

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 22, 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., Lilian Z., Gary W., 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 6:00 p.m.

It was **MOVED/SECONDED** to approve the minutes of the Council Meeting held June 24, 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 Treasurer reported that the statements for June & July were reviewed and no issues that would require adjustments were found. It was **MOVED/SECONDED** to approve these financials. **CARRIED**
These statements will be posted on the Strata website.

(3) BUSINESS ARISING

Interior Decorating Upgrading Project

We have about \$180,000, as of September, in the Interior Upgrading fund. While the total cost of this project is still being determined, a Levy to owners will be required to cover some of the cost. Planning at this stage indicates that most owners should expect a Levy on average of \$3,000. The exact amount for each owner would be determined by the size of the owner's unit. The remaining funding will come from the Contingency Reserve Fund.

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

The comprehensive funding proposal for this project, representing funding from the Contingency Reserve Fund as well as a 3/4 Vote Levy, will be presented to the owners at a Special General Meeting, which we are hoping to hold no later than the 3rd week in November.

After the funding has been approved by 3/4 Vote of the owners at the SGM, and all samples have been received and reviewed, the selections will be narrowed to 2 carpet samples and 3 wallpaper samples. These samples will be displayed with an opportunity for owners to indicate their carpet & wallpaper combination preferences. Nonresident owners will be sent a survey for them to respond with their preferences.

The Strata welcomes all owners' input on the selection process. Once recieved, the Strata will be making the final selection combination decision.

Exterior Building Maintenance Review

Last meeting it was approved to have BEMCO undertake this review at a cost of \$7K. On September 10th they completed their review and we are awaiting their report.

Infrared Scanning Report

Last month Strata approved proactive infrared scanning of the main electrical vaults and the elevator control room. These types of scans can identify weaknesses in the circuitry components and repairs and or replacements can be coordinated and scheduled thereby avoiding a sudden electric system shut down. As a result of this scanning, two repairs will be scheduled for **Thursday, October 16th at about 11am.**

IMPORTANT : There will be a COMPLETE electrical shutdown for at least 1.5 hours while these repairs are being done. This shutdown will include both elevators & parkade gates. A Notice will be posted advising of this shutdown well in advance of the scheduled date.

Persistent Lobby Fire Alarm Panel Beeping

As all residents likely know by now, the Lobby Fire Panel has frequently been beeping. We have exhausted attempts to trouble shoot this issue. At this point, Strata is facing exploring quotes and contractor options to replace & upgrade the entire panel.

Caretaker Office Internet

Urban Fiber provided the Bentley with Fiber Optic capacities for internet services for many years and connected the internet for the caretaker office computer for no charge. More recently, Beanfield acquired Urban Fiber and continued that free service. In November, that free service will come to an end and Council approved a conversion option to a monthly paid program.

(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.

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

For a couple of years now, Don Cook, our Strata Manager from Crossroads, has communicated that he is gradually working towards retirement. He would like to transition the Bentley to Cy, another Crossroads Strata Manager, by year end. The Strata has invited Cy to attend the next meeting in October so they can meet him.

(6) ADJOURNMENT

There being no further business, the meeting was terminated at 7:45 p.m.

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