

**BCS 2176 - THE BENTLEY
ANNUAL GENERAL MEETING MINUTES
MAY 11, 2022**

**LOCATION
INLET THEATRE,
PORT MOODY CITY HALL**

STRATA COUNCIL 2022/2023

PRESIDENT: DOUG B.

VICE PRESIDENT: JANICE W.

TREASURER: DOUG M.

**COUNCIL
GORD M., LILLIAN Z., SANDI M.**

STRATA MANAGER

Don Cook; E-Mail: don@crpm.ca

**CROSSROADS MANAGEMENT
LTD.**

#215 – 7455 – 132nd STREET

SURREY, B.C. V3W 1J8

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EMERGENCY CONTACT

24 HOUR SERVICE

(778) 578-4445

REGISTRATION / CERTIFICATION OF PROXY

55 owners were present in person at registration. The Council President noted that he had received 25 Proxies from owners who had indicated their Voting preferences by Proxy. There were an additional 12 Proxies received from others, for a total of 37 Proxy Votes. Thus, a total of 92 owners were represented in person or by Proxy.

CALL TO ORDER:

The meeting was called to order at 6:36 p.m.

ELECT A CHAIR:

As allowed by *the Strata Property Act of British Columbia*, the Strata Manager may Chair the meeting.

It was **MOVED/SECONDED** to have Mr. Don Cook, the Strata Manager, Chair the meeting. **MOTION CARRIED**

DETERMINATION OF QUORUM

The number needed for a quorum is 46, or 1/3 of the total number of owners. As the total number of owners represented in person or by Proxy was 92, that number was reached. The meeting had a quorum and proceeded.

PROOF OF NOTICE OF MEETING:

The Strata Manager stated that the AGM Notice had been mailed to all owners from the Crossroads Management office on April 21, 2022. This mailing complied with the Notice requirements of the Strata Act. The Notice was also posted on the Strata website.

REPORT ON INSURANCE:

The Strata Corporation Insurance Certificate was distributed with the Notice of the AGM. This certificate should be retained, as it may be required for renewing/purchasing your condo insurance. (See certificate attached).

All owners are reminded that they should have their own personal unit insurance. Even if they have stipulated that their tenants have insurance, tenants' insurance will only cover their personal contents. In accordance with the Strata Bylaws, the owner of the strata lot is personally responsible for water damage incidents that affect their unit as well as any other affected unit. When owners renew their policy, they should definitely show their insurers the Bentley's policy and ensure that their deductible amounts match those of the Strata's policy, particularly the \$50,000 water claim deductible. Owners should also make sure that any upgrades made to their unit are properly insured.

Owner's should also discuss Earthquake Insurance with their insurance broker to ensure that they are protected against a potential Strata Policy 10% deductible assessment, calculated by unit entitlement for each unit, should the Bentley be damaged or destroyed by an earthquake (see attached table).

RESOLUTION "A" 3/4 VOTE – INSTALLATION OF HEAT PUMP AIR CONDITIONING SYSTEMS

PREAMBLE

Over the past few years, our neighbouring buildings have been allowing owners to install heat pump air conditioning (and/or heating) systems in their units. These highly efficient systems, which involve a compressor unit on the balcony, have improved greatly in that they are much smaller than in the past and operate with minimal noise making them practical for use in apartments. Reports from neighbours on these installations are positive and, as Council has received requests from many owners to be permitted to install one of these systems, it was decided that it is time to ask owners to approve these installations.

Allowing the installation of heat pump air conditioning systems will require an amendment to our strata bylaws and therefore a new bylaw subsection 9.10 is presented for approval below. As is the case with the approval of any alterations to a strata lot, it is important to make sure that the system chosen and the installation thereof meets narrowly defined standards of quality, performance, safety, and compliance with local and provincial laws and regulations. Owners requesting approval will need to sign an Indemnity Agreement with the strata whereby the owners accept responsibility for all costs resulting from the installation and agree to the conditions set out in the new bylaw.

RESOLUTION "A" – 3/4 VOTE – NEW STRATA BYLAW

WHEREAS the Owners, Strata Plan BCS2176, propose to make an addition to their bylaws covering the installation of heat pump air conditioning systems.

BE IT THEREFORE RESOLVED, by a 3/4 Vote of the Owners, Strata Plan BCS 2176 (the "Strata Corporation"), at this General Meeting held May 11, 2022, to add Subsection 9.10 to the Bylaw Section 9 – Renovations and Alterations. The subsection reads as follows:

9.10 Strata lot owners may apply to council for permission to install a permanent heat pump ductless air conditioning and/or heating system (hereinafter called the "AC unit") on their balcony and in their unit. No installation of an AC unit may begin until council permission is granted and, before council will consider granting permission, the owner must provide strata with complete specifications of the proposed installation and sign an agreement in a form provided by the Strata.

