

**BCS 2176 THE BENTLEY  
STRATA COUNCIL MEETING MINUTES  
WEDNESDAY, OCTOBER 25, 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.**

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

**CROSSROADS MANAGEMENT**

**CROSSROADS CONTACT  
& 24 HOUR SERVICE**

**Call - 778-578-4445**

**ATTENDANCE**

Doug B., Doug M., Janice W., Gord M., Sandi M., 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 6:05 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held May 30, 2023. **CARRIED**

**To access Council meeting minutes, Bylaws, Rules and other information, please sign into the Strata maintained website at: [bentleyportmoody.ca](http://bentleyportmoody.ca).**

**Council Resignation**

**Prior to this Council meeting, a long standing Council member, Eve submitted her resignation. She has accepted a promotion at work, which will take up significantly more of her time. She has been congratulated on her promotion and the Council will miss her contributions.**

**(2) FINANCIALS**

The treasurer reported that, after some adjustments are made on the August financials, the statements to the end of August are satisfactory, and will be posted on the strata website. The September financials are fine as issued.

It was **MOVED/SECONDED** to approve the August & September financials. **CARRIED**

**(3) BUSINESS ARISING**

**Interior Decorating Upgrading Project**

Council have met with two designers and received their project management quotes for the entire project. Work will include common area re-carpeting, removal of wallpaper, and/or painting of all walls in hallways and other common areas. The comprehensive upgrading project will also include an upgrade of the furniture in the lobby and amenity room.

This project work is at least a year or two away as the total cost is expected to be in excess of \$250,000.00. Currently, we have about \$95,000 in the Interior Upgrading fund. Additional contributions to that fund will be proposed at the Annual General Meetings over the next two years.

At present, Council is considering three wall upgrade options – 1) paint over the existing wall paper, 2) strip off the old wall paper and paint the walls, and 3) strip off and replace the existing wall paper. To

evaluate options 1 and 2, a test wall at the end of the walkway to the right of the fitness room was selected. On that wall, on either side of the window, is what a painted wall would look like and what paint over top of the existing wall paper would look like. The strata manager will contact some painting contractors to better determine over all pricing for the three 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](mailto: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.

#### **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. PLEASE REMEMBER THAT 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](mailto:don@crpm.ca) 778 578-4445

#### **NEW BUSINESS**

##### **Fitness Equipment**

The fitness equipment was recently serviced and the technician recommended about \$1800 dollars in maintenance repairs. The Council approved the quote to proceed with these repairs.

##### **Snow Services**

The strata manager obtained 3 quotes for snow servicing this upcoming season. The Council discussed the quotes and directed the strata manager to confirm a contract with Snow Queen, last year's service provider.

##### **Grated Pits**

Each year the strata hires a contractor to clear out the leaves and debris from the dozen or so grated pits around the property. This work was approved for scheduling in November.

#### **(6) ADJOURNMENT**

There being no further business, the meeting was terminated at 7:32 p.m.

#### **On behalf of the Strata Council BCS 2176**

Don Cook, Senior Strata Manager,  
[don@crpm.ca](mailto:don@crpm.ca) 778 578-4445 CrossRoads Management Ltd.