

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, MARCH 22, 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., 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 6:10 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held January 31, 2023. **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 February are satisfactory, and will be posted on the strata website.

It was **MOVED/SECONDED** to approve the January & February financials. **CARRIED**

Snow Services

This season, the Strata contracted Snow Queen Enterprises to do this work, the same company that has serviced the Sinclair for years. This year's long extended winter season began with some very cold days in December and continued in February, with some bad snow days as well. The Strata wants to disclose to the owners that since late November to date, we have paid about \$15,000 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

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, from Citywide, who attended the January Council meeting, suggested that we try installing additional hot water tanks in the 7th and 14th floor water rooms at a cost of about \$5000 each. In March, the 7th floor tank was installed and has since eliminated many of the early morning lack of hot water issues on floors 1-7. Another hot water tank will now be scheduled for installation on the 14th floor to complete this upgrading project.

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 for further discussion at the June Council meeting. These future phases to be considered 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.

Landscaping Improvements

When the membrane repair project was undertaken, the landscaping near the front entrance and along the side of the parkade ramp was excavated. The Strata will be reviewing proposals from the landscape contractor for the replanting of those areas.

In addition, the landscaper has submitted a proposal for adding nutrient rich top soil to all landscaping areas of the common property. This soil treatment is referred to as "soil amender" and the cost will be about \$10,000. The funding for this soil treatment will be included in the capital projects to be presented at this year's Annual General Meeting.

Black Tie Exterior Cleaning

Weather permitting, the tentative schedule is for exterior cleaning to begin Monday May 8th or 15th.

(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 reviewed at this meeting included: a) a noise complaint, b) the lack of hot water, specifically in the early mornings, c) smoking complaints, d) difficulty with connections to the enterphone system, e) the need for Visitor Parking Enforcement, and f) **confirmation to owners that short term vacation rentals, like AirBB and VRBO are prohibited, in accordance to the Bylaws.**

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

(5) NEW BUSINESS

Annual General Meeting Planning and Proposed Budget

We will be holding this year's AGM in the amenity room. The AGM is scheduled for Wednesday, April 19, 2023. The full AGM Agenda package will be mailed out to all owners at the end of March.

The proposed 2023-2024 budget does NOT include a strata fee increase.

Interior Decorating Upgrading Project

Council has now received two quotes for the common area re-carpeting, both in the \$80,000 range. The comprehensive upgrading project will also include replacing the wallpaper in the common areas and upgrading the furniture in the lobby and amenity room.

This project work is at least a year or two away. Currently, we have \$75,000 in the Interior Upgrading fund. Additional contributions to that fund will be proposed at the Annual General Meetings over the next two years.

Package Delivery

A subcontractor, working on behalf of Amazon, has approached Council with a proposal to install a transmitter device inside the front door enterphone panel. This device would allow Amazon drivers to use an app on their phones to gain access to the lobby and to drop off packages in the designated lobby area. This system is being reviewed for implementation.

Owners expecting packages should retrieve these packages from the lobby shelf ASAP.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 8:10 p.m.

On behalf of the Strata Council BCS 2176

Don Cook

Senior Strata Manager

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