



**MINUTES OF THE ANNUAL GENERAL MEETING  
STRATA CORPORATION BCS 1399  
THE BENTLEY**

**HELD:** Monday, October 30, 2006 at 7:30 PM  
Best Western Chateau Granville, 1100 Granville Street, Vancouver, BC

**PRESENT:** Owners of Strata Corporation BCS 1399 as per the registration sheet  
Don Dingman, –Martello Property Services Inc.  
Steve Maddess – Martello Property Services  
Linnea Bell - Martello Property Services Inc.

**CALL TO ORDER AND INTRODUCTION:**

Meeting was called to order at 7:35 pm by acting Council President, Chris Nicholson.

Mr. Nicholson then introduced the other members of Strata Council and representatives from Martello Property Services, and welcomed all Owners to the second Annual General Meeting of Strata Corporation BCS – 1399 The Bentley.

**REGISTRATION AND CERTIFICATION OF PROXIES AND ISSUING OF VOTING AND BALLOT CARDS:**

Don Dingman of Martello Property Services Inc. confirmed that fifty-one (51) Owners were present either in person or represented by proxy, which constituted the meeting quorum and the meeting could proceed. It was also confirmed that all Owners who were eligible to vote had been issued voting and ballot cards at the registration desk.

**FILING PROOF OF NOTICE OF MEETING MAILED OCTOBER 12<sup>th</sup>, 2006:  
- ERRORS AND OMISSIONS**

It was noted that there was an error in the Proposed Operating Budget regarding janitorial supplies. Amount should read \$1920.

It was moved, seconded and **CARRIED UNANIMOUSLY** to approve filing proof of Notice of Meeting mailed October 12<sup>th</sup>, 2006 as amended.

**ADOPTION OF MINUTES OF OCTOBER 12<sup>TH</sup>, 2005 ANNUAL GENERAL MEETING:**

It was moved, seconded with one abstention, to adopt the minutes of the October 12<sup>th</sup>, 2005 Annual General Meeting as previously mailed to all Owners.

**APPROVAL OF ANNUAL OPERATING BUDGET FOR FISCAL YEAR NOVEMBER 1, 2006 – OCTOBER 31, 2007:**

It was moved, seconded to approve the proposed Operating Budget as presented. Floor was then opened for discussion and amendments. It was noted that there was a typographical error in the Janitorial Supplies. The amount should read \$1920 instead of \$19,200. It was moved, seconded to amend the janitorial supplies budget amount to \$1920. There was a general discussion regarding the proposed Operating Budget, and a particularly lengthy discussion regarding security. Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to approve part-time security in the new budget, in the amount of \$30,000. There being no further discussion, it was moved, seconded and **CARRIED** with one abstention to approve the Annual Operating Budget for the fiscal period November 1, 2006 to October 31, 2007 as amended. A copy of the revised Operating Budget and maintenance fees is attached.

**MAINTENANCE FEES (copy of Maintenance Fee Schedule attached):**

Owners were reminded that maintenance fees are payable on the first day of each month. **New maintenance fees commence November 1, 2006.**



Owners were advised they have either one of two (2) options in payment of maintenance fees:

**POST DATED CHEQUES - MAINTENANCE FEE PAYMENTS**

Owners may submit 12 (twelve) post-dated cheques for the maintenance fees up to October 31, 2007, made payable to Strata Corporation BCS 1399 – The Bentley, and forwarded to the offices of Martello Property Services Inc. at Suite 200 -808 West Hastings Street, Vancouver, BC V6C 2X4.

**PRE-AUTHORIZED DEBIT OF MAINTENANCE FEES**

**PLEASE NOTE IF YOU ARE ALREADY ON THE AUTOMATIC WITHDRAWAL SYSTEM YOU WILL NOT NEED TO RESUBMIT ANOTHER PRE-AUTHORIZATION FORM.**

*Please note if you are not already on the automatic withdrawal system and wish to use the automatic withdrawal system, you will need to contact Linnea Bell, Strata Administrator at Martello Property Services Inc. (604-681-6544) prior to November 15, 2006 in order to be set up for the December 1, 2006 debit.*

**Please note:**

Those owners not already on the automatic withdrawal system wishing to take advantage of the automatic withdrawal system will need to forward a cheque for November's maintenance fees as the automatic withdrawal will not take effect until **DECEMBER 1, 2006**.

**RATIFYING OF PARKING RULES:**

Council noted that the parking rules contained in the notice of meeting needed to be revised to reflect the recently adopted parking rules. Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the current revised parking rules.

