

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
TUESDAY, JUNE 24, 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., & Lilian Z., Gary W. Regrets; Sandi M.

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 May 27, 2025. **CARRIED**

To access Council meeting minutes, Bylaws, Rules and other information, please sign onto the Strata maintained website at: bentleyportmoody.ca.

(2) FINANCIALS

The May Financials were not available to be reviewed as of the date of this meeting.

(3) BUSINESS ARISING

Interior Decorating Upgrading Project

We have about \$150,000 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.

The Strata Manager was directed to contact the contractors involved with some questions and to request additional samples.

Council feels that the colour of the carpet and wallpaper in the lobby area should be selected to coordinate with this area's tiles, wood baseboards and wood paneling whereas the colour scheme in the hallways of the tower should be selected to coordinate with the decor of that area. Once Council has narrowed the selections to 2-3 carpet samples and 2 wallpaper samples for each area, 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 when the selection process is complete.

(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 and 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

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.

Please see attached the scope of work and pricing provided by Joe. Please contact him directly to discuss or review with you your fixtures and shut off valves for his recommendations.

Elevator Upgrades

TK elevator will again be onsite to work on both elevators, one at a time, for two weeks, July 7th – 11th & July 21st – 25th

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 & Snow Pro Services are the front runners, and the Strata Manager will be contacting each to clarify servicing issues.

Insurance Loss Prevention Evaluation

Aviva, a primary insurer of the Strata insurance policy, has contacted us regarding some recommendations intended to reduce the probability or severity of hazards leading to an insurance loss. These recommendations are being reviewed with actions being taken and or quotes obtained. The Strata responses have been provided to Aviva. We are awaiting their response.

Exterior Building Maintenance Review

Two contractor proposals to review the Bentley's exterior building maintenance were discussed by Council. Council approved BEMCO to undertake this review at a cost of \$7K.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 8:00 p.m.

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

Water Shutoff Valves

All plumbing fixtures come with water shutoff valves.

If they are original to the building, we recommend they be changed.

They can be identified by a clear plastic handle. If the handle is accidentally bumped or an attempt is made to shut them off, water may begin to spray out.

In addition, there is a rubber washer inside these valves. These rubber washers are beginning to breakdown into pieces and these pieces are finding their way into the supply tubes and fixtures. This can result in the rubber pieces clogging up the waterways and severely reducing water flow . At this point, in most cases the plumbing fixture shutoffs will not shut off the water 100 percent.

Recommendation is to change them out and replace with brass quarter turn ball valve type shutoffs.

Cost to replace 9 shutoffs in a typical unit is \$395 plus GST.

Replacement of existing braided supply tubes at the same time is \$10/supply tube plus GST.

Call Joe Lebert Plumbing at 604-728-6292 for further information.