

**BCS 2176 THE BENTLEY  
STRATA COUNCIL MEETING MINUTES  
WEDNESDAY, FEBRUARY 26, 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 B. Doug M., Janice W., Gord M., Doug B., Gary W., 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 6:02 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held January 29, 2025. **CARRIED**

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

**(2) FINANCIALS**

The treasurer reported that the statements for January 2025 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**

Currently, we have about \$130,000 in the Interior Upgrading fund. A Levy to owners will be required to cover the full project work. The Council is expecting to be able to present a funding proposal for this work at this year's AGM. Although exact pricing has still not been established, most owners can expect about a \$2,500 Levy.

The Council has pivoted in their sourcing from quality carpet tiles & upgraded wallpaper samples, to now considering only quality Canadian suppliers. The Council has connected with a consultant who will begin assembling materials, samples and ideas to provide

the Council with the best options.

Once we have narrowed 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.

**Fitness Room Flooring**

The Council will be moving forward within a couple of months with replacing the entire fitness room flooring with heavy duty rubber matting. During this project, the fitness room will be unavailable for use for a couple of days as the equipment will need to be totally removed and stored in the amenity room and lobby area during the installation.

**Crossroads Contract**

The Crossroads Management contract was renewed at this meeting to be effective March 1<sup>st</sup>.

### **Snow & Salting services**

This year we experienced very aggressive service of the property, especially excessive salting. The Strata has asked for a review of invoicing from them and will be looking closely at another provider for next season.

### **Elevator Work**

We have been informed that there are still significant elevator repairs to be scheduled for this year. When this work is 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. Missed suites were tested on February 28<sup>th</sup>. Defective smoke detectors were replaced the same day.

### **(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.

The correspondence that was reviewed at this meeting included:

- a noise disturbance complaint
- reports of smoking and discarded butts on common property
- a report of two units that have not kept their dog on a leash in the back area and or picked up after their pet. Please have more consideration for others and the Bylaws.

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

### **(5) NEW BUSINESS**

#### **Insurance Renewal**

We announce that the competition for renewal has been won by HUB, the current Strata insurer that supported us through the December 2<sup>nd</sup> 2023 water damage incident. The premium we have locked in is less than last year. Please see policy details to provide your personal insurance provider which are attached to these minutes and also in the Other Strata Documentation section of the strata website.

#### **Proposed Budget**

The next Council meeting in March will finalize the proposed budget to be presented at the AGM in April. With cost of living increases from contractors and utilities still on the rise, the Council will be looking closely to ensure that, if there is to be a strata fee increase, it will be minimal.

#### **Unwanted Items 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 7:48 p.m. Next meeting March 26.

**On Behalf of the Strata Council BCS 2176** Don Cook, Senior Strata Manager [don@crpm.ca](mailto:don@crpm.ca)



**Proposal for The Owners of Strata Plan BCS 2176 O/A The Bentley**

Property Location:	295 Guildford Way, Port Moody BC
Renewal Date:	March 1 <sup>st</sup> , 2025
Description of Strata:	22 Storey High Rise with 137 Units
Additional Insured(s):	Crossroads Property Management Ltd, #215 7455 132nd St, Surrey BC, V3W 1J8

INSURING AGREEMENTS	DEDUCTIBLES	LIMITS (\$)
<b>PROPERTY COVERAGE</b>		
Property, All Risks, Replacement Cost	\$25,000	\$74,714,000
90% Co-Insurance		Included
Stated Amount Co-Insurance (Subject to Statement of Values or Appraisal 2 years or younger)		Included
Underground Services from Structures to Lot Line		Included
Water Damage	\$50,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$50,000	Included
Earthquake Damage	10%/Min. \$250,000	Included
Flood Damage	\$25,000	Included
Wharves, Docks, Floats and Piers		N/A
Strata Equipment		N/A
<b>BLANKET EXTERIOR GLASS INSURANCE</b>	\$250	Included
<b>EQUIPMENT BREAKDOWN (BOILER &amp; MACHINERY)</b>		
Direct Damage Limit per Accident, Replacement Cost	\$1,000	Included
Business Interruption/Extra Expense		N/A
<b>CRIME</b>		
Coverage I – Employee Dishonesty – Form A – Aggregate		\$1,000,000
Coverage II – Money & Securities – Aggregate		\$10,000
Coverage III, IV and V – Forgery & Alteration, Money Orders & Counterfeit Paper	Nil	\$10,000
Currency, Credit Card Forgery – Aggregate Limit each		\$10,000
Social Engineering Fraud		\$5,000
<b>TERRORISM</b>		
Protection for Property Damage due to an Act of Terrorism or Sabotage	\$1,000	\$500,000
<b>COMMERCIAL GENERAL LIABILITY</b>		
Each Occurrence Limit	\$500	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - Per Occurrence		\$10,000,000
Products & Completed Operations – Aggregate		\$10,000,000
SEF #6 Non-Owned Automobile – Per Occurrence		\$10,000,000
SEF #94 Legal Liability for Damage to Hired Auto – Per Occurrence		\$50,000
Limited Pollution Liability – Aggregate Limit		\$1,000,000
Employee Benefit Liability – Aggregate Limit		\$1,000,000
<b>EXCESS LIABILITY</b>		\$10,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b>		
Claims-Made Form	Nil	\$20,000,000
Discrimination Defense– Aggregate \$25,000		\$10,000
<b>EXCESS DIRECTORS &amp; OFFICERS LIABILITY</b>		
<b>UMBRELLA LIABILITY</b>		
		N/A
<b>STRATA VOLUNTEER ACCIDENT INSURANCE</b>		
Principal Sum – 75% of Wage Weekly Accident Indemnity - Max \$1,500 (maximum 52 weeks)	Nil	\$100,000
<b>STRATA LEGAL EXPENSE</b>		
ENHANCED PLUS: Telephone legal advice, civil defense, criminal defense, personal injury, property disputes, defense of disputes with owners, and contract disputes	Nil	\$250,000
Aggregate Limit		\$250,000
<b>CYBER</b>	\$500	\$50,000