**RATIFYING OF COMMON AREA AMENITIES ROOMS AND JACUZZI SPA RULES:**

It was moved, seconded and **CARRIED UNANIMOUSLY** to ratify the Common Area amenities rooms and Jacuzzi spa rules as contained in the notice of meeting.

**VOTING ON BYLAW RESOLUTIONS:**

1. Rescinding of Bylaws 31 and 32.

It was moved, seconded and **CARRIED** with one abstention to rescind Bylaws 31 and 32.

2. Amending of Bylaw 33

It was moved, seconded and **CARRIED UNANIMOUSLY** to adopt amendment to Bylaw 33 as presented.

3. Voting to Adopt Rental Restriction Bylaws 42 (1) through 42(7)

It was moved, seconded to adopt rental restriction Bylaws 42(1) through 42(7) as presented. The floor was then opened for discussion. It was noted that Owners who had originally purchased were exempt from the rental restriction Bylaws until such time as the Strata Lot is sold. The new Owner would then be subject to any rental restriction Bylaw that has passed. There was a lengthy discussion of the pros and cons regarding the rental restriction Bylaws. Question was then called on the motion, and a vote requested by Meeting Chair, with eight (8) Owners in favour, forty-two (42) against and two (2) abstentions, with the motion being **DEFEATED**.

4. Voting to Adopt Bylaw 27(8)

It was moved, seconded to adopt Bylaw 27(8) as presented. The floor was then opened for discussion. Several Owners noted concerns regarding lowering of the quorum requirements. There being no further discussion, question was called and a vote requested by Meeting Chair, with eleven (11) Owners in



favour, forty-one (41) against and one (1) abstention, with the motion to adopt Bylaw 27(8) as presented being **DEFEATED**.

**RATIFYING OF MANAGEMENT CONTRACT:**

It was moved, seconded to ratify a management contract with Martello Property Services. Floor was then opened for discussion. Council noted that they had circulated a memo to all Owners regarding this matter, and following discussion, a vote was requested on motion, with six (6) Owners in favour, forty-four (44) opposed and three (3) abstentions, with the motion being **DEFEATED**.

**Owners were advised by Martello Property Services that their contract would end four weeks from the date of the meeting, effective November 30<sup>th</sup>, 2006. Owners were also advised that their automatic withdrawal authorization forms would be automatically cancelled effective November 30<sup>th</sup>.**

**REVIEW OF INSURANCE COVERAGES:**

Don Dingman of Martello Property Services Inc. reviewed the various current insurance coverages of the Strata Corporation noting that the Strata Corporation's insurance has earthquake, water, sewer back-up, flood, glass breakage, officers and directors errors and omissions, as well as liability coverages.

**OWNERS WERE ADVISED THAT THE STRATA CORPORATION INSURANCE POLICY DOES NOT COVER THE OWNERS' PERSONAL BELONGINGS OR NON-FIXED APPLIANCES (i.e. free standing ranges, washers and dryers, refrigerators, microwaves, etc.). IT WAS ALSO NOTED THAT IF OWNERS UNDERTAKE ANY BETTERMENTS OR IMPROVEMENTS TO THEIR STRATA LOTS THE ARE REQUIRED TO FIRST OBTAIN PERMISSION FROM THE STRATA COUNCIL AND ENSURE THAT THE BETTERMENTS AND IMPROVEMENTS ARE COVERED UNDER THEIR INDIVIDUAL INSURANCE POLICY.**

**ELECTION OF STRATA COUNCIL:**

Owners were advised that in accordance with the requirements of the Strata Property Act, the existing Council must resign; however, they were eligible for re-election, The floor was then open for nominations and volunteers for Strata Council. The following Owners were nominated or volunteered to serve on Council:

Colin McBride #1205  
Nadia Carvalho #1701  
June Wyse #902

Connie Goy #307  
Todd Lingle #1103

Maryam Nasary #1508  
Mr. Norland #803

There being no further nominations, it was moved, seconded and **CARRIED UNANIMOUSLY** to close nominations for Strata Council. The above owners were then **declared elected** as the new Strata Council for the upcoming year.

**NEW BUSINESS:**

It was noted that there was no new business brought forward at this time.

**CONCLUSION:**

There being no further business, it was moved to conclude the meeting at 10:00 pm on motion from Chris Nicholson.

  
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Don Dingman, Property Manager  
Martello Property Services Inc.