This agreement will require that:

- (a) the Strata is indemnified from responsibility for any costs resulting from the installation, use, maintenance, or damage related to the AC unit.
- (b) the owner certifies that the installation of the AC unit will comply with all of the requirements set out in Sections 7, 8, and 9 of these bylaws regarding licensed trades, bonding and insurance, and that all permits required for the installation will be acquired and that copies of these permits will be provided to the strata before work begins.
- (c) the electrical requirements for the AC unit in combination with other electrical demands shall not exceed the original maximum amperage load for the strata lot. Electrical upgrades or increases are not permitted.
- (d) coring of an exterior wall will be allowed subject to prior approval as to location. Before any coring commences, the owner must supply the strata with certification from a qualified engineer that the location was scanned to verify that the coring will not compromise the structural integrity of the building. Where window penetrations are contemplated as part of the AC unit installation, council must give advance approval for the penetration and will only approve window penetrations that maintain the integrity of the building based upon both construction and aesthetic considerations. If a window penetration is approved and a window is altered by making an incision in the glass or

replaced with a customized window panel, such window will become a strata lot owner's responsibility for all future maintenance.

- (e) Sound Pressure Level of outdoor and indoor components of the AC unit shall not exceed 56dB(A) at cooling and heating respective maximum outputs; the AC Unit shall be installed and operate such that Sound Pressure Level measured in the bedrooms of the adjacent strata lots does not exceed 35dB(A).
- (f) The owner shall assure that any condensate produced by the AC unit is contained and does not run off of the edge of the balcony.
- (g) the owner must carry out regular service of the AC unit in order to keep the noise level within the limits specified in (f) above; exceeding these noise limits will be considered a nuisance and be subject to bylaw 4.1(a).

It was Motioned / Seconded to move the Resolution A to Vote. The Vote was taken by a show of Voting cards. The Strata Manager counted the approved Votes and declared that Resolution A passed.
MOTION CARRIED

RESOLUTION "B" 3/4 VOTE – ELECTRIC VEHICLE CHARGING SYSTEM

PREAMBLE

Council has received many requests from owners asking council to come up with a plan, which would allow the charging of electric vehicles at the Bentley. To try to find a plan to meet this need, the strata manager and council members have met with and received proposals from several electrical contractors. All of those received until recently involved giving up spaces in visitor parking for the installation of a small number of charging stations. Council was very reluctant to take this route for a number of reasons. On top of losing visitor parking stalls, such a system would be very hard to police and to equitably distribute electricity costs. Aside from these concerns, the installation of just a few charging stations in a building with 137 units would quickly become inadequate given the expectation of a rapid increase to the number of electric vehicles in use.

The only long term solution to electric vehicle charging is a system that allows owners to charge electric vehicles in their own parking stalls. Strata has looked at systems that will allow this and determined that best for our purposes is the system offered by Stream Energy Systems. This system allows owners to have Level 2 chargers installed in their parking stalls at their own expense while assuring that all costs of EV charging is paid by owners who choose to install chargers. The chosen system also monitors the total electricity used by our building and adjusts charging levels when necessary to make sure that EV charging does not raise our peak use of electricity and thereby raise the price per kilowatt hour that we are charged for all electricity use.

In order to be able to implement this system, 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, these grants will cover about half of the upgrading cost. To raise the remainder of the funds necessary to proceed, owners are asked to pay into a special levy of \$80,000, which averages \$584 per unit. As with all strata funding, the amount payable by each owner varies in proportion to the size of their unit and a schedule of levy amounts payable by each unit is included in this notice package. 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.

RESOLUTION "B" – 3/4 VOTE - NEW STRATA BYLAW / SPECIAL LEVY

WHEREAS the Owners, Strata Plan BCS 2176 proposes to make an addition to their bylaws to permit the installation of electric vehicle charging stations in owner's parking stalls in the resident parking garage and also

to assess owners a special \$80,000 levy to finance the cost of the upgrade to the building's electrical system needed to support electric vehicle charging.

BE IT THEREFORE RESOLVED, by a 3/4 vote of the Owners, Strata Plan BCS 2176 (the "Strata Corporation") at this General Meeting held May 11, 2022, to add Subsection 8.7 to the Bylaw Section 8 - Obtain approval before altering common property and also to assess owners a special levy totaling \$80,000 to finance the cost of upgrading the electrical infrastructure upgrade needed in order to apply the new Subsection. The new Subsection would read as follows:

8.7 Strata lot owners may apply to council for permission to have an electric vehicle charging station and the associated wiring, conduit and other equipment (hereinafter called the "Works") installed in their designated parking stall in the resident parking garage. No installation of the Works may begin until Council permission is granted and, before Council will consider granting permission, the owner must sign an agreement in a form provided by the Strata.

This agreement will require that:

- (a) the owner agrees to engage the Strata Corporation's approved EVSE (electric vehicle supply equipment) installer to install the Works;
- (b) the owner assumes all responsibility for all costs resulting from the installation, use, or damage related to the Works including all installation costs payable to the installer;
- (c) with respect to the construction, maintenance, repair and replacement of the Works, the owner will obtain all permits required by the municipality or other authorities having jurisdiction;
- (d) notwithstanding anything in the Strata Corporation's bylaws, the owner will be responsible to maintain, repair and replace the Works at the owner's sole risk, cost and expense.

An owner asked how many companies had been contacted and how the Strata Council chose the present contractor. The Council response was that this process had been in the works for over two years with multiple contractors contacted. The Strata is very comfortable with the contractor selected - Stream Energy.

An owner expressed a concern that the company setting up the process for determining how much electricity was actually being used may not have enough oversight and could lead to excess charging. The Strata response was that the amount of electricity charged the owners who use their charging stations is monitored by a system application and reporting. In addition, the charged amounts are forwarded to the Strata, so any if any overcharging occurred it would not benefit the contractor.

