

**BCS 2176 THE BENTLEY  
STRATA COUNCIL MEETING MINUTES  
TUESDAY, MAY 27, 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., Sandi M. & Lilian Z.  
Regrets; Gary W.

**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 March 26, 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 March & April required some adjustments and a reallocation of an expense. These amended statements have been posted on the Strata website.

It was **MOVED/SECONDED** to approve these financials. **CARRIED**

**(3) BUSINESS ARISING**

**Interior Decorating Upgrading Project**

We have about \$144,500 as of May in the Interior Upgrading fund. A Levy to owners will be required to cover the cost of the full project work. Although exact pricing has still not been established, most owners can expect a Levy close to an average of \$3,000. This amount was updated in May.

**The Council has connected with a consultant who is in the process of assembling materials, samples and ideas to provide the Council with the best options. Early in 2025, Council pivoted their sourcing of quality carpet tiles and upgraded wallpaper samples to considering only quality Canadian suppliers. However, due to the lack of Canadian manufacturing plants, the Council consultant has currently sourced carpet tiles and wallpaper from European suppliers.**

Once we have narrowed the selections to 2-3 carpet samples and 2 wallpaper samples for each, they will be displayed with an opportunity for owners to indicate their carpet & wallpaper combination preferences.

**The comprehensive funding proposal for this project will be presented to the owners at a Special General Meeting later in the year.**

### **Fitness Room Flooring**

**The Council will be moving forward on June 2 with replacing the entire fitness room flooring with heavy duty rubber matting. During this project, the fitness room will be unavailable for use from Monday June 2<sup>nd</sup> – Friday June 6<sup>th</sup> as the equipment will need to be totally removed and stored in the amenity room during the installation.**

### **(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.
- a report that various areas of the building have strong smells of both marijuana and cigarettes.
- a water leak from a faulty shut off valve under a sink.

### **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**

#### **In-suite water shut off valves**

In-suite water issues are the responsibility of the owner not the Strata. A water leak could well end up being an insurance claim on your personal policy. If you have never serviced your shut off valves, please be advised that they are now about 18 years old and likely in need of upgrading. In many instances, it's just a washer that requires replacing and or changing out the shut off valve itself to one that does not have a washer. In response to a recent leak at a unit from a faulty under the sink water shut off valve, Strata will again be presenting the owners with a proactive preventative maintenance project to upgrade these valves. Joe Lebert is a local plumber that has put together owner maintenance and upgrade projects before at the Bentley and will be contracted for this project. We will provide further updates next month on signing up to have Joe review with you your fixtures and shut off valves for his recommendations.

#### **Elevator Upgrades**

TK elevator has been onsite for about two weeks and will continue until June 6<sup>th</sup>. Their work is the final follow up to water damage repairs to both elevators from the December 2<sup>nd</sup> 2023 flood.

#### **Snow Services**

The Strata reviewed some quotes from snow service providers. It was previously decided by Council that we would not be contracting with Snow Queen this season. At this point, Tri-Cities is the front runner and the Strata Manager will meet onsite with the owner to clarify servicing issues.

### **(6) ADJOURNMENT**

There being no further business, the meeting was terminated at 7:42 p.m.

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