**STRATA CORPORATION BCS-1399 THE BENTLEY**  
**APPROVED OPERATING BUDGET**  
**NOVEMBER 1, 2006 - OCTOBER 31, 2007**

	Aug 31/06	Estimate Year October 31/06	Current Budget	Approved Budget
<b>Revenue:</b>				
Strata Fees	\$ 291,500.00	\$ 349,801.10	\$ 349,801.10	\$ 439,978.00
Fines & Keys	\$ 874.00	\$ 700.00	\$ -	\$ -
Miscellaneous	\$ 5,460.00	\$ 7,500.00	\$ -	\$ -
Interest	\$ 940.00	\$ 360.00	\$ -	\$ -
Direct Recovery	\$ 855.00	\$ 1,533.00	\$ -	\$ -
Caretaker Suite	\$ 2,733.00	\$ 3,237.00	\$ -	\$ -
Funding from Developer	\$ 1,998.00	\$ 5,326.00	\$ -	\$ -
<b>Total Revenue</b>	<b>\$ 304,361.00</b>	<b>\$ 368,457.10</b>	<b>\$ 349,801.10</b>	<b>\$ 439,978.00</b>
<b>Disbursements:</b>				
Alarm Monitoring	\$ 1,290.00	\$ 2,396.00	\$ 2,400.00	\$ 2,400.00
Building Envelope Maintenance	\$ -	\$ -	\$ -	\$ -
- Touchup Painting & Caulking	\$ -	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
- Building Inspection Report	\$ -	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
- Roof & Balcony Maintenance	\$ -	\$ 480.00	\$ 1,600.00	\$ 1,600.00
Insurance Deductible	\$ 1,000.00	\$ 1,000.00	\$ -	\$ -
Cleaning and Janitorial	\$ 13,629.00	\$ 16,120.00	\$ 12,000.00	\$ 15,000.00
Electricity	\$ 34,028.00	\$ 39,800.00	\$ 32,400.00	\$ 40,000.00
Elevator Maintenance	\$ 2,438.00	\$ 5,150.00	\$ 12,000.00	\$ 12,000.00
Enterphone	\$ -	\$ 1,000.00	\$ 1,200.00	\$ 1,200.00
Fire Equipment Maintenance	\$ -	\$ 3,890.00	\$ 5,400.00	\$ 5,400.00
Garbage/Recycling	\$ 11,267.00	\$ 13,600.00	\$ 12,000.00	\$ 13,800.00
Gas	\$ 42,169.00	\$ 47,900.00	\$ 48,000.00	\$ 48,000.00
Insurance	\$ 21,228.00	\$ 25,570.00	\$ 26,400.00	\$ 34,600.00
Landscape Maintenance	\$ 3,514.00	\$ 4,210.00	\$ 14,400.00	\$ 7,200.00
Professional Fees/Appraisal	\$ -	\$ 1,900.00	\$ 240.00	\$ 1,140.00
Management Fees	\$ 24,228.00	\$ 29,120.00	\$ 30,000.00	\$ 32,400.00
Mechanical Equipment Maintenance	\$ 4,717.00	\$ 5,200.00	\$ 5,400.00	\$ 5,400.00
Postage & Photocopying	\$ 3,667.00	\$ 4,580.00	\$ 3,000.00	\$ 4,800.00
Sundry	\$ 96.00	\$ 940.00	\$ 1,200.00	\$ 1,200.00
WCB	\$ 343.00	\$ 410.00	\$ -	\$ 480.00
Recreation Facilities/Amenities	\$ 1,284.00	\$ 2,200.00	\$ 6,000.00	\$ 6,000.00
Repairs & Maintenance	\$ 13,384.00	\$ 15,000.00	\$ 12,600.00	\$ 15,000.00
Janitorial Supplies	\$ 2,565.00	\$ 2,650.00	\$ 1,920.00	\$ 1,920.00
Security System Lease	\$ 2,515.00	\$ 6,822.00	\$ 4,140.00	\$ 27,320.00
Water & Sewer	\$ 14,064.00	\$ 18,000.00	\$ 18,600.00	\$ 21,000.00
Window Cleaning	\$ 3,016.00	\$ 3,016.00	\$ 3,600.00	\$ 3,600.00
Bank Services	\$ 192.00	\$ 260.00	\$ -	\$ 300.00
Part-time Security	\$ -	\$ 4,900.00	\$ -	\$ 30,000.00
Direct Recovery	\$ 958.00	\$ 958.00	\$ -	\$ -
	<b>\$ 201,592.00</b>	<b>\$ 275,381.00</b>	<b>\$ 258,700.00</b>	<b>\$ 335,960.00</b>
<b>Resident Manager Suite</b>				
Strata Fees	\$ 1,394.00	\$ 1,673.00	\$ 1,569.00	\$ 1,950.00
Mortgage (including GST, PTT & Legal)	\$ 8,850.00	\$ 10,620.00	\$ 10,620.00	\$ 10,620.00
Property Taxes	\$ 872.00	\$ 1,090.00	\$ 1,512.00	\$ 1,620.00
	<b>\$ 11,116.00</b>	<b>\$ 13,383.00</b>	<b>\$ 13,701.00</b>	<b>\$ 14,190.00</b>
<b>Resident Manager</b>				
Telephone & Pager	\$ 3,161.00	\$ 3,585.00	\$ 1,200.00	\$ 3,600.00
Wages & Benefits	\$ 44,574.00	\$ 52,970.00	\$ 50,400.00	\$ 52,230.00
Rent Recovery	\$ (5,000.00)	\$ (6,000.00)	\$ (6,000.00)	\$ (6,000.00)
	<b>\$ 42,735.00</b>	<b>\$ 50,555.00</b>	<b>\$ 45,600.00</b>	<b>\$ 49,830.00</b>
<b>Total Operating Expenses</b>	<b>\$ 255,443.00</b>	<b>\$ 339,319.00</b>	<b>\$ 318,001.00</b>	<b>\$ 399,980.00</b>
Contingency Reserve (10%)	\$ 26,500.00	\$ 31,800.10	\$ 31,800.10	\$ 39,998.00
<b>Total Operating Budget</b>	<b>\$ 281,943.00</b>	<b>\$ 371,119.10</b>	<b>\$ 349,801.10</b>	<b>\$ 439,978.00</b>
Operating Surplus/(Deficit)	\$ 22,418.00	\$ (2,662.00)		

