



NOTICE

of the

ANNUAL GENERAL MEETING

for

STRATA PLAN BCS 2176

‘THE BENTLEY’

APRIL 28, 2026, 6:30 p.m.

(Registration starts 6:00 p.m.)

at

Amenity Room, 295 Guildford Way,
Port Moody, B.C.



CrossRoads Management Ltd.

NOTICE OF THE ANNUAL GENERAL MEETING

Dear Owners:

At the request of the Strata Council, we are pleased to inform you of an Annual General Meeting of the Owners of BCS 2176 “The Bentley”.

Enclosed are an agenda, Strata financials, budget proposal, a fee schedule and a proxy form.

To proceed with the meeting, please note that in accordance with the Bylaws of Strata Plan BCS 2176, if a quorum is not present within 30 minutes of the scheduled start time, the eligible voters present in person or by proxy will constitute a quorum. We look forward to seeing you on Tuesday, April 28, 2026 at 6:30 pm.

In accordance with Strata Corporation Bylaws of BCS 2176, persons that are not eligible to vote cannot participate in the discussion at this meeting. No person is eligible to vote if the Strata Corporation is entitled to register a lien against that strata lot under section 116(1).

Yours truly,

CROSSROADS MANAGEMENT LTD.

On behalf of the Owners of The Bentley, BCS 2176

TO ALL OWNERS OF STRATA PLAN BCS 2176 – ‘THE BENTLEY’

AGENDA OF THE ANNUAL GENERAL MEETING

DATE: Tuesday, April 28, 2026
TIME: Registration 6:00 p.m. | Commencing 6:30 p.m.
PLACE: The Bentley Amenity Room
ADDRESS: 295 Guildford Way, Port Moody, B.C.

- (1) Registration begins at 6:00 p.m. Please bring any proxies with you.
- (2) The Chairperson will call the meeting to order at 6:30 p.m.
- (3) Calling of the roll and certification of proxies.
- (4) Presentation of Proof of Notice / Waiver of Notice.
- (5) Approval of the Minutes of the Annual General Meeting held on April 23rd, 2025. (*PREVIOUSLY CIRCULATED*)
- (6) The report on insurance coverage receipt will be acknowledged. (*ATTACHED*)
- (7) The financial statement receipt will be acknowledged. (*ATTACHED*)
- (8) Approval of the proposed Operating Budget. (*ATTACHED*)
- (9) Resolution “A” Capital Projects
- (10) Election of the new Strata Council.
- (11) General discussion period.
- (12) Termination of the meeting.



Residential Strata Program

Summary of Coverages - The Owners of Strata Plan BCS2176

Insured: The Owners of Strata Plan BCS2176, The Bentley
c/o Crossroads Management Ltd.

Policy Period: From: March 1, 2026

Location(s): 295 Guildford Way, Port Moody, BC V3H 5N3

Property Policy Number: BINDER

To: March 1, 2027

Effective: March 1, 2026

| Description Of Coverages | Limits Of Liability | Deductibles |
|--|--|----------------------------|
| Property of Every Description – Per Occurrence, Form No. CMWM-APRIL-2023, Appraisal: Mar 1, 2026, Year of Cycle: 4 | \$80,500,000. | \$10,000. |
| 130 % Extended Replacement Cost Limit | \$104,650,000. | |
| Business Interruption | Not Covered | |
| All Risks (All Other Losses Deductible) | | \$10,000. |
| Earthquake – (Annual Aggregate) – 130% Extended Replacement Cost Applies | | 10%, Minimum \$100,000. |
| Flood – Annual Aggregate – 130% Extended Replacement Cost Applies | | \$25,000. |
| Water Damage | | \$50,000. |
| Sewer Backup | | \$50,000. |
| Exterior Glass Breakage - Wood Frame Construction Portions of Building | | \$250. |
| Exterior Glass Breakage - All Other | | \$1,000. |
| Commercial Glass Breakage and Canopy Glass Breakage | | \$1,000. |
| Master Key Coverage and Lock and Key Coverage | | \$2,500. |
| Illegal Drug Activity | | \$50,000. |
| All Losses arising from Vacant Units | | \$50,000. |
| Equipment Breakdown - By-laws Included | \$80,500,000. | \$1,000. |
| Business Interruption - Loss of Profits (Gross Rentals) | Not Covered | |
| Included Debris Removal; \$500,000 Water Damage; \$500,000 Ammonia Contamination; \$500,000 Hazardous Substances; \$500,000 Professional Fees; \$100,000 Contingent Business Interruption; \$100,000 Brands And Labels; \$100,000 Fungus Clean Up Or Removal Coverage; \$100,000 Service Interruption; \$250,000 Extra Expense; \$1,000,000 Expediting Expense | Included | |
| General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence | \$10,000,000. | *\$1,000. |
| Products and Completed Operations – Aggregate Limit | \$10,000,000. | |
| Non-Owned Automobile | \$10,000,000. | |
| Advertising Injury Liability | \$10,000,000. | |
| Medical Payments – Each Person | \$50,000. | |
| Tenants’ Legal Liability – Any One Premises | \$500,000. | \$1,000. |
| Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee’s Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers) | \$50,000. | |
| Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside Limit of Liability - No Limitation | \$5,000,000. | Nil |
| Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made | Included | Nil |
| Discrimination Defense Costs | Included | |
| Employment Practices Liability | Included | |
| Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery, Fraud, Theft, Robbery or Burglary | Not Covered | |
| Employee Dishonesty, Coverage – Form A – Including Property Manager and Designated Persons | Not Covered | |
| Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs | \$1,000,000. | \$10,000. |
| Aggregate (Master) Policy Limit | \$5,000,000. | |
| Terrorism and Sabotage Coverage | \$500,000. | \$2,500 |
| Group Accident & Business Travel (Volunteer Accident Coverage) | \$100,000. | 7 Day Waiting Period |
| Principal Sum - \$100,000 Weekly Accident Indemnity - \$500 (maximum 52 weeks) | | |
| Accident Expenses - various up to \$15,000. (please see wording) Dental Expenses \$5,000. | | |
| Cyber Liability (Intellect Privacy & Data Breach) | | \$5,000. |
| Liability | \$100,000. | |
| Expense | \$50,000. | |
| Earthquake Deductible Buy-Down Coverage – Annual Aggregate | Not Covered | |
| Platinum Legal Services Retainer Contract | Aggregate Fees Cap per Legal Proceeding | |
| Per Claim – \$1,500,000 Term Aggregate | \$1,000,000. | |
| Note: The Legal Services Retainer Contract with Clark Wilson LLP is not a contract of insurance but is a Retainer agreement between the Strata Corporation and Clark Wilson LLP for Legal Services as described in the Contract. | | |
| Premium is fully earned. | | |