An owner asked about the amount of each unit's Levy. While a larger unit's Levy will be more than that of a smaller unit, it would not provide the larger unit with the opportunity for more than 1 charging station. The Strata response was a reminder that, as with all strata funding, the amount payable by each owner varies in proportion to the size of their unit and this unit entitlement schedule of levy amounts payable by each unit is mandated by the Strata Act.

**It was Motioned / Seconded to move the Resolution B to Vote. The Vote was taken by a show of Voting cards. The Strata Manager counted the approved Votes and declared that Resolution B passed.
MOTION CARRIED**

At This AGM On May 11, 2022, The Owner's Of Strata Corporation BCS 2176 Bentley Voted To Approve A Levy To Owners Of \$80,000.00

**Each Owner's Individual Total Levy Amount Will Immediately Be Assessed Each Strata Lot.
See Attached Levy Payment Schedule.**

This Section Applies Only To Owners of BCS 2176 Currently Paying by Pre-authorized Payment (PAP)

Even if Crossroads is currently processing your monthly strata fees, the attached Levy Payment Authorization Form must be signed in order for us to process your Levy payment amount. Once signed, the payment authorization form can be emailed to don@crpm.ca or dropped off to Mara at her office.

Your Signed Authorization Will Allow Processing Of Your Levy Amount In Full. We thank the many owners that signed these forms the night of the AGM.

Due to the retroactive Strata Fee processing taking place on June 1st, for convenience, processing of the Levy Payments will take place on June 20th.

RESOLUTION “C” MAJORITY VOTE – CAPITAL PROJECTS

PREAMBLE

In preparing the budget for each fiscal year, funds are allocated for Repairs and Maintenance to cover expenses in this category that are expected to occur during the year and which can be estimated with considerable accuracy. However, there are other large maintenance projects, which, although foreseeable, occur less frequently. The exact time when expenditures on these projects will be required is uncertain and they sometimes span several years and require different expenditures from year to year. In order to avoid large budget variances from year to year, Council asks owners to approve the transfer of funds from the Contingency Reserve Fund into the Capital Projects Fund so that they are available to finance such projects when the need arises.

This year, Resolution “C” is being presented to ask the owners to approve the transfer of \$100,000 to the Capital Projects Fund and the spending of these funds to cover necessary repairs to the building envelope.

RESOLUTION "C" – MAJORITY VOTE – CAPITAL SPENDING

WHEREAS the Strata Corporation proposes to spend \$100,000 from the Capital Reserve Fund for building envelope repairs.

BE IT THEREFORE RESOLVED, by a majority vote of the Owners, Strata Plan BCS 2176 (the “Strata Corporation”), at this General Meeting held May 11, 2022, to authorize the transfer of \$100,000 from the Contingency Reserve Fund to the Capital Projects Fund.

It was Motioned / Seconded to move the Resolution C to Vote. The Vote was taken by a show of Voting cards. The Strata Manager counted the approved Votes and declared that Resolution C passed.
MOTION CARRIED

PROPOSED BUDGET 2022-2023

The continued support by the owners for budget funding, as being proposed, sustains the proactive, ongoing maintenance that is being performed so that the replacement time line for major building restoration projects is pushed out into the future. If the owners continue to support a budget like that proposed at this year’s AGM, future levies and major maintenance costs will be minimized.

The Strata Manager noted that approval requires a Majority Vote approval, not a $\frac{3}{4}$ Vote approval.

**It was Motioned / Seconded to move the Budget to Vote. The Vote was taken by a show of Voting cards. The Strata Manager counted the approved Votes and declared that the Budget passed.
MOTION CARRIED**

**** Please Note **: The Approved Budget included a Strata Fee increase. See the APPROVED OPERATING BUDGET and the STRATA FEE PAYMENT SCHEDULE attached.**

The proposed budget includes a strata fee increase, which is effective March 1st, 2022. For owners that are on pre-authorized debit, Crossroads accounting will process a payment on June 1st that will include the fee increase now due for March, April & May 2022. Crossroads has already processed the fees for these months at last year's amount, as the increase was only approved at the AGM held on May 11th, 2022.

The June 1st processing amount will reflect a retroactive, catch up payment for the March, April & May strata fee increases as well as the new, increased, approved, monthly strata fee. This retroactive payment will be for June only. Beginning July, and continuing for the remainder of the new budget year, the processed amount will be for the new approved fee only.

Owners who pay by cheque will need to provide a cheque for the catch-up payments now due from March, April & May as well as provide Crossroads new monthly cheques in the new fee amount.

If you are unsure of your fee amounts, please contact the Crossroads accounting office to see how many cheques you have on file and determine the amount you would need to remit to make up the difference now owing.

ELECTION OF COUNCIL

The Strata Manager then noted that it was the obligation of the Ownership represented in person and by Proxy to elect 4 Council members. It was explained that, in accordance with the Bylaws, Council members are elected to a 2-year term. This year, there are 4 Council members ending their 2-year term and seeking re-election. The other 2 Council members, being elected last year, will continue on Council.

The Owners were informed that additional Council nominations to the Strata Council were possible and requested nominations from the owners attending.