The Approved Operating Budget Represents an approximate 26% increase in current maintenance fees

**THE BENTLEY  
STRATA CORPORATION BCS 1399  
APPROVED MAINTENANCE FEE SCHEDULE**

(November 1, 2006 - October 31, 2007)

**Total Operating Expenses** \$ 439,978.00 \$399,980.00  
**Contingency Reserve Fund** \$ 39,998.00

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
TH1	1	109	\$369.75	\$36.97	\$406.72
TH2	2	116	\$393.49	\$39.35	\$432.84
TH3	3	116	\$393.49	\$39.35	\$432.84
TH4	4	116	\$393.49	\$39.35	\$432.84
301	5	47	\$159.43	\$15.94	\$175.37
302	6	56	\$189.96	\$19.00	\$208.96
303	7	81	\$274.77	\$27.48	\$302.25
305	8	73	\$247.63	\$24.76	\$272.39
306	9	48	\$162.83	\$16.28	\$179.11
307	10	56	\$189.96	\$19.00	\$208.96
308	11	47	\$159.43	\$15.94	\$175.37
401	12	47	\$159.43	\$15.94	\$175.37
402	13	56	\$189.96	\$19.00	\$208.96
403	14	81	\$274.77	\$27.48	\$302.25
405	15	73	\$247.63	\$24.76	\$272.39
406	16	81	\$274.77	\$27.48	\$302.25
407	17	56	\$189.96	\$19.00	\$208.96
408	18	47	\$159.43	\$15.94	\$175.37
501	19	47	\$159.43	\$15.94	\$175.37
502	20	56	\$189.96	\$19.00	\$208.96
503	21	81	\$274.77	\$27.48	\$302.25
505	22	73	\$247.63	\$24.76	\$272.39
506	23	81	\$274.77	\$27.48	\$302.25
507	24	56	\$189.96	\$19.00	\$208.96
508	25	47	\$159.43	\$15.94	\$175.37
601	26	47	\$159.43	\$15.94	\$175.37
602	27	56	\$189.96	\$19.00	\$208.96
603	28	81	\$274.77	\$27.48	\$302.25
605	29	73	\$247.63	\$24.76	\$272.39
606	30	81	\$274.77	\$27.48	\$302.25
607	31	56	\$189.96	\$19.00	\$208.96
608	32	47	\$159.43	\$15.94	\$175.37
701	33	47	\$159.43	\$15.94	\$175.37
702	34	56	\$189.96	\$19.00	\$208.96
703	35	81	\$274.77	\$27.48	\$302.25
705	36	73	\$247.63	\$24.76	\$272.39
706	37	81	\$274.77	\$27.48	\$302.25
707	38	56	\$189.96	\$19.00	\$208.96
708	39	47	\$159.43	\$15.94	\$175.37
801	40	47	\$159.43	\$15.94	\$175.37
802	41	56	\$189.96	\$19.00	\$208.96