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws
- Valuation Basis – Stated Amount
- Extended Replacement Cost – 130% Subject to an appraisal being filed with the insurers and dated within 12 months prior to the effective date of the policy.
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$2,500,000.

Conditions – General Liability

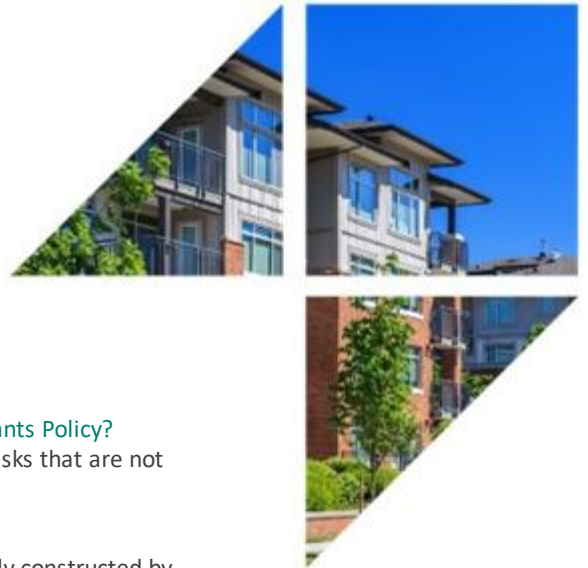
- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury/loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

Notable Exclusions & Endorsements

- See Schedule of Forms
- Property Cyber and Data Endorsement / Property & Equipment Breakdown Communicable Disease Exclusion / Virus, Bacteria or Microorganism Exclusion / Declaration of Emergency Endorsement

E&OE This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.

700-2025 Willingdon Avenue, Burnaby, BC V5C 0J3 T (604) 294-3301 F (604) 294-3003 TF (800) 263-3313



Frequently Asked Questions

Q. The Strata Corporation carries insurance, why do I also need a Unit Owners/Tenants Policy?

A. An owner and tenant are responsible for obtaining insurance coverage to cover risks that are not covered by the Strata Corporation's insurance policy.

Q. What does the Strata Corporation insurance include?

A. The intent of the Strata Corporation insurance is to cover the building as originally constructed by the developer.

Q. What is not covered by the Strata Corporation, which I should be insuring under a Unit Owners/Tenants Policy?

A. Your personal contents, any improvement or betterment since the original hand over from the developer, additional living expense to cover your relocation costs after a claim, your own personal liability for lawsuits and deductible assessment/loss assessment.

Q. How do I know whether my policy is for Full Replacement Cost Coverage?

A. Full Replacement Cost is included unless otherwise noted. If Property of Every Description and Equipment Breakdown have the same limits noted, then Full Replacement Cost is in effect.

Q. Why are deductibles increasing?

A. Increasing costs and frequency of claims have led to poor results for insurers in the strata class of business. In response to ongoing financial losses and an analysis of a strata's claims history, insurers are increasing deductibles to new minimum requirements.

Q. What is the definition of Sprinkler Discharge?

A. Sprinkler Discharge means activation, discharge and/or leakage of a sprinkler head, a component of the fire suppression system, unless directly resulting from fire, smoke, heat, or explosion. Sprinkler discharge is a type of water damage for which insurers sometimes require a higher deductible applied due to losses from this peril. If there is not a specific deductible noted for sprinkler discharge, insured losses would fall under the All Other Losses or Water Damage Deductible depending on proximate cause of loss.

Q. What is the definition of Vacant Unit?

A. A unit which is uninhabited at the time of loss, regardless of the presence of furnishings, due to all previous occupants having terminated their residence without intention of lawfully returning and no new occupants having taken up lawful residence.

Q. What is the definition of Illegal Drug?

A. Illegal Drug Activity means any activity relating to either the growing, cultivation, harvesting, manufacturing, distribution or sale of any non-prescription controlled substance or substances enumerated in Schedule (Section 2) of the federal Controlled Drugs and Substances Act Narcotic Control Regulations C.R.C., c 1041 (as amended from time to time), whether or not the Named Insured is aware of such activity. Often, Illegal Drug Activity is excluded entirely from insurance, but coverage is afforded under our policy.