There being no further nominations, it was **MOVED AND SECONDED** to close nominations. **MOTION CARRIED**

The Strata Manager explained that every Council nomination must be Voted upon individually, and receive a Majority Vote Approval from, the owners, to be elected to the Strata Council. One by one the Strata Manager identified each of the nominees and a Vote by a show of Voting cards was held. The 4 nominees were elected to the Strata Council. **MOTION CARRIED**

The current Council and position designations are as they appear on the first page of these minutes.

The owner's expressed their appreciation of the Strata Council's involvement and of how much volunteer work is undertaken. A loud round of applause was received. The Strata Manager also thanked the Council for their commitment and collaboration with managing Strata Business. The Strata Manager was then thanked by the Council for his efforts on behalf of the Bentley.

General Discussion

Various owners in attendance requested more information on water issues they have been experiencing. Some reported a lack of hot water in the early morning hours, while others reported that black particles were coming from their taps and or were being seen on the screens of the faucet aerators.

The Strata Manger reported that the plumbing company is currently trying to resolve these issues. He also requested that any unit experiences similar issues or any other issues to continue to report them as soon as possible by emailing don@crpm.ca

TERMINATION OF MEETING

It was **MOVED/SECONDED** to terminate the meeting. **CARRIED**. The meeting was terminated at 7:30 PM.

Respectfully submitted on behalf of the Strata Council

Don Cook, Senior Strata Manager, Crossroads Management Ltd.

Named Insured	The Owners, Strata Plan BCS2176, acting on their own behalf or as a Strata Corporation &/or as Trustees or Agents on behalf of all Registered Unit Owners
Project Name	THE BENTLEY
Property Manager	CrossRoads Management Ltd.
Policy Period	March 01, 2022 to March 01, 2023
Policy Number	BFL04BCS2176-QS, BFL04BCS2176-PX
Insured Location(s)	295 Guildford Way, Port Moody, BC V3H 5N3

INSURING AGREEMENT

PROPERTY (Appraisal Date: January 18, 2022)

	DEDUCTIBLE	LIMIT
All Property, Stated Amount Co-Insurance, Replacement Cost, Blanket By-Laws.		\$58,871,000
Property Extensions - Annually Aggregated		\$5,000,000
Lock & Key	\$2,500	Included
Additional Living Expenses - \$50,000 Per Unit		Included
All Risks	\$10,000	
Sewer Backup	\$50,000	
Water Damage	\$50,000	
Earthquake (Annual Aggregate)	10% (minimum \$100,000)	100% of the Policy Limit
Flood (Annual Aggregate)	\$50,000	100% of the Policy Limit
Gross Rentals, 100% Co-Insurance, Indemnity Period (Months) : N/A	N/A	Not Covered

CRIME

	DEDUCTIBLE	LIMIT
Employee Dishonesty - Including Property Manager and Elected Officer Theft	Nil	\$1,000,000
Broad Form Money and Securities	Nil	\$10,000

COMMERCIAL GENERAL LIABILITY

	DEDUCTIBLE	LIMIT
Bodily Injury & Property Damage	\$1,000	\$30,000,000
Non-Owned Automobile	\$1,000	\$30,000,000
Infectious Agent or Communicable Disease Exclusion - With Limited Exceptions		
Total Pollution Exclusion		

CONDOMINIUM DIRECTORS & OFFICERS LIABILITY

	DEDUCTIBLE	LIMIT
Claims Made Form - Including Property Manager	Nil	\$20,000,000
Privacy Event Expenses	Nil	\$50,000
Cyber Liability	Nil	\$50,000

INSURING AGREEMENT



BLANKET GLASS - Includes Lobby Glass

	DEDUCTIBLE	LIMIT
Residential	\$100	Blanket
Commercial	\$250	
Canopy	\$1,000	



EQUIPMENT BREAKDOWN

	DEDUCTIBLE	LIMIT
Standard Comprehensive Form including Production Machines and Electronic Equipment	\$1,000	\$58,871,000
- Deductible Waiver Endorsement with respect to losses exceeding \$25,000		
Extra Expense – 100% available in first month	24 Hour Waiting Period	\$1,000,000
- Additional Living Expenses Endorsement - Per Unit		\$25,000
- Additional Living Expenses Endorsement - Annual Aggregate		\$1,000,000
Loss of Profits – Rents, Indemnity Period (Months): N/A	N/A	Not Covered



POLLUTION LIABILITY

	DEDUCTIBLE	LIMIT
Each Event	\$25,000	\$1,000,000
Aggregate Policy Limit		\$5,000,000



VOLUNTEER ACCIDENT

	DEDUCTIBLE	LIMIT
Maximum Limit of Loss	See Policy Wordings	\$1,000,000



LEGAL EXPENSES

	DEDUCTIBLE	LIMIT
Each Event	Nil	\$1,000,000
Annual Aggregate.		\$5,000,000



TERRORISM

	DEDUCTIBLE	LIMIT
Per Occurrence.	\$1,000	\$350,000
Annual Aggregate		\$350,000

Loss Payable

All Registered Unit Owners &/or other Mortgagees as their interest may appear and as shown in the Land Registration District Office applicable to the said Property.

This record sheet is intended for reference only. Please refer to your polic(ies) for complete details.