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
803	42	81	\$274.77	\$27.48	\$302.25
805	43	73	\$247.63	\$24.76	\$272.39
806	44	81	\$274.77	\$27.48	\$302.25
807	45	56	\$189.96	\$19.00	\$208.96
808	46	47	\$159.43	\$15.94	\$175.37
901	47	47	\$159.43	\$15.94	\$175.37
902	48	56	\$189.96	\$19.00	\$208.96
903	49	81	\$274.77	\$27.48	\$302.25
905	50	73	\$247.63	\$24.76	\$272.39
906	51	81	\$274.77	\$27.48	\$302.25
907	52	56	\$189.96	\$19.00	\$208.96
908	53	47	\$159.43	\$15.94	\$175.37
1001	54	47	\$159.43	\$15.94	\$175.37
1002	55	56	\$189.96	\$19.00	\$208.96
1003	56	81	\$274.77	\$27.48	\$302.25
1005	57	73	\$247.63	\$24.76	\$272.39
1006	58	81	\$274.77	\$27.48	\$302.25
1007	59	56	\$189.96	\$19.00	\$208.96
1008	60	47	\$159.43	\$15.94	\$175.37
1101	61	47	\$159.43	\$15.94	\$175.37
1102	62	56	\$189.96	\$19.00	\$208.96
1103	63	81	\$274.77	\$27.48	\$302.25
1105	64	73	\$247.63	\$24.76	\$272.39
1106	65	81	\$274.77	\$27.48	\$302.25
1107	66	56	\$189.96	\$19.00	\$208.96
1108	67	47	\$159.43	\$15.94	\$175.37
1201	68	47	\$159.43	\$15.94	\$175.37
1202	69	56	\$189.96	\$19.00	\$208.96
1203	70	81	\$274.77	\$27.48	\$302.25
1205	71	73	\$247.63	\$24.76	\$272.39
1206	72	81	\$274.77	\$27.48	\$302.25
1207	73	56	\$189.96	\$19.00	\$208.96
1208	74	47	\$159.43	\$15.94	\$175.37
1401	75	47	\$159.43	\$15.94	\$175.37
1402	76	56	\$189.96	\$19.00	\$208.96
1403	77	81	\$274.77	\$27.48	\$302.25
1405	78	73	\$247.63	\$24.76	\$272.39
1406	79	81	\$274.77	\$27.48	\$302.25
1407	80	56	\$189.96	\$19.00	\$208.96
1408	81	47	\$159.43	\$15.94	\$175.37
1501	82	47	\$159.43	\$15.94	\$175.37
1502	83	56	\$189.96	\$19.00	\$208.96
1503	84	81	\$274.77	\$27.48	\$302.25
1505	85	73	\$247.63	\$24.76	\$272.39
1506	86	81	\$274.77	\$27.48	\$302.25
1507	87	56	\$189.96	\$19.00	\$208.96
1508	88	47	\$159.43	\$15.94	\$175.37