Q. What is the definition of Flood?

A. Flood means tsunami, waves, tides, tidal waves or the rising of, the breaking out or the overflow of any body of water whether natural or manmade. For purpose of strata insurance, owners cannot cause a flood (i.e. this is not a potential strata owner deductible assessment). The Flood deductible would be funded by all owners based upon unit entitlement if assessment was required.

Q. What is the definition of Wildfires of Note?

A. Wildfires of Note means "wildfires which are highly visible or which pose a potential threat to public safety". The Wildfire deductible would be funded by all owners based upon unit entitlement if assessment was required.



Q. What is my portion of the Earthquake deductible?

A. The earthquake deductible is applied as a percentage of the value of the buildings(s) damaged. The earthquake deductible minimum only applies if the percentage deductible is lower than the minimum stated, which is very rare. For example, a \$10,000,000. building with a 20% deductible, minimum \$250,000, would have a deductible of \$2,000,000. (20% of \$10,000,000. with minimum of \$250,000. irrelevant). Any special assessment to fund the strata earthquake deductible would be based upon unit entitlement. To calculate the average earthquake deductible assessment to each owner, divide the strata earthquake deductible by the number of units. Using above example, if there were 100 units, the average assessment to each owner would be \$20,000. (\$2,000,000. / 100).

Q. What is Deductible Assessment/Loss Assessment?

A. Most Strata Corporation bylaws allow the Strata Corporation to assess the deductible to the source unit owner. Therefore it is imperative all owners have personal insurance coverage to fund such as assessment in the event the strata loss results from their unit. Owners should carry coverage to the highest potential deductible assessment figure which is typically the water damage deductible or sprinkler discharge deductible, if higher.

Q. What about damage below the Strata Corporation deductible?

A. While the Strata Property Act requires the Strata Corporation to maintain insurance, the Act does not contain a duty to repair the strata lot. This means that if damage to the Strata Corporation property is below the deductible, all unit owners will typically be responsible for repairing their own units. Moreover, you can be responsible to repair your unit even if the damage is caused by another unit or common property. It is imperative that you have insurance to cover repairs to your unit below the strata deductible, and this coverage is often referred to as Unit Additional Protection under a personal insurance policy.

Q. How do I find Deductible Assessment/Loss Assessment Insurance?

A. Get in touch with your current personal insurance provider to get this necessary coverage, share the Summary of Coverage document outlining the Strata Deductibles.

Q. My personal insurer cannot match the policy deductibles.

A. Each personal insurer has different stipulations and limitations. Ask your broker for advice on other potential options. Acera Insurance Services Ltd. is also proud to launch our new Deductible Assessment Buy Up program for unit owners at /deductible-coverage.

Q. What else can I do?

A. Preventing claims is always best, and not limited to but include that you check and replace your supply lines, know where your water shut off valves are located, consider water leak detectors, perform regular and preventative maintenance, never leave your appliances running while away from home, and consider installing sprinkler cages.

BCS 2176 The Bentley

Earthquake Insurance Deductible Liability by Unit

March 1, 2026 to February 28, 2027

Insured value: \$80,500,000 Earthquake deductible: \$8,500,000 (10%)

