

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
TUESDAY, NOVEMBER 26, 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., Doug B., Gary W., & Sandi M
Regrets : 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 6:03 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held October 29, 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 October 2024 require an expense reallocation that will be made next month. Otherwise, they were 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 the \$300,000.00 range. 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 was put on hold for several months due to the December 2nd 2023 and March 2024 floods. The contractors and suppliers have now been re-contacted to obtain: a) more specific and updated pricing details on the wall paper removal and new

wallpaper upgrading and b) style and price options between high-end carpet tiles and superior quality regular carpet.

We have just this week obtained updated quality carpet tiles pricing and samples as well as upgraded wallpaper samples. The Council will begin going through all the materials and some members will be visiting a nearby carpet showroom to view more samples.

The Council is expecting to be able to present a funding proposal for this work at next year's AGM.

Elevator power transfer issues

When we had the recent generator testing performed, once again elevator 2 failed to restore to service after the tests were completed. TK elevator dispatched a technician and we had that elevator working again rather quickly. TK elevator still needs to schedule a supervisor to troubleshoot why this happens.

(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.

There was a unit that experienced water damage that is still being investigated. The owner has contacted their personal insurance on this matter.

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) NEW BUSINESS

HYTEC Water Treatment

A few days prior to the Council meeting, a Hytec representative took some water samples from the Bentley water supply to assess our water. Two Hyteck representatives presented the results of these tests to Council and explained their water treatment services which are targeted at descaling plumbing while providing, over time, efficient protective coatings to the building plumbing. This treatment largely targets older buildings with much more copper water lines than are present in the Bentley. Strata will be looking further into this process to assess its practicability.

Front Brick Repairs

There are 3 areas in the front traffic circle that require repairs. A quote was discussed, and the combined repairs were approved for \$500.

Exterior Building and Parkade Cleaning

In order to book preferred dates next year for all this cleaning, we contacted Black Tie early. The dates we have locked in for this work next year are May 5th through May 23rd.

Crossroads Management Contract

The Strata manager discussed a revised contract that Crossroads would be presenting to be effective March 2025. The revisions provide some clarifications of services as well as bringing the contract more in line with industry standards.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 8:25 p.m. The next Council meeting will be scheduled in January, 2025.

On Behalf of the Strata Council BCS 2176

Don Cook, Senior Strata Manager

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