# BCS 2176 The Bentley

## Earthquake Insurance Deductible Liability

March 1, 2025 to February 28, 2026

**Insured value: \$74,714,000    Earthquake deductible: \$7,471,400(10%)**

Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount	Strata Lot	Unit No.	U/E	Amount
1	101	117	\$61,638	36	606	117	\$61,638	71	1106	117	\$61,638	106	1606	117	\$61,638
2	102	87	\$45,834	37	607	90	\$47,414	72	1107	90	\$47,414	107	1607	90	\$47,414
3	201	99	\$52,155	38	701	102	\$53,736	73	1201	102	\$53,736	108	1701	102	\$53,736
4	202	84	\$44,253	39	702	84	\$44,253	74	1202	84	\$44,253	109	1702	84	\$44,253
5	203	99	\$52,155	40	703	102	\$53,736	75	1203	102	\$53,736	110	1703	102	\$53,736
6	204	89	\$46,887	41	704	89	\$46,887	76	1204	89	\$46,887	111	1704	89	\$46,887
7	205	117	\$61,638	42	705	117	\$61,638	77	1205	117	\$61,638	112	1705	117	\$61,638
8	206	117	\$61,638	43	706	117	\$61,638	78	1206	117	\$61,638	113	1706	117	\$61,638
9	207	90	\$47,414	44	707	90	\$47,414	79	1207	90	\$47,414	114	1707	90	\$47,414
10	301	99	\$52,155	45	801	102	\$53,736	80	1301	102	\$53,736	115	1801	102	\$53,736
11	302	84	\$44,253	46	802	84	\$44,253	81	1302	84	\$44,253	116	1802	84	\$44,253
12	303	99	\$52,155	47	803	102	\$53,736	82	1303	102	\$53,736	117	1803	102	\$53,736
13	304	89	\$46,887	48	804	89	\$46,887	83	1304	89	\$46,887	118	1804	89	\$46,887
14	305	117	\$61,638	49	805	117	\$61,638	84	1305	117	\$61,638	119	1805	117	\$61,638
15	306	117	\$61,638	50	806	117	\$61,638	85	1306	117	\$61,638	120	1806	117	\$61,638
16	307	90	\$47,414	51	807	90	\$47,414	86	1307	90	\$47,414	121	1807	90	\$47,414
17	401	99	\$52,155	52	901	102	\$53,736	87	1401	102	\$53,736	122	1901	102	\$53,736
18	402	84	\$44,253	53	902	84	\$44,253	88	1402	84	\$44,253	123	1902	84	\$44,253
19	403	99	\$52,155	54	903	102	\$53,736	89	1403	102	\$53,736	124	1903	102	\$53,736
20	404	89	\$46,887	55	904	89	\$46,887	90	1404	89	\$46,887	125	1904	89	\$46,887
21	405	117	\$61,638	56	905	117	\$61,638	91	1405	117	\$61,638	126	1905	117	\$61,638
22	406	117	\$61,638	57	906	117	\$61,638	92	1406	117	\$61,638	127	1906	117	\$61,638
23	407	90	\$47,414	58	907	90	\$47,414	93	1407	90	\$47,414	128	1907	90	\$47,414
24	501	99	\$52,155	59	1001	102	\$53,736	94	1501	102	\$53,736	129	2003	144	\$75,862
25	502	84	\$44,253	60	1002	84	\$44,253	95	1502	84	\$44,253	130	2001	145	\$76,389
26	503	99	\$52,155	61	1003	102	\$53,736	96	1503	102	\$53,736	131	2002	173	\$91,140
27	504	89	\$46,887	62	1004	89	\$46,887	97	1504	89	\$46,887	132	2103	144	\$75,862
28	505	117	\$61,638	63	1005	117	\$61,638	98	1505	117	\$61,638	133	2101	144	\$75,862
29	506	117	\$61,638	64	1006	117	\$61,638	99	1506	117	\$61,638	134	2102	173	\$91,140
30	507	90	\$47,414	65	1007	90	\$47,414	100	1507	90	\$47,414	135	2203	144	\$75,862
31	601	102	\$53,736	66	1101	102	\$53,736	101	1601	102	\$53,736	136	2201	144	\$75,862
32	602	84	\$44,253	67	1102	84	\$44,253	102	1602	84	\$44,253	137	2202	173	\$91,140
33	603	102	\$53,736	68	1103	102	\$53,736	103	1603	102	\$53,736	U/E Total: <u>14182</u>			
34	604	89	\$46,887	69	1104	89	\$46,887	104	1604	89	\$46,887				
35	605	117	\$61,638	70	1105	117	\$61,638	105	1605	117	\$61,638	<b>Total Deductible    \$7,471,400</b>			