| Strata Lot | Unit No. | U/E | Amount | Strata Lot | Unit No. | U/E | Amount | Strata Lot | Unit No. | U/E | Amount | Strata Lot | Unit No. | U/E | Amount |
|------------|----------|-----|----------|------------|----------|-----|----------|------------|----------|-----|----------|-------------------------|----------|-----|--------------------|
| 1 | 101 | 117 | \$70,124 | 36 | 606 | 117 | \$70,124 | 71 | 1106 | 117 | \$70,124 | 106 | 1606 | 117 | \$70,124 |
| 2 | 102 | 87 | \$52,144 | 37 | 607 | 90 | \$53,942 | 72 | 1107 | 90 | \$53,942 | 107 | 1607 | 90 | \$53,942 |
| 3 | 201 | 99 | \$59,336 | 38 | 701 | 102 | \$61,134 | 73 | 1201 | 102 | \$61,134 | 108 | 1701 | 102 | \$61,134 |
| 4 | 202 | 84 | \$50,346 | 39 | 702 | 84 | \$50,346 | 74 | 1202 | 84 | \$50,346 | 109 | 1702 | 84 | \$50,346 |
| 5 | 203 | 99 | \$59,336 | 40 | 703 | 102 | \$61,134 | 75 | 1203 | 102 | \$61,134 | 110 | 1703 | 102 | \$61,134 |
| 6 | 204 | 89 | \$53,342 | 41 | 704 | 89 | \$53,342 | 76 | 1204 | 89 | \$53,342 | 111 | 1704 | 89 | \$53,342 |
| 7 | 205 | 117 | \$70,124 | 42 | 705 | 117 | \$70,124 | 77 | 1205 | 117 | \$70,124 | 112 | 1705 | 117 | \$70,124 |
| 8 | 206 | 117 | \$70,124 | 43 | 706 | 117 | \$70,124 | 78 | 1206 | 117 | \$70,124 | 113 | 1706 | 117 | \$70,124 |
| 9 | 207 | 90 | \$53,942 | 44 | 707 | 90 | \$53,942 | 79 | 1207 | 90 | \$53,942 | 114 | 1707 | 90 | \$53,942 |
| 10 | 301 | 99 | \$59,336 | 45 | 801 | 102 | \$61,134 | 80 | 1301 | 102 | \$61,134 | 115 | 1801 | 102 | \$61,134 |
| 11 | 302 | 84 | \$50,346 | 46 | 802 | 84 | \$50,346 | 81 | 1302 | 84 | \$50,346 | 116 | 1802 | 84 | \$50,346 |
| 12 | 303 | 99 | \$59,336 | 47 | 803 | 102 | \$61,134 | 82 | 1303 | 102 | \$61,134 | 117 | 1803 | 102 | \$61,134 |
| 13 | 304 | 89 | \$53,342 | 48 | 804 | 89 | \$53,342 | 83 | 1304 | 89 | \$53,342 | 118 | 1804 | 89 | \$53,342 |
| 14 | 305 | 117 | \$70,124 | 49 | 805 | 117 | \$70,124 | 84 | 1305 | 117 | \$70,124 | 119 | 1805 | 117 | \$70,124 |
| 15 | 306 | 117 | \$70,124 | 50 | 806 | 117 | \$70,124 | 85 | 1306 | 117 | \$70,124 | 120 | 1806 | 117 | \$70,124 |
| 16 | 307 | 90 | \$53,942 | 51 | 807 | 90 | \$53,942 | 86 | 1307 | 90 | \$53,942 | 121 | 1807 | 90 | \$53,942 |
| 17 | 401 | 99 | \$59,336 | 52 | 901 | 102 | \$61,134 | 87 | 1401 | 102 | \$61,134 | 122 | 1901 | 102 | \$61,134 |
| 18 | 402 | 84 | \$50,346 | 53 | 902 | 84 | \$50,346 | 88 | 1402 | 84 | \$50,346 | 123 | 1902 | 84 | \$50,346 |
| 19 | 403 | 99 | \$59,336 | 54 | 903 | 102 | \$61,134 | 89 | 1403 | 102 | \$61,134 | 124 | 1903 | 102 | \$61,134 |
| 20 | 404 | 89 | \$53,342 | 55 | 904 | 89 | \$53,342 | 90 | 1404 | 89 | \$53,342 | 125 | 1904 | 89 | \$53,342 |
| 21 | 405 | 117 | \$70,124 | 56 | 905 | 117 | \$70,124 | 91 | 1405 | 117 | \$70,124 | 126 | 1905 | 117 | \$70,124 |
| 22 | 406 | 117 | \$70,124 | 57 | 906 | 117 | \$70,124 | 92 | 1406 | 117 | \$70,124 | 127 | 1906 | 117 | \$70,124 |
| 23 | 407 | 90 | \$53,942 | 58 | 907 | 90 | \$53,942 | 93 | 1407 | 90 | \$53,942 | 128 | 1907 | 90 | \$53,942 |
| 24 | 501 | 99 | \$59,336 | 59 | 1001 | 102 | \$61,134 | 94 | 1501 | 102 | \$61,134 | 129 | 2003 | 144 | \$86,307 |
| 25 | 502 | 84 | \$50,346 | 60 | 1002 | 84 | \$50,346 | 95 | 1502 | 84 | \$50,346 | 130 | 2001 | 145 | \$86,906 |
| 26 | 503 | 99 | \$59,336 | 61 | 1003 | 102 | \$61,134 | 96 | 1503 | 102 | \$61,134 | 131 | 2002 | 173 | \$103,688 |
| 27 | 504 | 89 | \$53,342 | 62 | 1004 | 89 | \$53,342 | 97 | 1504 | 89 | \$53,342 | 132 | 2103 | 144 | \$86,307 |
| 28 | 505 | 117 | \$70,124 | 63 | 1005 | 117 | \$70,124 | 98 | 1505 | 117 | \$70,124 | 133 | 2101 | 144 | \$86,307 |
| 29 | 506 | 117 | \$70,124 | 64 | 1006 | 117 | \$70,124 | 99 | 1506 | 117 | \$70,124 | 134 | 2102 | 173 | \$103,688 |
| 30 | 507 | 90 | \$53,942 | 65 | 1007 | 90 | \$53,942 | 100 | 1507 | 90 | \$53,942 | 135 | 2203 | 144 | \$86,307 |
| 31 | 601 | 102 | \$61,134 | 66 | 1101 | 102 | \$61,134 | 101 | 1601 | 102 | \$61,134 | 136 | 2201 | 144 | \$86,307 |
| 32 | 602 | 84 | \$50,346 | 67 | 1102 | 84 | \$50,346 | 102 | 1602 | 84 | \$50,346 | 137 | 2202 | 173 | \$103,688 |
| 33 | 603 | 102 | \$61,134 | 68 | 1103 | 102 | \$61,134 | 103 | 1603 | 102 | \$61,134 | U/E Total: <u>14182</u> | | | |
| 34 | 604 | 89 | \$53,342 | 69 | 1104 | 89 | \$53,342 | 104 | 1604 | 89 | \$53,342 | Total Deductible | | | \$8,500,000 |
| 35 | 605 | 117 | \$70,124 | 70 | 1105 | 117 | \$70,124 | 105 | 1605 | 117 | \$70,124 | | | | |

BCS 2176 The Bentley

Balance Sheet

February 28, 2026

ASSETS

| | | |
|------------------------------------|----|--------------------------------------|
| Petty Cash | \$ | 500.00 |
| Bank - Shares | | 5.00 |
| Bank - Operating Accounts | | 30,052.71 |
| Bank - Contingency Reserve Account | | 1,089,890.46 |
| Prepaid Expenses | | 147.00 |
| Accounts Receivable | | 200.00 |
| Unico Accounts Receivable | | 280.68 |
| TOTAL ASSETS | | <u><u>\$ 1,121,075.85</u></u> |