BCS 2176 The Bentley

Earthquake Insurance Deductible Liability

March 1, 2022 to February 28, 2023

Insured value: \$58,871,000 Earthquake deductible: \$5,887,100 (10%)

Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount
1	101	117	\$48,568	36	606	117	\$48,568	71	1106	117	\$48,568	106	1606	117	\$48,568
2	102	87	\$36,115	37	607	90	\$37,360	72	1107	90	\$37,360	107	1607	90	\$37,360
3	201	99	\$41,096	38	701	102	\$42,341	73	1201	102	\$42,341	108	1701	102	\$42,341
4	202	84	\$34,869	39	702	84	\$34,869	74	1202	84	\$34,869	109	1702	84	\$34,869
5	203	99	\$41,096	40	703	102	\$42,341	75	1203	102	\$42,341	110	1703	102	\$42,341
6	204	89	\$36,945	41	704	89	\$36,945	76	1204	89	\$36,945	111	1704	89	\$36,945
7	205	117	\$48,568	42	705	117	\$48,568	77	1205	117	\$48,568	112	1705	117	\$48,568
8	206	117	\$48,568	43	706	117	\$48,568	78	1206	117	\$48,568	113	1706	117	\$48,568
9	207	90	\$37,360	44	707	90	\$37,360	79	1207	90	\$37,360	114	1707	90	\$37,360
10	301	99	\$41,096	45	801	102	\$42,341	80	1301	102	\$42,341	115	1801	102	\$42,341
11	302	84	\$34,869	46	802	84	\$34,869	81	1302	84	\$34,869	116	1802	84	\$34,869
12	303	99	\$41,096	47	803	102	\$42,341	82	1303	102	\$42,341	117	1803	102	\$42,341
13	304	89	\$36,945	48	804	89	\$36,945	83	1304	89	\$36,945	118	1804	89	\$36,945
14	305	117	\$48,568	49	805	117	\$48,568	84	1305	117	\$48,568	119	1805	117	\$48,568
15	306	117	\$48,568	50	806	117	\$48,568	85	1306	117	\$48,568	120	1806	117	\$48,568
16	307	90	\$37,360	51	807	90	\$37,360	86	1307	90	\$37,360	121	1807	90	\$37,360
17	401	99	\$41,096	52	901	102	\$42,341	87	1401	102	\$42,341	122	1901	102	\$42,341
18	402	84	\$34,869	53	902	84	\$34,869	88	1402	84	\$34,869	123	1902	84	\$34,869
19	403	99	\$41,096	54	903	102	\$42,341	89	1403	102	\$42,341	124	1903	102	\$42,341
20	404	89	\$36,945	55	904	89	\$36,945	90	1404	89	\$36,945	125	1904	89	\$36,945
21	405	117	\$48,568	56	905	117	\$48,568	91	1405	117	\$48,568	126	1905	117	\$48,568
22	406	117	\$48,568	57	906	117	\$48,568	92	1406	117	\$48,568	127	1906	117	\$48,568
23	407	90	\$37,360	58	907	90	\$37,360	93	1407	90	\$37,360	128	1907	90	\$37,360
24	501	99	\$41,096	59	1001	102	\$42,341	94	1501	102	\$42,341	129	2003	144	\$59,776
25	502	84	\$34,869	60	1002	84	\$34,869	95	1502	84	\$34,869	130	2001	145	\$60,191
26	503	99	\$41,096	61	1003	102	\$42,341	96	1503	102	\$42,341	131	2002	173	\$71,814
27	504	89	\$36,945	62	1004	89	\$36,945	97	1504	89	\$36,945	132	2103	144	\$59,776
28	505	117	\$48,568	63	1005	117	\$48,568	98	1505	117	\$48,568	133	2101	144	\$59,776
29	506	117	\$48,568	64	1006	117	\$48,568	99	1506	117	\$48,568	134	2102	173	\$71,814
30	507	90	\$37,360	65	1007	90	\$37,360	100	1507	90	\$37,360	135	2203	144	\$59,776
31	601	102	\$42,341	66	1101	102	\$42,341	101	1601	102	\$42,341	136	2201	144	\$59,776
32	602	84	\$34,869	67	1102	84	\$34,869	102	1602	84	\$34,869	137	2202	173	\$71,814
33	603	102	\$42,341	68	1103	102	\$42,341	103	1603	102	\$42,341	U/E Total: <u>14182</u>			
34	604	89	\$36,945	69	1104	89	\$36,945	104	1604	89	\$36,945	Total Deductible \$5,887,100			
35	605	117	\$48,568	70	1105	117	\$48,568	105	1605	117	\$48,568				

