

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, MARCH 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 M., Janice W., Gord M., 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 6:04 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held February 26, 2025. **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 for February 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

The Council will not be able to present a funding proposal for this work at this year's AGM. A comprehensive funding proposal will be presented to the owners at a Special General Meeting later in the year. Currently, we have about \$134,000 in the Interior Upgrading fund. A Levy to owners will be required to cover the expense of the full project work. Although exact pricing has still not been established, most owners should expect a Levy of about a \$2,500.

The Council has pivoted in their sourcing to now considering only quality Canadian suppliers wherever possible.

The Council has connected with a consultant who has begun assembling materials, samples and ideas to provide the Council with the best options.

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

Fitness Room Flooring

About May 20th, the Council will be moving forward 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.

Elevator Work

We have been informed that there are still significant elevator repairs to be scheduled for this year. This work is scheduled to begin on May 18th and will last about 3 weeks. When this work is scheduled, we will do our best to avoid the residents' heavy elevator usage periods of the 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 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
- a report that various areas of the building have strong smells of both marijuana and cigarettes.

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

Proposed Budget

The proposed budget to be presented at the AGM on April 23 has now been finalized. It includes a 2.5% increase in monthly strata fees. With cost-of-living increases from contractors and utilities still on the rise, the Council looked closely at all expenses to ensure that the strata fee increase was as low as possible.

Carbon Monoxide Sensor Alarms

The mechanical contractor has now overhauled the exhaust system on the roof top that draws fresh air into the building to pump throughout the hallways. As a result, the Strata is not anticipating any further issues with the carbon monoxide alarms going off. The Strata has also replaced the CO alarms we had in the hallways with upgraded devices that can send a text to our mechanical contractor as soon as there is any detected rise in CO levels. This notification procedure will provide the contractor with a chance to come onsite to troubleshoot before readings elevate to a dangerous level.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 7:17 p.m.

On Behalf of the Strata Council BCS 2176 Don Cook, Senior Strata Manager don@crpm.ca