LIABILITIES

| | | |
|--------------------------|----|-----------------------------------|
| Accounts Payable | \$ | 13,029.64 |
| Accrued Expenses | | 595.33 |
| Vacation Payable | | 3,984.98 |
| TOTAL LIABILITIES | | <u><u>\$ 17,609.95</u></u> |

OWNER'S EQUITY

| | | |
|---|-----------|--------------------------------------|
| CONTINGENCY RESERVE FUNDS | | |
| Non-Segregated Contingency Reserves | \$ | 809,435.99 |
| Capital Projects Fund | | 57,943.65 |
| Capital Projects Expenses | | (34,877.33) |
| Parkade Membrane Reserve Fund | | 54,781.44 |
| Recarpeting Reserve Fund | | 181,991.67 |
| Recarpeting Reserve Expenses | | (15,388.31) |
| Interest Received on GIC Investments in CRF | | 31,503.35 |
| TOTAL CONTINGENCY RESERVE FUNDS | \$ | <u>1,085,390.46</u> |
| Prior Period Surplus | | 17,397.26 |
| Current Income | | 678.18 |
| TOTAL OWNER'S EQUITY | | <u><u>\$ 1,103,465.90</u></u> |
| TOTAL LIABILITIES AND EQUITY | | <u><u>\$ 1,121,075.85</u></u> |

BCS 2176 The Bentley

Funds Analysis

March 1, 2025 to February 28, 2026

Operating Funds Account:

| | | | |
|---|----|------------------|----------|
| Opening Account Balance March 1, 2025 | \$ | 25,557.92 | |
| Closing Account Balance February 28, 2026 | | <u>34,552.71</u> | |
| Operating Funds Increase: | \$ | | 8,994.79 |

Contingency Reserve Funds Account:

| | | | |
|---|----|------------------------|-----------------------------|
| Opening Account Balance March 1, 2025: | \$ | 990,762.92 | |
| Strata Fee Contributions to CRF: | | | |
| Non-Segregated Contributions | | 21,999.96 | |
| Capital Projects | | 54,999.96 | |
| Recarpeting Reserve Fund | | 50,000.04 | |
| Loan from CRF to pay Strata Insurance Premium | | (165,469.00) | |
| Strata Insurance Premium Repayment to CRF | | 165,468.96 | |
| CRF Bank Account Interest Earned | | 31,503.39 | |
| Capital Project Expenditures | | (50,265.64) | |
| Emergency Expenses | | <u>(9,110.13)</u> | |
| Closing Account Balance February 28, 2026 | | <u>\$ 1,089,890.46</u> | |
| Contingency Reserve Funds Increase: | \$ | | <u>99,127.54</u> |
| Total Funds Increase: | | | <u><u>\$ 108,122.33</u></u> |

APPROVAL OF THE OPERATING BUDGET 2026/2027

Preamble to the budget:

- Council is continuing to see inflationary increases in operating costs. While inflation is more subdued than in the last few years, service rates for contractors and suppliers continue to increase.
- Council secured a large reduction in the insurance premium this upcoming year. It is unknown if this new rate will be stable, or if we will see a very large increase next year. To keep expenses smoothed out overall, the council has allocated increased funds to general repairs and maintenance, and special projects.
- Council is increasing the allocation to the Contingency Reserve Fund. This helps put the Strata in a better position for the long term.
- Council is proposing to use the reduction in the Insurance premium to offset the increases in operating expenses and increased CRF funding and keep Strata fees the same as the previous year.

Therefore, be it resolved by the owners of Strata Plan BCS 2176 with a majority vote to approve the proposed Budget for the fiscal year beginning March 1st, 2026 and ending February 28th, 2027.

BCS 2176 The Bentley

OPERATING RESULTS

for the period from March 1, 2025 to February 28, 2026

&

PROPOSED OPERATING BUDGET

for the period from March 1, 2026 to February 28, 2027

(No strata fee increase from 2025-26)