BCS 2176 The Bentley

Electric Vehicle Charging System Special Levy

Approved at the Annual General Meeting of May 11, 2022

Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount
1	101	117	\$659.99	36	606	117	\$659.99	71	1106	117	\$659.99	106	1606	117	\$659.99
2	102	87	\$490.76	37	607	90	\$507.69	72	1107	90	\$507.69	107	1607	90	\$507.69
3	201	99	\$558.45	38	701	102	\$575.38	73	1201	102	\$575.38	108	1701	102	\$575.38
4	202	84	\$473.84	39	702	84	\$473.84	74	1202	84	\$473.84	109	1702	84	\$473.84
5	203	99	\$558.45	40	703	102	\$575.38	75	1203	102	\$575.38	110	1703	102	\$575.38
6	204	89	\$502.04	41	704	89	\$502.04	76	1204	89	\$502.04	111	1704	89	\$502.04
7	205	117	\$659.99	42	705	117	\$659.99	77	1205	117	\$659.99	112	1705	117	\$659.99
8	206	117	\$659.99	43	706	117	\$659.99	78	1206	117	\$659.99	113	1706	117	\$659.99
9	207	90	\$507.69	44	707	90	\$507.69	79	1207	90	\$507.69	114	1707	90	\$507.69
10	301	99	\$558.45	45	801	102	\$575.38	80	1301	102	\$575.38	115	1801	102	\$575.38
11	302	84	\$473.84	46	802	84	\$473.84	81	1302	84	\$473.84	116	1802	84	\$473.84
12	303	99	\$558.45	47	803	102	\$575.38	82	1303	102	\$575.38	117	1803	102	\$575.38
13	304	89	\$502.04	48	804	89	\$502.04	83	1304	89	\$502.04	118	1804	89	\$502.04
14	305	117	\$659.99	49	805	117	\$659.99	84	1305	117	\$659.99	119	1805	117	\$659.99
15	306	117	\$659.99	50	806	117	\$659.99	85	1306	117	\$659.99	120	1806	117	\$659.99
16	307	90	\$507.69	51	807	90	\$507.69	86	1307	90	\$507.69	121	1807	90	\$507.69
17	401	99	\$558.45	52	901	102	\$575.38	87	1401	102	\$575.38	122	1901	102	\$575.38
18	402	84	\$473.84	53	902	84	\$473.84	88	1402	84	\$473.84	123	1902	84	\$473.84
19	403	99	\$558.45	54	903	102	\$575.38	89	1403	102	\$575.38	124	1903	102	\$575.38
20	404	89	\$502.04	55	904	89	\$502.04	90	1404	89	\$502.04	125	1904	89	\$502.04
21	405	117	\$659.99	56	905	117	\$659.99	91	1405	117	\$659.99	126	1905	117	\$659.99
22	406	117	\$659.99	57	906	117	\$659.99	92	1406	117	\$659.99	127	1906	117	\$659.99
23	407	90	\$507.69	58	907	90	\$507.69	93	1407	90	\$507.69	128	1907	90	\$507.69
24	501	99	\$558.45	59	1001	102	\$575.38	94	1501	102	\$575.38	129	2003	144	\$812.30
25	502	84	\$473.84	60	1002	84	\$473.84	95	1502	84	\$473.84	130	2001	145	\$817.94
26	503	99	\$558.45	61	1003	102	\$575.38	96	1503	102	\$575.38	131	2002	173	\$975.88
27	504	89	\$502.04	62	1004	89	\$502.04	97	1504	89	\$502.04	132	2103	144	\$812.30
28	505	117	\$659.99	63	1005	117	\$659.99	98	1505	117	\$659.99	133	2101	144	\$812.30
29	506	117	\$659.99	64	1006	117	\$659.99	99	1506	117	\$659.99	134	2102	173	\$975.88
30	507	90	\$507.69	65	1007	90	\$507.69	100	1507	90	\$507.69	135	2203	144	\$812.30
31	601	102	\$575.38	66	1101	102	\$575.38	101	1601	102	\$575.38	136	2201	144	\$812.30
32	602	84	\$473.84	67	1102	84	\$473.84	102	1602	84	\$473.84	137	2202	173	\$975.88
33	603	102	\$575.38	68	1103	102	\$575.38	103	1603	102	\$575.38	U/E Total: <u>14182</u>			
34	604	89	\$502.04	69	1104	89	\$502.04	104	1604	89	\$502.04	Total Amount: <u>\$80,000</u>			
35	605	117	\$659.99	70	1105	117	\$659.99	105	1605	117	\$659.99				

**AT THE AGM ON MAY 11, 2022 THE OWNER'S OF STRATA CORPORATION
BCS 2176 BENTLEY VOTED AND APPROVED A LEVY TO OWNERS OF \$80,000.00**

RESOLUTION "B" - ¾ VOTE - NEW STRATA BYLAW / SPECIAL LEVY

Whereas the Owners, Strata Plan BCS 2176 approved to make an addition to their bylaws to permit the installation of electric vehicle charging stations in owner's parking stalls in the resident parking garage and also to assess owners a special \$80,000 levy to finance the cost of the upgrade to the building's electrical system needed to support electric vehicle charging.

EACH OWNER'S INDIVIDUAL TOTAL LEVY AMOUNT HAS BEEN ASSESSED EACH STRATA LOT. SEE ATTACHED LEVY PAYMENT SCHEDULE.

This Section Applies Only To Owners of BCS 2176 Currently Paying by Pre-authorized Payment (PAP)

Even if Crossroads is currently processing your monthly strata fees, this Levy payment authorization form must be signed, in order for us to process your Levy payment amount. We thank all owners that have already submitted this payment form. If not done so already please sign and email back to don@crpm.ca or drop off at the caretakers office.

YOUR SIGNED AUTHORIZATION WILL ALLOW PROCESSING OF YOUR LEVY AMOUNT IN FULL. FOR CONVENIENCE WE HAVE SCHEDULED THE PROCESSING OF THESE LEVY PAYMENTS TO BE ON JUNE 20.

