

**BCS 2176 THE BENTLEY
STRATA COUNCIL MEETING MINUTES
WEDNESDAY, MAY 28, 2024**

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**

ATTENDANCE

Doug B., Doug M., Janice W., Gord M., Lilian Z., Sandi M., 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 20, 2024. **CARRIED**

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

(2) FINANCIALS

The treasurer reported that the statements of March 2024 & April 2024 are satisfactory and have been posted on the strata website. It was noted that there were some inaccuracies identified with the March financials. These have been corrected within the April financials.

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

(3) BUSINESS ARISING

Interior Decorating Upgrading Project

The total cost of this project work is expected to be in excess of \$300,000.00. Currently, we have about \$107,000 in the Interior Upgrading fund. At the Annual General Meeting, an additional \$30,000 annual contribution to that fund was approved. At this time, the contractors will be re-contacted to obtain more specific pricing details on the wall paper removal and upgrading. The redecorating committee will report back to the Council with wallpaper samples and pricing.

Bicycle Storage

The next phase of this project will be a bike room audit. Early June, there will be a notification sent out to owners to pick up stickers from Rosa to place on their bikes that are being stored in one of the two bike rooms. Owners will be requested to place a sticker on each of their bikes before June 30. After that date, in July, abandoned bikes will be removed from the store rooms and donated.

At this time, please contact don@crpm.ca if you wish to move your bike from the bike room to your parking stall. In the section below, items b) & c) would apply.

If you wish to apply for a Council approved, secured bike storage system in your parking stall, an owner would need to: a) first apply for permission and use a Strata approved storage system, b) ensure that any bikes being stored in a parking stall not cause any vehicle also in that parking stall to stick out into the driveway to the point of interfering with traffic and/or the parking of other owners, c) agree that bikes kept in stalls would be at owner's risk, and d) be prepared to pay the Strata for the cost of an approved wall or floor anchor system and agree that the installation would be done only by a Strata contractor at the owners expense.

Back of the Building Grounds – Benches Refurbishing

The Strata manager presented quotes to refinish and paint the 6 benches situated along the common area at the back of the building. A contractor will be working on this project starting in June.

(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.

(5) NEW BUSINESS

December 2nd Flood Incident

Included in the plumbing company's repair estimates to the strata insurance adjuster is the replacement of one of the large hot water storage tanks situated in the roof top equipment room. This tank was damaged when the water to the building was shut down. Replacement of this tank entails having it craned off a truck parked on Guildford Way up to the roof. This work has been scheduled for Tuesday June 4th. As a proactive, cost-saving measure, the aging second hot water tank will be replaced at the same time. There will be a building water shut down during this work.

The repairs to water damaged elevator components will be completed during controlled shut downs spaced over the course of a year. Shut downs will not be scheduled when there are planned move ins or outs. In addition, we would like their work to take place during business hours on any given day with the elevator restored to service between 5pm of that day and 9am the following morning. The elevator company has not yet provided us with any scheduled shut down dates.

Fitness Room Upgrade

The strata manager presented quotes for the upgrading of a couple pieces of equipment. It was approved that the oldest elliptical machine would be replaced asap. Next year, a new Stairmaster will be budgeted for and replaced. When the new elliptical is installed, we will be looking at a change in the equipment configuration to provide more space between the pieces of equipment. Mats will also be secured better. Currently, one of the fans is not working. It will be checked, and repaired or replaced.

A step ladder was installed in the fitness room to make it easier to open and close the front windows behind the bar bell station. This item has gone missing. If you have borrowed the ladder, we would appreciate it being returned. Meantime, another option to open and close the windows is being sought.

Snow Services Contract

In order to reserve our building's services with the snow services contractor, the Council approved signing the contract for automatic response services for the winter season starting at the end of this year.

Annual back flow testing

The required testing and filing with the City of Port Moody has been completed.

Annual Plumbing & Electrical Operating Permits

The operating permits for the building plumbing system Boilers and the electrical EV charging system have been applied for and received..

Front of the Building Brick Circle

The strata manager will have a brick contractor assess the broken pieces of brick in the circle driveway and provide recommendations and quotes for its repair.

Elevator Tile

One of the elevators has a couple of cracked floor tiles. We may have enough original tiles stored to either replace these two tiles or to re-tile the floor. If not, a tile contractor will be contacted to provide a quote to re-tile this floor.

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

(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 778 578-4445 CrossRoads Management Ltd.