| | 2025-26 Actual | 2025-26 Budget | Variance | Proposed 2026-27 Budget |
|--------------------------------------|----------------------|----------------------|----------------------|-------------------------------|
| INCOME | | | | |
| Strata Fees | \$ 709,999.44 | \$ 710,000.00 | \$ (0.56) | \$710,000 |
| Interest Income | 1,866.06 | 2,000.00 | (133.94) | 1,750 |
| Key Income | 1,625.00 | 2,000.00 | (375.00) | 1,750 |
| Miscellaneous | 505.00 | 1,000.00 | (495.00) | 500 |
| Move In/Out Fees | 1,000.00 | 2,000.00 | (1,000.00) | 1,000 |
| TOTAL INCOME | <u>\$ 714,995.50</u> | <u>\$ 717,000.00</u> | <u>\$ (2,004.50)</u> | <u>\$715,000</u> |
| OPERATING EXPENSES | | | | |
| Repairs and Maintenance | | | | |
| Plumbing | \$ 7,579.73 | | | |
| Electrical | 5,261.03 | | | |
| Mechanical | 2,953.43 | | | |
| Interior Walls, Floors, etc. | 11,065.79 | | | |
| Exterior Walls, Balconies etc. | 17,788.46 | | | |
| Exterior Cleaning | 34,988.84 | | | |
| Exercise Equipment | 917.16 | | | |
| Safety and Security | 14,991.46 | | | |
| Misc. Parts and Supplies | 1,932.75 | | | |
| Total Repairs and Maintenance | <u>\$ 97,478.65</u> | \$ 80,000.00 | \$ (17,478.65) | \$ 95,000 |
| Landscape Maintenance | 23,750.14 | 24,234.00 | 483.86 | 25,000 |
| Snow Removal, Salting | 3,571.98 | 12,000.00 | 8,428.02 | 7,990 |
| Elevator Maintenance | 34,041.71 | 35,000.00 | 958.29 | 35,000 |
| Fire Equipment Maintenance | 14,322.00 | 13,000.00 | (1,322.00) | 15,000 |
| Cleaning and Janitorial | 77,528.80 | 76,000.00 | (1,528.80) | 79,500 |
| Alarm Monitoring | 1,764.00 | 2,000.00 | 236.00 | 2,000 |
| Electricity: | | | | |
| Billings from BC Hydro | \$ 53,052.32 | | | |
| Less Billings to EV Charger Owners | <u>(3,557.86)</u> | | | |
| Net Electricity Expense | 49,494.46 | 47,000.00 | (2,494.46) | 52,000 |
| Garbage and Recycling | 35,024.67 | 34,000.00 | (1,024.67) | 38,000 |
| Gas | 31,797.32 | 48,000.00 | 16,202.68 | 36,000 |
| Telephone & Internet | 1,787.05 | 2,500.00 | 712.95 | 2,000 |
| Insurance | 165,469.00 | 165,469.00 | - | 120,213 |
| Management Fees | 46,797.00 | 46,797.00 | - | 46,797 |
| Miscellaneous | 4,490.58 | 4,000.00 | (490.58) | 5,500 |
| TOTAL OPERATING EXPENSES | <u>\$ 587,317.36</u> | <u>\$ 590,000.00</u> | <u>\$ 2,682.64</u> | <u>\$560,000</u> |
| CONTINGENCY RESERVE EXPENSES | | | | |
| Non-Segregated Reserves | \$ 21,999.96 | \$ 22,000.00 | \$ 0.04 | \$ 30,000 |
| Capital Projects Fund | 54,999.96 | 55,000.00 | 0.04 | 75,000 |
| Recarpeting Reserve Fund | 50,000.04 | 50,000.00 | (0.04) | 50,000 |
| TOTAL CRF EXPENSES | <u>\$ 126,999.96</u> | <u>\$ 127,000.00</u> | <u>\$ 0.04</u> | <u>\$155,000</u> |
| TOTAL EXPENSES | <u>\$ 714,317.32</u> | <u>\$ 717,000.00</u> | <u>\$ (2,682.68)</u> | <u>\$715,000</u> |
| SURPLUS (DEFICIT) FOR 2025-26 | \$ 678.18 | | \$ 678.18 | |

BCS 2176 The Bentley

Proposed Strata Fee Schedule

for the period from March 1, 2026 to February 28, 2027

(No strata fee increase from 2025-26)

| Strata Lot | Unit No. | U/E | Operating Fund | CRF | Monthly Payment | Strata Lot | Unit No. | U/E | Operating Fund | CRF | Monthly Payment |
|------------|----------|-----|----------------|----------|-----------------|------------|----------|-----|----------------|----------|-----------------|
| 1 | 101 | 117 | \$385.00 | \$106.56 | \$491.56 | 36 | 606 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 2 | 102 | 87 | \$286.28 | \$79.24 | \$365.52 | 37 | 607 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 3 | 201 | 99 | \$325.77 | \$90.17 | \$415.93 | 38 | 701 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 4 | 202 | 84 | \$276.41 | \$76.51 | \$352.91 | 39 | 702 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 5 | 203 | 99 | \$325.77 | \$90.17 | \$415.93 | 40 | 703 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 6 | 204 | 89 | \$292.86 | \$81.06 | \$373.92 | 41 | 704 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 7 | 205 | 117 | \$385.00 | \$106.56 | \$491.56 | 42 | 705 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 8 | 206 | 117 | \$385.00 | \$106.56 | \$491.56 | 43 | 706 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 9 | 207 | 90 | \$296.15 | \$81.97 | \$378.12 | 44 | 707 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 10 | 301 | 99 | \$325.77 | \$90.17 | \$415.93 | 45 | 801 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 11 | 302 | 84 | \$276.41 | \$76.51 | \$352.91 | 46 | 802 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 12 | 303 | 99 | \$325.77 | \$90.17 | \$415.93 | 47 | 803 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 13 | 304 | 89 | \$292.86 | \$81.06 | \$373.92 | 48 | 804 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 14 | 305 | 117 | \$385.00 | \$106.56 | \$491.56 | 49 | 805 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 15 | 306 | 117 | \$385.00 | \$106.56 | \$491.56 | 50 | 806 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 16 | 307 | 90 | \$296.15 | \$81.97 | \$378.12 | 51 | 807 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 17 | 401 | 99 | \$325.77 | \$90.17 | \$415.93 | 52 | 901 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 18 | 402 | 84 | \$276.41 | \$76.51 | \$352.91 | 53 | 902 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 19 | 403 | 99 | \$325.77 | \$90.17 | \$415.93 | 54 | 903 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 20 | 404 | 89 | \$292.86 | \$81.06 | \$373.92 | 55 | 904 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 21 | 405 | 117 | \$385.00 | \$106.56 | \$491.56 | 56 | 905 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 22 | 406 | 117 | \$385.00 | \$106.56 | \$491.56 | 57 | 906 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 23 | 407 | 90 | \$296.15 | \$81.97 | \$378.12 | 58 | 907 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 24 | 501 | 99 | \$325.77 | \$90.17 | \$415.93 | 59 | 1001 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 25 | 502 | 84 | \$276.41 | \$76.51 | \$352.91 | 60 | 1002 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 26 | 503 | 99 | \$325.77 | \$90.17 | \$415.93 | 61 | 1003 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 27 | 504 | 89 | \$292.86 | \$81.06 | \$373.92 | 62 | 1004 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 28 | 505 | 117 | \$385.00 | \$106.56 | \$491.56 | 63 | 1005 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 29 | 506 | 117 | \$385.00 | \$106.56 | \$491.56 | 64 | 1006 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 30 | 507 | 90 | \$296.15 | \$81.97 | \$378.12 | 65 | 1007 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 31 | 601 | 102 | \$335.64 | \$92.90 | \$428.54 | 66 | 1101 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 32 | 602 | 84 | \$276.41 | \$76.51 | \$352.91 | 67 | 1102 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 33 | 603 | 102 | \$335.64 | \$92.90 | \$428.54 | 68 | 1103 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 34 | 604 | 89 | \$292.86 | \$81.06 | \$373.92 | 69 | 1104 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 35 | 605 | 117 | \$385.00 | \$106.56 | \$491.56 | 70 | 1105 | 117 | \$385.00 | \$106.56 | \$491.56 |