If you are requesting another payment option or date of processing, please contact don@crpm.ca to discuss.

Name _____ Unit #: _____

We hereby authorize CrossRoads Management Ltd. to debit our account for the full amount of the above Special Levy.

Date

Owner's Signature

BCS 2176 The Bentley

APPROVED OPERATING BUDGET

for the period from March 1, 2022 to February 28, 2023

INCOME

Strata Fees	\$	630,000
Interest Income		1,000
Key Income		1,500
Miscellaneous		1,000
Move In/Out Fees		3,500
TOTAL INCOME	\$	637,000

OPERATING EXPENSES

Repairs and Maintenance	\$	84,000
Landscape Maintenance		22,730
Elevator Maintenance		36,000
Fire Equipment Maintenance		10,000
Cleaning and Janitorial		65,000
Alarm Monitoring		2,000
Recreation Facilities		2,000
Electricity		45,000
Garbage and Recycling		30,000
Gas		45,000
Telephone & Internet		2,000
Insurance		120,000
Management Fees		43,270
Miscellaneous		5,000
TOTAL OPERATING EXPENSES	\$	512,000

CONTINGENCY RESERVE EXPENSES

Non-Segregated Reserves	\$	25,000
Capital Projects		100,000
TOTAL CRF EXPENSES	\$	125,000

TOTAL EXPENSES	\$	637,000
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BCS 2176 The Bentley

Approved Strata Fee Schedule

for the period from March 1, 2022 to February 28, 2023
(5% increase from 2021-22)

Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment	Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment
1	101	117	\$347.18	\$85.94	\$433.12	36	606	117	\$347.18	\$85.94	\$433.12
2	102	87	\$258.16	\$63.90	\$322.06	37	607	90	\$267.06	\$66.10	\$333.17
3	201	99	\$293.77	\$72.72	\$366.49	38	701	102	\$302.67	\$74.92	\$377.59
4	202	84	\$249.26	\$61.70	\$310.96	39	702	84	\$249.26	\$61.70	\$310.96
5	203	99	\$293.77	\$72.72	\$366.49	40	703	102	\$302.67	\$74.92	\$377.59
6	204	89	\$264.10	\$65.37	\$329.47	41	704	89	\$264.10	\$65.37	\$329.47
7	205	117	\$347.18	\$85.94	\$433.12	42	705	117	\$347.18	\$85.94	\$433.12
8	206	117	\$347.18	\$85.94	\$433.12	43	706	117	\$347.18	\$85.94	\$433.12
9	207	90	\$267.06	\$66.10	\$333.17	44	707	90	\$267.06	\$66.10	\$333.17
10	301	99	\$293.77	\$72.72	\$366.49	45	801	102	\$302.67	\$74.92	\$377.59
11	302	84	\$249.26	\$61.70	\$310.96	46	802	84	\$249.26	\$61.70	\$310.96
12	303	99	\$293.77	\$72.72	\$366.49	47	803	102	\$302.67	\$74.92	\$377.59
13	304	89	\$264.10	\$65.37	\$329.47	48	804	89	\$264.10	\$65.37	\$329.47
14	305	117	\$347.18	\$85.94	\$433.12	49	805	117	\$347.18	\$85.94	\$433.12
15	306	117	\$347.18	\$85.94	\$433.12	50	806	117	\$347.18	\$85.94	\$433.12
16	307	90	\$267.06	\$66.10	\$333.17	51	807	90	\$267.06	\$66.10	\$333.17
17	401	99	\$293.77	\$72.72	\$366.49	52	901	102	\$302.67	\$74.92	\$377.59
18	402	84	\$249.26	\$61.70	\$310.96	53	902	84	\$249.26	\$61.70	\$310.96
19	403	99	\$293.77	\$72.72	\$366.49	54	903	102	\$302.67	\$74.92	\$377.59
20	404	89	\$264.10	\$65.37	\$329.47	55	904	89	\$264.10	\$65.37	\$329.47
21	405	117	\$347.18	\$85.94	\$433.12	56	905	117	\$347.18	\$85.94	\$433.12
22	406	117	\$347.18	\$85.94	\$433.12	57	906	117	\$347.18	\$85.94	\$433.12
23	407	90	\$267.06	\$66.10	\$333.17	58	907	90	\$267.06	\$66.10	\$333.17
24	501	99	\$293.77	\$72.72	\$366.49	59	1001	102	\$302.67	\$74.92	\$377.59
25	502	84	\$249.26	\$61.70	\$310.96	60	1002	84	\$249.26	\$61.70	\$310.96
26	503	99	\$293.77	\$72.72	\$366.49	61	1003	102	\$302.67	\$74.92	\$377.59
27	504	89	\$264.10	\$65.37	\$329.47	62	1004	89	\$264.10	\$65.37	\$329.47
28	505	117	\$347.18	\$85.94	\$433.12	63	1005	117	\$347.18	\$85.94	\$433.12
29	506	117	\$347.18	\$85.94	\$433.12	64	1006	117	\$347.18	\$85.94	\$433.12
30	507	90	\$267.06	\$66.10	\$333.17	65	1007	90	\$267.06	\$66.10	\$333.17
31	601	102	\$302.67	\$74.92	\$377.59	66	1101	102	\$302.67	\$74.92	\$377.59
32	602	84	\$249.26	\$61.70	\$310.96	67	1102	84	\$249.26	\$61.70	\$310.96
33	603	102	\$302.67	\$74.92	\$377.59	68	1103	102	\$302.67	\$74.92	\$377.59
34	604	89	\$264.10	\$65.37	\$329.47	69	1104	89	\$264.10	\$65.37	\$329.47
35	605	117	\$347.18	\$85.94	\$433.12	70	1105	117	\$347.18	\$85.94	\$433.12

