

**BCS 2176 THE BENTLEY  
STRATA COUNCIL MEETING MINUTES  
MONDAY, OCTOBER 27, 2025**

**LOCATION:**  
*Amenity Room*

**STRATA COUNCIL**

**PRESIDENT**  
*vacant.*

**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., Lilian Z., Gary W., Sandi M.

A few days prior to this Council meeting, the Council President, Doug B., submitted his resignation, due to conflicting demands on his time. Doug has done a tremendous job as the Council President, and his contributions have been greatly appreciated. He will be missed. His absence creates an opportunity for a new Council member to become part of the team. There is no urgency to fill the vacancy before the next AGM, just putting it out there for owners to consider themselves for a nomination to Council next April.

**PROPERTY MANAGER**

Don Cook & Cy Begon from 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 September 22, 2025. **CARRIED**

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

**(2) FINANCIALS**

The Treasurer reported that the statements for August & September 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 \$165,000, as of October, 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.

A few months ago, our focus on product selection was pivoted away from US based suppliers and possible additional tariff costs. With no luck finding Canadian wholesale wallpaper suppliers, we shifted towards sourcing products from Europe. That due diligence found some carpet tile suppliers in Denmark and a wallpaper supplier in England. However, we have subsequently found that these European-sourced suppliers have significant logistical hurdles related to complex payment methods, very expensive shipping costs and us not having a comfort level of how any customer service issues would be handled. They even wanted \$680 before they would even send us samples.

At this point in time we are re-considering US made products, especially those that have local Canadian distributors with product at their warehouses. Primarily, we want to look out for owners' interests and concerns about unnecessary inflated pricing that would negatively tilt the amount of each owner's Levy.

### **Exterior Building Maintenance Review**

In 2021, we had the first comprehensive inspection of the building exterior conducted since the building was constructed. That inspection revealed that much catch-up maintenance required and in 2022, \$100,000 in a variety of maintenance repairs were completed. At the last meeting, it was approved to have BEMCO undertake a new exterior building review at a cost of \$7K. On September 10<sup>th</sup>, they completed their review, and the Council discussed their report. The report was favorable overall, which is what we expected. Based upon this comprehensive report, Council approved targeted repairs in the amount of \$28,950.

### **Persistent Lobby Fire Alarm Panel Beeping**

As all residents likely know by now, the Lobby Fire Panel has frequently been beeping for weeks. On October 23<sup>rd</sup>, the internal power supply circuits were replaced and upgraded at a cost of \$7,500. This cleared the messages and stopped the beeping for a few days. We anticipate that the annoying beeping many of you have experienced is finally over.

### **Caretaker Office Internet**

In November, the free internet service that Urban Fibre, and, subsequently, Beanfield, provided to the caretaker office service will come to an end. Council approved a conversion option for this service to a \$40 monthly paid program with Beanfield.

## **(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.

Correspondence reviewed at this meeting included; strata lot superficial damage which will be owner responsibility, water damage to a unit that will be the source of the leak unit responsibility, upgraded flooring damage which will be an owner responsibility, owner request for a smaller weight room bench, ground floor patio tile damage, owner request for clarification of Bylaws specifically referencing storage allowed in parking stalls, tree trimming on the north side of the building and an owner requesting a modification to the exterior windows at their unit to address flies entering through weeping holes. They are prepared to pay BEMCO for the modification when the contractor is out doing exterior building maintenance as approved in these minutes.

## **(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 Begon, another Crossroads Strata Manager, by year end. The Strata has invited Cy to again attend the next meeting in November to continue to facilitate his transition.

## **(6) ADJOURNMENT**

There being no further business, the meeting was terminated at 8:15 p.m.

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