

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, JANUARY 29, 2025**

**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 & Lilian Z
Regrets : Doug B.

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 November 26, 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 December 2024 require a Fortis Gas expense adjustment that will be made in January. Otherwise, the November & December statements 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 range. Currently, we have about \$127,000 in the Interior Upgrading fund including the \$30,000 annual contribution to that fund that was approved at the Annual General Meeting in April, 2024.

We have obtained updated quality carpet tiles & broadloom 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. **Once we**

have narrowed down the selections to 2 carpet samples and 2 wallpaper samples, they will be displayed with an opportunity for owners to indicate their carpet & wallpaper combination preferences.

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

Exterior Building and Parkade Cleaning

In order to book preferred dates for all this cleaning, we contacted Black Tie early. The dates we have locked in for this work this year are May 6th through May 16rd.

Elevator Work

We have been informed that there are still significant elevator repairs to be scheduled this year. When this is work scheduled, we will do our best to avoid the heavy elevator usage periods of the day.

Annual Fire Safety Device Testing

We thank all owners that made their unit accessible for this mandatory annual testing. Any missed suites will be tested at a later date with Notices being issued well in advance.

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. The new contract includes a proposed 3% fee increase for the new budget year.

(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.

The correspondence that was reviewed at this meeting included:

- a noise disturbance complaint

- 2 units reporting water pressure and/or drainage issues. These were checked out and resolved.

- 3 units that experienced water damage due to plumbing issues within their strata lots. These owners have contacted their personal insurance.

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

Insurance Renewal

The Strata insurance will be renewed in March. Higher premium and deductibles were applied to last year's March 2024 renewal due to the December 2nd 2023 water damage incident. This year's premium and deductibles are currently being negotiated.

Proposed Budget

The next Council meeting in February will have the proposed budget on the agenda for discussion.

Junk Removal

The annual opportunity for residents to take unwanted items down to the garbage room for removal has been scheduled for the week of March 10 – 16, with all items being removed Monday, March 17.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 8:00 p.m. The next Council meeting will be scheduled in late February.

On Behalf of the Strata Council BCS 2176

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