in the \$4-6 K range. Since even with this mesh

installed, these pits would still need to be cleared periodically, Council instead approved a quote for a few hundred dollars to clean out all these pits on a yearly basis in late November.

Engineers Report

There are still some water ingress marks along the underside of the P1 ramp and around the drain piping connected to the surface metal grated drains located at the bottom of the ramp and outside the garbage room. An Engineer was hired to review the building's structural drawings and evaluate these areas onsite.

The engineer's report listed multiple factors that were contributing to the water ingress problem and identified 4 main issues that should be treated as priority repairs. In preparation for doing this work, Council has asked the engineer to prepare detailed scopes of work for each of these issues and to recommend companies that would be qualified to complete this work. The full detailed scope of work will allow us to request and evaluate multiple contractor quotes.

AC / Heat Pump Installations

Allowing the installation of heat pump air conditioning systems will require an amendment to our Strata Bylaws. Therefore, a new Bylaw will be presented for approval of the owners at the May 11 Annual General Meeting. If 3/4 of the owners attending the AGM in person or by proxy vote to approve this new Bylaw, owners may then submit their request to install these systems. Before permission is given, the owner will have to agree to, and sign, an Alteration Indemnity Agreement. This document will contain specific owner responsibility requirements.

STREAM ENERGY SYSTEMS – OWNERS INFORMATION SESSION RESCHEDULED – APRIL 19TH

Bruce, from Stream, will be available in the Amenity Room Tuesday April 19th at 6:30 to speak with any owners that have questions, concerns or simply want more information about EC charging.

In order to be able to implement a system that permits the charging of EV vehicles in the parking stalls, it is necessary to upgrade the building's electrical infrastructure. This upgrade will cost approximately \$160,000. Currently, there are BC Hydro and federal government grants available for such infrastructure upgrades. If we proceed now and access these grants, they will cover about half of the upgrading cost. To raise the remainder of the funds necessary to proceed, Council is proposing a special levy of \$80,000, which averages \$584 per unit. Owners are urged to support the levy, as the upgrade will increase the salability and value of units at the Bentley considerably in excess of the amount of the levy, thereby benefiting all owners, whether or not they foresee purchasing an electric vehicle. Realtors are already stating that new buyers often are not even considering purchasing into a building that is not EV charging ready.

Therefore, at the May 11th AGM owners will be presented with a Resolution to amend Bylaw Section 8 to permit the installation of parking stall EV charging stations and to assess owners a special levy totaling \$80,000 to finance the cost of upgrading the requisite electrical infrastructure not covered by the BC Hydro rebate. As with the AC/Heat pump installations, a 3/4 Vote will be required to pass this resolution.

Water Problems

We thank owners for their patience as we continue to sort out reported water pressure and temperature problems, and piping noises. The Council will invite the owner of Citywide plumbing to attend a walk around with some Council members and discuss where some issues have been found in the system piping. Please continue to assist us to minimize fluctuations in water pressure and temperature by timely reporting any issues to the strata manager at don@crpm.ca

BEMCO Project Work

The comprehensive exterior maintenance work is now finished. We ask all owners to report any areas they feel were missed or not completed. This timely reporting of issues is important as it allows us to gather and consolidate these deficiencies and have the contractor come back and complete them efficiently.

Vent Grates Upgrading

Many of the balcony vent grates are showing signs of moisture exposure resulting from minimal airflow from either the bathroom fans or the dryer vent ducting. The Council will be looking into the possibility of bulk buying new and more efficient vent grates. Owners are asked to be diligent on their part to clean and maintain the fans within their unit. Everyone is asked to read the Reminders & Owners Responsibilities page attached to these minutes.

NEWER ISSUES

Mailbox Break-in

Last week, in the early morning hours, two men got access inside the building and broke into one side of the mailbox banks. Fortunately, the damage was not extensive enough for the Post Office to suspend mail delivery, as the postal carrier was able to close and relock the mailboxes. The Council will look into further vandalism deterrents and explore added mailbox bank security options.

(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.

An owner reported that their enterphone connection has not been working. They were referred to a contractor to troubleshoot the issue at their expense.

An owner reported moisture discovered at the back of a closet in their unit. This is being investigated.

An owner reported damage to their bathroom ceiling. This was determined to be from the drain connection of the shower in the unit above. The owners of the above unit will be responsible for the damage.

(5) NEW BUSINESS

Final Proposed Budget

The Council will be presenting a proposed new budget at this year's AGM, which will reflect about a 5% per month per unit strata fee increase.

Annual General Meeting Planning

This year's AGM is scheduled for May 11th. It will be held at the Inlet Theatre at the City Hall building. The AGM complete Notice package is scheduled to be mailed out to all unit owners on April 21.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 8:04 p.m.

On behalf of the Strata Council BCS 2176

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