

STRATA PLAN BCS 2176 – THE BENTLEY

<u>STRATA COUNCIL</u>		<u>ATTENDANCE</u>	<u>STRATA AGENT</u>
President	Vacant	<i>Janice W.</i>	<i>Cy Begon</i>
Vice-President	Janice W.	<i>Doug M.</i>	CrossRoads Management Ltd.
Treasurer	Doug M.	<i>Lilian Z.</i>	#215 – 7455 132 nd Street
At-large	Gord M.	<i>Gary W.</i>	Surrey, B.C. V3W 1J8
At-large	Lilian Z.		Cy@crpm.ca
At-large	Sandi M.	<u>REGRETS</u>	
At-large	Gary W.	<i>Sandi M.</i>	<u>24 HR & EMERGENCY CONTACT</u>
		<i>Gord M.</i>	778-578-4445
		<u>MEETING LOCATION</u>	
		Amenity room	

Please note: Unless otherwise indicated, all carried motions are by unanimous vote.

(1) CALL TO ORDER

The meeting was called to order @ 1:00pm The Agenda was approved as presented.

(2) ADOPTION OF PREVIOUS MINUTES

Approval of previous minutes: It was **Moved/Seconded** to approve the minutes of the Council Meeting held on November 24, 2025. **CARRIED**

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

(3) FINANCIAL REPORT

3.1 Financial statements: The January financial statements were not prepared in time for the council meeting. The December 2025 financials were approved in the January council meeting.

3.2 **Arrears:** There are no owners that are in arrears.

(4) BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 **Grates & Pit repairs:** Repairs to the pits and grates that cover them have been completed. The work was done by Jim Corlett and the total was \$5,182.76

4.2 **Roof anchor permits:** Black-tie was on site Thursday, Feb 19th, to inspect and certify the roof anchors. They all passed so exterior building maintenance and cleaning can proceed.

4.3 **Exterior maintenance:** Black Tie is scheduled to be on site May 4-15th to do annual dryer vent cleaning, window washing, and railing & exterior balcony cleaning. Notices will go out to residents a few weeks in advance of May 4 with the dates and times schedule.

4.4 **Bemco exterior maintenance:** A quote submitted by Bemco to do targeted exterior repairs was accepted by Council. This work is on track to be scheduled late May to mid-June. Notices will go out in advance.

- 4.5 **Fire panel issues:** Cy is following up with Chubb Edwards to address error messages on the fire panel that have appeared after testing.
- 4.6 **Wallpaper: and Carpet** Council is continuing to work with vendors regarding supplying and installing the new wallpaper and carpet. Once they have all the information, narrowed down the choices, and received quotes, they will go to owners to have a vote on choosing an option for each from a few selections and on how to proceed.
- 4.7 **Insurance:** Council has noted that insurance is the single largest expense for the Strata and they have sought multiple quotes to make sure we are getting the best deal while still making sure that there is good coverage. They are still waiting for follow-up quotes from Acera and BFL to make a final decision on insurance for the coming year.
- 4.8 **High PSI:** Cy is dealing with Richtec to resolve an issue with higher-than-normal pressure in some of the sprinkler lines.

(5) **NEW BUSINESS**

- 5.1 **Leak:** A unit reported a leak. City Wide Plumbing attended and determined the source of the leak was from a faulty shower pan in the unit above.
Council **Moved/Seconded** to approve sending a chargeback letter to the owner of the source of the leak once final costs are determined. **CARRIED**
The owner of the source unit of the leak has been notified that per the Strata's bylaws, they are to expect a chargeback letter for costs relating to this issue.
- 5.2 **Spring Clean Up:** Council has scheduled the annual spring clean-up with Tidy Trailers starting Monday, March 9 and ending March 15. Notices will be posted to advise residents of these start and end dates. Please do not leave large items inside the garbage room before this date.
- 5.3 **Review of water shut down procedures:** Council asked Cy to reach out to Geoffrey at City Fire to review water shutdown procedures so that, in the case of an emergency, they can properly shut off the water to prevent extensive water damage.

(6) **NOTES**

- 6.1 **Barbecuing:** Council has noted that some people are already starting to barbecue. They ask that residents please be respectful of their neighbours and make sure that their barbeque is clean and as smoke free as possible. Also, Strata Bylaw 4.2 (l) requires that an owner, tenant, occupant or visitor must not use a barbeque between the hours of 10:00 p.m. and 8:00 a.m.
- 6.2 **Parking Stall Bike Anchors:** If you want to install a bike anchor in your parking spot in order to be able to lock up your bike, please reach out to the council approved vendor, Joe Lebert (604) 728-6292 Lebert.joe@gmail.com. He can supply and install these for you.

(7) **ADJOURNMENT**

There being no further business, the meeting was adjourned at 2:30p.m. The next meeting will be scheduled for March 30th

These minutes were prepared on behalf of Strata Council by Cy Begon, Strata Agent for BCS2176