

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
TUESDAY, January 31, 2023**

**LOCATION:
Amenity 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.**

**COUNCIL MEMBER
Eve K.**

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

CROSSROADS MANAGEMENT

**CROSSROADS CONTACT
& 24 HOUR SERVICE**

ATTENDANCE

Doug B., Doug M., Janice W., Gord M.
Regrets: Sandi 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 6:35 p.m.

Guest Business; Peter Weibe from City Wide Plumbing

The Council has been working with the Strata Manager for a long time testing plumbing options that would at least minimize fluctuations in hot water supply and water pressure. Council is committed to keep trying alternatives until a solution is found.

Peter suggested that we install an additional hot water tank at the 14th floor water room. If effective in reducing fluctuations, another one would be installed at the 7th floor water room. Each installation would cost about \$5,000.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held November 30, 2022. **CARRIED**

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

(2) FINANCIALS

The treasurer reported that, after one adjustment is made, the statements to the end of December are satisfactory, and will be posted on the strata website.

It was **MOVED/SECONDED** to approve the November & December financials. **CARRIED**

Recently a leaking recirculation line was re-piped from the 22nd floor down to the 14th. City Wide Plumbing completed this work at a cost of \$12,816. The Council had previously approved that this work would be expensed from the Contingency Reserve Fund. In accordance with the Strata Act, we are disclosing this information and decision to the owners.

Snow Services

This season the Strata contracted this service work out to Snow Queen Enterprises, the same company that has serviced the Sinclair for years. This winter season began with some very cold days in December and some bad snow days as well. The Strata wants to disclose to the owners that since late November to date, we have paid about \$11,000 for these services. It is important to note that all these services are contracted in order to protect any owners or guests from accidents like slip and falls. Liability insurance requires that these services be performed in accordance with our contract with Snow Queen.

(3) BUSINESS ARISING FROM PREVIOUS BUSINESS

Membrane Repair at Front of the Building

We have been monitoring the success of the membrane repair work completed last year. There has been a very significant reduction of water ingress seen along the underside of the parkade ramp.

Additional phases of this membrane project work are slated to begin in warmer weather. These phases will include: a) about 140 linear feet of selected cement crack injections, b) further water proofing of the trench drain at the bottom of the ramp as it levels off by the garbage room, c) additional water proofing around the second drain just past the garbage room where about a 4 foot square patch of newer membrane can be seen, d) removing the first 3 rows of pavers at the top of the ramp to reapply new membrane to the transition where these pavers meet the concrete slab of the entrance ramp, e) application of new membrane material around the two front entrance gate posts where some rust can be seen, and f) application of new membrane around the base of the parkade entrance enterphone structure.

STREAM ENERGY SYSTEMS – Owner EV Charging Stations

There have been 19 chargers installed to date. Three of them have been activated. Initial information provided by Stream indicated that individual owners could receive a BC Hydro rebate for their charger purchase installation. BC Hydro has now confirmed that individual owner rebates are not available. Stream apologies for this confusion and misleading information. Owners that did sign up under the early bird pricing model did receive a \$445 discount in the price of their charger.

EV Ready Infrastructure Levy Refund

At last year's Annual General Meeting the owners voted to approve a Levy in order for the Strata to complete the EV Ready Infrastructure, allowing owner EV Chargers connectivity to 137 stalls. Once all the strata infrastructure work was completed, there was a surplus of the Levy owner contributions. This surplus will be returned to each owner via a cheque. The amount received will be based upon the same calculation that was used to determine the unit's Levy payment amount. (Please see attached schedule of refunds by unit). The average amount is about \$100.

Annual In Suite Fire Equipment Inspections & Testing

It is a requirement under the British Columbia Fire Code that we access ALL units, occupied and unoccupied.

There were over a dozen units that could not be tested in November last year. City Fire will be back on February 3rd. **The Owners of the suites that were missed have been individually notified of City Fire return date. If these suites still cannot be tested during this 2nd inspection date, the owners would be subject to a \$200 fine and be responsible for arranging and paying for an inspection.**

(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.

Correspondence related issues included; a) a noise complaint b) the lack of hot water, specifically in the early mornings c) the need for less confusion and better communication in the lobby during a Fire Alarm d) difficulty with connections to the enterphone system, and e) the need for Visitor Parking Enforcement

(5) NEW BUSINESS

VISITOR PARKING REMINDERS

RESIDENTS AND OWNERS ARE NOT AUTHORIZED TO PARK IN VISITOR PARKING.

THESE STALLS ARE RESERVED FOR VISITORS AND GUESTS ONLY. VALID VISITOR PARKING PASSES ARE REQUIRED TO BE DISPLAYED.

THERE ARE ADDITIONAL RESTRICTIONS IN PLACE, EVEN FOR VISITORS AND GUEST VEHICLES.

If you have questions about these parking assignments, please contact my office directly. don@crpm.ca 778 578-4445

Handicap Door Issues

After waiting two weeks for a previous company to come and assess the problems with the handicap door operation, we were informed that they are too busy to help us. Consequently, a second company has now been contacted to address this problem. We are waiting for their assessment.

Water ingress from exterior building issues

Two units have been affected by water ingress from the building exterior. Most of the bedroom wall in these two units has been removed to enable the leaking areas to be sealed from the inside. When weather permits, a contractor will drop down the outside of the building to complete repairs from the outside. Once completed, the entire outside area will be water tested to ensure everything remains dry throughout the inside exposed wall.

Black Tie Exterior Cleaning

Since these contractors get booked up very quickly, the strata manager made contact with Black Tie early. Weather permitting, the tentative schedule is for exterior cleaning to begin Monday May 8th or 15th.

Strata Insurance Renewal

The Strata insurance renews on March 1st. As yet, we do not have any solid quotes, just preliminary estimates. The Bentley building appraisal valuation has now been received and the increase in the insurable value is above \$4 million dollars over last year. This significant increase in insurable value will be the driving factor determining the new insurance premium. We are anticipating an actual increase in premium of between 20 – 30 thousand dollars. If we receive such a large spike in the insurance premium, there would be a need for a strata fee increase to support the increases in the overall budget expenses.

Annual General Meeting Planning and Proposed Budget

We are anticipating being able to hold this year's AGM in the amenity room.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 8:37 p.m.

On behalf of the Strata Council BCS 2176

Don Cook
Senior Strata Manager

don@crpm.ca 778 578-4445 CrossRoads Management Ltd.