BCS 2176 The Bentley

Approved Strata Fee Schedule

for the period from March 1, 2022 to February 28, 2023
(5% increase from 2021-22)

Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment	Strata Lot	Unit No.	U/E	Operating Fund	CRF	Monthly Payment
71	1106	117	\$347.18	\$85.94	\$433.12	106	1606	117	\$347.18	\$85.94	\$433.12
72	1107	90	\$267.06	\$66.10	\$333.17	107	1607	90	\$267.06	\$66.10	\$333.17
73	1201	102	\$302.67	\$74.92	\$377.59	108	1701	102	\$302.67	\$74.92	\$377.59
74	1202	84	\$249.26	\$61.70	\$310.96	109	1702	84	\$249.26	\$61.70	\$310.96
75	1203	102	\$302.67	\$74.92	\$377.59	110	1703	102	\$302.67	\$74.92	\$377.59
76	1204	89	\$264.10	\$65.37	\$329.47	111	1704	89	\$264.10	\$65.37	\$329.47
77	1205	117	\$347.18	\$85.94	\$433.12	112	1705	117	\$347.18	\$85.94	\$433.12
78	1206	117	\$347.18	\$85.94	\$433.12	113	1706	117	\$347.18	\$85.94	\$433.12
79	1207	90	\$267.06	\$66.10	\$333.17	114	1707	90	\$267.06	\$66.10	\$333.17
80	1301	102	\$302.67	\$74.92	\$377.59	115	1801	102	\$302.67	\$74.92	\$377.59
81	1302	84	\$249.26	\$61.70	\$310.96	116	1802	84	\$249.26	\$61.70	\$310.96
82	1303	102	\$302.67	\$74.92	\$377.59	117	1803	102	\$302.67	\$74.92	\$377.59
83	1304	89	\$264.10	\$65.37	\$329.47	118	1804	89	\$264.10	\$65.37	\$329.47
84	1305	117	\$347.18	\$85.94	\$433.12	119	1805	117	\$347.18	\$85.94	\$433.12
85	1306	117	\$347.18	\$85.94	\$433.12	120	1806	117	\$347.18	\$85.94	\$433.12
86	1307	90	\$267.06	\$66.10	\$333.17	121	1807	90	\$267.06	\$66.10	\$333.17
87	1401	102	\$302.67	\$74.92	\$377.59	122	1901	102	\$302.67	\$74.92	\$377.59
88	1402	84	\$249.26	\$61.70	\$310.96	123	1902	84	\$249.26	\$61.70	\$310.96
89	1403	102	\$302.67	\$74.92	\$377.59	124	1903	102	\$302.67	\$74.92	\$377.59
90	1404	89	\$264.10	\$65.37	\$329.47	125	1904	89	\$264.10	\$65.37	\$329.47
91	1405	117	\$347.18	\$85.94	\$433.12	126	1905	117	\$347.18	\$85.94	\$433.12
92	1406	117	\$347.18	\$85.94	\$433.12	127	1906	117	\$347.18	\$85.94	\$433.12
93	1407	90	\$267.06	\$66.10	\$333.17	128	1907	90	\$267.06	\$66.10	\$333.17
94	1501	102	\$302.67	\$74.92	\$377.59	129	2003	144	\$427.30	\$105.77	\$533.07
95	1502	84	\$249.26	\$61.70	\$310.96	130	2001	145	\$430.27	\$106.50	\$536.77
96	1503	102	\$302.67	\$74.92	\$377.59	131	2002	173	\$513.36	\$127.07	\$640.42
97	1504	89	\$264.10	\$65.37	\$329.47	132	2103	144	\$427.30	\$105.77	\$533.07
98	1505	117	\$347.18	\$85.94	\$433.12	133	2101	144	\$427.30	\$105.77	\$533.07
99	1506	117	\$347.18	\$85.94	\$433.12	134	2102	173	\$513.36	\$127.07	\$640.42
100	1507	90	\$267.06	\$66.10	\$333.17	135	2203	144	\$427.30	\$105.77	\$533.07
101	1601	102	\$302.67	\$74.92	\$377.59	136	2201	144	\$427.30	\$105.77	\$533.07
102	1602	84	\$249.26	\$61.70	\$310.96	137	2202	173	\$513.36	\$127.07	\$640.42
103	1603	102	\$302.67	\$74.92	\$377.59						
104	1604	89	\$264.10	\$65.37	\$329.47						
105	1605	117	\$347.18	\$85.94	\$433.12						
						U/E Total:	<u>14182</u>				
						Monthly Totals:	<u>\$42,083.33</u>	<u>\$10,416.67</u>	<u>\$52,500.00</u>		
						Yearly Totals:	<u>\$505,000.00</u>	<u>\$125,000.00</u>	<u>\$630,000.00</u>		