

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, AUGUST 28, 2024**

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
Gary W.

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

CROSSROADS MANAGEMENT

**CROSSROADS CONTACT
& 24 HOUR SERVICE
(778)578-4445**

ATTENDANCE

Doug M., Janice W., Gord M., Lilian Z.
Regrets; Doug B., Gary W. & Sandi M.

PROPERTY MANAGER

Don Cook, CrossRoads Management

(1) CALL TO ORDER & APPROVAL OF MINUTES

It was **MOVED/SECONDED** to call the meeting to order at 4:45 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held May 28, 2024. **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 the statements of May – July 2024 are satisfactory and have been posted on the Strata website.

It was **MOVED/SECONDED** to approve these financials. **CARRIED**

(3) BUSINESS ARISING

Interior Decorating Upgrading Project

The total cost of this project work is expected to be in excess of \$300,000.00. Currently, we have about \$114, 500 in the Interior Upgrading fund. At the Annual General Meeting in April 2024, an additional \$30,000 annual contribution to that fund was approved. At this time, the contractors will be re-contacted to obtain more specific pricing details on the wall paper removal and upgrading.

The redecorating committee will report back to the Council with wallpaper samples and pricing.

Bicycle Storage

If you wish to apply for a Council approved, secured bike storage system in your parking stall, an owner would need to: a) first apply for permission and use a Strata approved storage system, b) ensure that any bikes being stored in a parking stall not cause any vehicle also in that parking stall to stick out onto the driveway to the point of interfering with traffic and/or the parking of other owners, c) agree that bikes kept in stalls would be at owner's risk, and d) be prepared to pay the Strata for the cost of an approved wall or floor anchor system and agree that the installation would be done only by a Strata contractor at the owners expense.

Front of the Building Brick Circle

The Strata has had about a dozen broken bricks replaced in the front brick circle. The brick contractor used bricks removed from behind the electrical transformer at the back corner of the front traffic circle for this project. The removed bricks will be replaced with new, closely matching bricks. This repair process will be repeated in the future as new broken brick potential tripping hazards are identified.

Telus Fiber Optics Service Opportunity

Telus approached the Strata a few months back offering to upgrade the building's Telus services to Fiber Optic capability at no charge to the owners. On Friday, August 23, having completed those infrastructure upgrades, they hosted a social event at the building. This event included a grilled cheese food truck and many special offers during a mixer in the foyer. If you wish to upgrade to fibre optics, their service technicians can take your calls or a message can be left at 236 607-5520.

Please note: because you reside in a Crossroads managed building, you also are entitled to an additional 25% off services. Just be sure to inform the sales representative of this discount.

(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.

Items of correspondence reviewed and discussed at this meeting included:

1. a water damage charge back to an owner whose dishwasher leak caused damage to the neighboring unit, and
2. a report of a leak from the unit's fire suppression sprinkler head. This damage was repaired at the strata expense.

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 VISITOR AND GUEST VEHICLES.

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

(5) ADJOURNMENT

There being no further business, the meeting was terminated at 5:45 p.m.

On Behalf of the Strata Council BCS 2176

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