BCS 2176 The Bentley

Proposed Strata Fee Schedule

for the period from March 1, 2026 to February 28, 2027

(No strata fee increase from 2025-26)

| Strata Lot | Unit No. | U/E | Operating Fund | CRF | Monthly Payment | Strata Lot | Unit No. | U/E | Operating Fund | CRF | Monthly Payment |
|------------|----------|-----|----------------|----------|-----------------|------------------------|---------------------|---------------------|---------------------|----------|-----------------|
| 71 | 1106 | 117 | \$385.00 | \$106.56 | \$491.56 | 106 | 1606 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 72 | 1107 | 90 | \$296.15 | \$81.97 | \$378.12 | 107 | 1607 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 73 | 1201 | 102 | \$335.64 | \$92.90 | \$428.54 | 108 | 1701 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 74 | 1202 | 84 | \$276.41 | \$76.51 | \$352.91 | 109 | 1702 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 75 | 1203 | 102 | \$335.64 | \$92.90 | \$428.54 | 110 | 1703 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 76 | 1204 | 89 | \$292.86 | \$81.06 | \$373.92 | 111 | 1704 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 77 | 1205 | 117 | \$385.00 | \$106.56 | \$491.56 | 112 | 1705 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 78 | 1206 | 117 | \$385.00 | \$106.56 | \$491.56 | 113 | 1706 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 79 | 1207 | 90 | \$296.15 | \$81.97 | \$378.12 | 114 | 1707 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 80 | 1301 | 102 | \$335.64 | \$92.90 | \$428.54 | 115 | 1801 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 81 | 1302 | 84 | \$276.41 | \$76.51 | \$352.91 | 116 | 1802 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 82 | 1303 | 102 | \$335.64 | \$92.90 | \$428.54 | 117 | 1803 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 83 | 1304 | 89 | \$292.86 | \$81.06 | \$373.92 | 118 | 1804 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 84 | 1305 | 117 | \$385.00 | \$106.56 | \$491.56 | 119 | 1805 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 85 | 1306 | 117 | \$385.00 | \$106.56 | \$491.56 | 120 | 1806 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 86 | 1307 | 90 | \$296.15 | \$81.97 | \$378.12 | 121 | 1807 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 87 | 1401 | 102 | \$335.64 | \$92.90 | \$428.54 | 122 | 1901 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 88 | 1402 | 84 | \$276.41 | \$76.51 | \$352.91 | 123 | 1902 | 84 | \$276.41 | \$76.51 | \$352.91 |
| 89 | 1403 | 102 | \$335.64 | \$92.90 | \$428.54 | 124 | 1903 | 102 | \$335.64 | \$92.90 | \$428.54 |
| 90 | 1404 | 89 | \$292.86 | \$81.06 | \$373.92 | 125 | 1904 | 89 | \$292.86 | \$81.06 | \$373.92 |
| 91 | 1405 | 117 | \$385.00 | \$106.56 | \$491.56 | 126 | 1905 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 92 | 1406 | 117 | \$385.00 | \$106.56 | \$491.56 | 127 | 1906 | 117 | \$385.00 | \$106.56 | \$491.56 |
| 93 | 1407 | 90 | \$296.15 | \$81.97 | \$378.12 | 128 | 1907 | 90 | \$296.15 | \$81.97 | \$378.12 |
| 94 | 1501 | 102 | \$335.64 | \$92.90 | \$428.54 | 129 | 2003 | 144 | \$473.84 | \$131.15 | \$604.99 |
| 95 | 1502 | 84 | \$276.41 | \$76.51 | \$352.91 | 130 | 2001 | 145 | \$477.13 | \$132.06 | \$609.19 |
| 96 | 1503 | 102 | \$335.64 | \$92.90 | \$428.54 | 131 | 2002 | 173 | \$569.27 | \$157.56 | \$726.83 |
| 97 | 1504 | 89 | \$292.86 | \$81.06 | \$373.92 | 132 | 2103 | 144 | \$473.84 | \$131.15 | \$604.99 |
| 98 | 1505 | 117 | \$385.00 | \$106.56 | \$491.56 | 133 | 2101 | 144 | \$473.84 | \$131.15 | \$604.99 |
| 99 | 1506 | 117 | \$385.00 | \$106.56 | \$491.56 | 134 | 2102 | 173 | \$569.27 | \$157.56 | \$726.83 |
| 100 | 1507 | 90 | \$296.15 | \$81.97 | \$378.12 | 135 | 2203 | 144 | \$473.84 | \$131.15 | \$604.99 |
| 101 | 1601 | 102 | \$335.64 | \$92.90 | \$428.54 | 136 | 2201 | 144 | \$473.84 | \$131.15 | \$604.99 |
| 102 | 1602 | 84 | \$276.41 | \$76.51 | \$352.91 | 137 | 2202 | 173 | \$569.27 | \$157.56 | \$726.83 |
| 103 | 1603 | 102 | \$335.64 | \$92.90 | \$428.54 | | | | | | |
| 104 | 1604 | 89 | \$292.86 | \$81.06 | \$373.92 | | | | | | |
| 105 | 1605 | 117 | \$385.00 | \$106.56 | \$491.56 | | | | | | |
| | | | | | | U/E Total: | <u>14182</u> | | | | |
| | | | | | | Monthly Totals: | <u>\$46,666.67</u> | <u>\$12,916.67</u> | <u>\$59,583.33</u> | | |
| | | | | | | Yearly Totals: | <u>\$560,000.00</u> | <u>\$155,000.00</u> | <u>\$715,000.00</u> | | |

