

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
TUESDAY, OCTOBER 29, 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., 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 6:01 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held August 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 August – September 2024 are satisfactory and have been posted on the Strata website. It was **MOVED/SECONDED** to approve these financials. **CARRIED**

Reconciliation of December 2nd Flood Expenses

The Strata paid some contractors as they completed unit repairs, then those expenses were submitted to insurance. The Strata is still waiting on about \$18,000 to be reimbursed from the insurance companies that are managing the claim.

Crossroads Management Contract

The Strata manager informed the Council that a more updated version of the contract is now available. This contract will be made available for Council review and further discussion at the November meeting.

(3) BUSINESS ARISING

Interior Decorating Upgrading Project

The total cost of this project work is expected to be in excess \$300,000.00. Currently, we have about \$122,000 in the Interior Upgrading fund. At the Annual General Meeting in April 2024, an additional \$30,000 annual contribution to that fund was approved.

This project work was put on hold for several months due to the December 2nd and March floods. The contractors and suppliers will now be re-contacted to obtain: a) more specific and updated pricing details on the wall paper removal and upgrading, and b) style and price options between high end carpet tiles and superior quality regular carpet.

The redecorating committee will report back to the Council at the November meeting with updated choices and pricing.

Secured 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 bike anchor 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 anchor system and agree that the installation would be done only by a Strata contractor at the owners expense.

EV Charging Reminder

A Notice has once again been posted as a reminder that EV Charging is available to residents. The notice can be found on the bulletin board by the mailboxes and is also on the strata website.

Fitness Room Changes

The Strata has purchased a new elliptical machine for the fitness room. The room will be reconfigured as requested by users to give it a more practical layout.

Generator Testing

This testing has been scheduled for Tuesday, November 12th. Residents can expect short intermittent power outages between 9 – 3 as the testing is conducted. One elevator will remain in service at all times during the testing.

Painting Touch Ups

If you see any common area walls, doors or trim that appear to need some paint touch up, please report it to don@crpm.ca We are forming a list of needed touch up painting for a contractor.

(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. late night noise complaints
2. insect ingress through window frames within 3 units
3. ceiling stain within a unit

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 8:05 p.m. The next Council meeting has been scheduled for November 26.

On Behalf of the Strata Council BCS 2176

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