RESOLUTION “A” CAPITAL PROJECTS

Preamble

In preparing the budget for each fiscal year, funds are allocated for Repairs and Maintenance to cover expenses in this category that are expected to occur during the year and which can be estimated with considerable accuracy. However, there are other large maintenance projects which, although foreseeable, occur less frequently. The exact time when expenditures on these projects will be required is uncertain and they sometimes span several years and require different expenditures from year to year. In order to avoid large budget variances from year to year, the council asks owners to approve the transfer of funds from the Contingency Reserve Fund into the Capital Projects Fund so that they are available to finance such projects when the need arises.

As necessary capital projects for the next fiscal year or for later years are identified, Council moves the funds needed to carry out these projects from the general Contingency Reserve Fund to specific Capital Projects Funds. At the Annual General Meeting at the beginning of each fiscal year, owners are asked to approve the spending of the amounts in the Capital Projects Funds for the projects identified. This process has the advantage of better controlling contingency fund expenditures and making the ownership aware of the capital projects that are being contemplated.

This year, Resolution "A" is being presented to ask the owners to approve spending of a total of up to \$75,000 in CRF funds for Capital Projects as listed below:

- Replacement of failed windows,
- Required plumbing and mechanical upgrades and replacements,
- Measures needed to upgrade and enhance the health and appearance of our landscaping
- Building envelope repairs

RESOLUTION “A” – 3/4 VOTE - CAPITAL SPENDING

Whereas the Strata Corporation proposes to spend \$75,000 from the Capital Reserve Fund for the above referenced capital projects in 2026/2027,

Be it therefore resolved, by a 3/4 vote of the Owners, Strata Plan BCS 2176 (the “Strata Corporation”), at this General Meeting held April 28, 2026, to authorize the spending of up to \$75,000 from the Contingency Reserve Fund for the above referenced capital projects.

COUNCIL ELECTIONS

In accordance with the Strata's Bylaws, Council members are elected to a 2-year term. This year, one council member stepped down and there are 3 other Council members ending their 2-year term and seeking re-election leaving 4 vacant positions.

The other 3 Council members, being elected last year, will continue on Council as ratified by the owners.

The bylaws state that you must have a minimum of three and as many as seven council members. You may vote for up to four individuals for council for this years election. Please mark only those individuals that you want to represent you on Strata Council.

As per the *Strata Property Act*, each nominee must receive a majority of eligible votes to be elected on Strata Council.

At the meeting and before the vote, a call will go out for additional nominees. If you are interested in serving on Strata Council and you would like to get some more information on the roles and responsibilities of Strata Council members, please contact Cy Begon. cy@crpm.ca If you provide Cy with a short introduction, Cy will email your introduction and nomination to all owners before the meeting.

PROXY

I / We _____

the owner(s) of Strata Lot _____ of Strata Plan BCS 2176,

residing at _____,

do hereby appoint firstly _____,

or _____ as an alternate

to be my / our proxy to vote at their discretion, subject to directions as indicated below, for me / us on my / our behalf at the Annual General Meeting of the Owners, Strata Plan BCS 2176 scheduled to be held on April 28th, 2026 at The Bentley Amenity Room, 295 Guildford Way, Port Moody, B.C., or any adjournment thereof.

DIRECTIONS

I authorize my proxy appointee to vote on amendments and vote on matters which are amended.

____ YES

____ NO

Where no direction is specified, I hereby authorize my proxy appointee to vote at their discretion.

Signed

Date

Signed

Date

All proxy forms must be properly completed and signed by the strata lot owner(s) to be considered valid! Incomplete forms cannot be accepted for the purposes of assigning votes.

Please Note: An agent or employee of the strata corporation cannot be appointed as a proxy holder.