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
1601	89	47	\$159.43	\$15.94	\$175.37
1602	90	56	\$189.96	\$19.00	\$208.96
1603	91	81	\$274.77	\$27.48	\$302.25
1605	92	73	\$247.63	\$24.76	\$272.39
1606	93	81	\$274.77	\$27.48	\$302.25
1607	94	56	\$189.96	\$19.00	\$208.96
1608	95	47	\$159.43	\$15.94	\$175.37
1701	96	47	\$159.43	\$15.94	\$175.37
1702	97	56	\$189.96	\$19.00	\$208.96
1703	98	81	\$274.77	\$27.48	\$302.25
1705	99	73	\$247.63	\$24.76	\$272.39
1706	100	81	\$274.77	\$27.48	\$302.25
1707	101	56	\$189.96	\$19.00	\$208.96
1708	102	47	\$159.43	\$15.94	\$175.37
1801	103	47	\$159.43	\$15.94	\$175.37
1802	104	56	\$189.96	\$19.00	\$208.96
1803	105	81	\$274.77	\$27.48	\$302.25
1805	106	73	\$247.63	\$24.76	\$272.39
1806	107	81	\$274.77	\$27.48	\$302.25
1807	108	56	\$189.96	\$19.00	\$208.96
1808	109	47	\$159.43	\$15.94	\$175.37
1901	110	47	\$159.43	\$15.94	\$175.37
1902	111	56	\$189.96	\$19.00	\$208.96
1903	112	81	\$274.77	\$27.48	\$302.25
1905	113	73	\$247.63	\$24.76	\$272.39
1906	114	81	\$274.77	\$27.48	\$302.25
1907	115	56	\$189.96	\$19.00	\$208.96
1908	116	47	\$159.43	\$15.94	\$175.37
2001	117	47	\$159.43	\$15.94	\$175.37
2002	118	56	\$189.96	\$19.00	\$208.96
2003	119	81	\$274.77	\$27.48	\$302.25
2005	120	73	\$247.63	\$24.76	\$272.39
2006	121	81	\$274.77	\$27.48	\$302.25
2007	122	56	\$189.96	\$19.00	\$208.96
2008	123	47	\$159.43	\$15.94	\$175.37
2101	124	47	\$159.43	\$15.94	\$175.37
2102	125	56	\$189.96	\$19.00	\$208.96
2103	126	81	\$274.77	\$27.48	\$302.25
2105	127	73	\$247.63	\$24.76	\$272.39
2106	128	81	\$274.77	\$27.48	\$302.25
2107	129	56	\$189.96	\$19.00	\$208.96
2108	130	47	\$159.43	\$15.94	\$175.37
2201	131	47	\$159.43	\$15.94	\$175.37
2202	132	56	\$189.96	\$19.00	\$208.96
2203	133	81	\$274.77	\$27.48	\$302.25
2205	134	73	\$247.63	\$24.76	\$272.39

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
2206	135	81	\$274.77	\$27.48	\$302.25
2207	136	56	\$189.96	\$19.00	\$208.96
2208	137	47	\$159.43	\$15.94	\$175.37
2301	138	47	\$159.43	\$15.94	\$175.37
2302	139	56	\$189.96	\$19.00	\$208.96
2303	140	81	\$274.77	\$27.48	\$302.25
2305	141	73	\$247.63	\$24.76	\$272.39
2306	142	81	\$274.77	\$27.48	\$302.25
2307	143	56	\$189.96	\$19.00	\$208.96
2308	144	47	\$159.43	\$15.94	\$175.37
2401	145	87	\$295.12	\$29.51	\$324.63
2402	146	99	\$335.83	\$33.58	\$369.41
2403	147	97	\$329.04	\$32.90	\$361.94
2404	148	87	\$295.12	\$29.51	\$324.63
2501	149	103	\$349.40	\$34.94	\$384.34
2502	150	109	\$369.75	\$36.97	\$406.72
Total:		9826	\$33,331.54	\$3,333.23	\$36,664.77



## “THE BENTLEY” – STRATA CORPORATION BCS-1399 COMMON AREA AND AMENITIES ROOMS RULES

These Amenities Rooms and Facilities are for the exclusive use of the Residents, Families and Guests of The Bentley – Strata Corporation BCS-1399.

1. Hours of Operation:  
Spa and Gym: Monday through Thursday and Sunday – 5:00 am to 11:00 pm  
Fridays and Saturdays – 5:00 am to 11:00 pm.  
  
Lounge: Monday through Thursday and Sunday – 7:00 am to 11:00 pm  
Fridays and Saturdays - 7:00 am to 12:00 pm
2. Children under the age of nineteen (19) years of age, and Guests, MUST BE ACCOMPANIED BY AN ADULT OWNER OR RESIDENT OVER THE AGE OF NINETEEN (19) YEARS OF AGE AT ALL TIMES.
3. The Owners and Residents should take pride in the Amenities Rooms and Facilities: it would be appreciated if you PERSONALLY act on any violation, or REPORT any violation IMMEDIATELY. If maintenance is required, please contact the Building Manager, Frank, at 778-688-8048.
4. Smoking is NOT ALLOWED in the Common Areas and Amenities Rooms. Liquor and/or alcohol are NOT ALLOWED in the Common Areas or Amenities Rooms (except by obtaining a liquor license when renting the lounge).
5. No rollerblading, skateboarding, ball playing or horseplay, etc. within the Common Areas and Amenities Rooms is permitted. Adults must supervise the activities of children at all times. Be VERY ATTENTIVE when children are using the pool table or exercise equipment. No food and/or drinks are permitted on the pool table.
6. Pets are NOT ALLOWED in the Amenities Room.
7. The Owner/Resident is responsible for the behavior, actions of, and any damages caused by their Guests. Guests must enter and leave in a quiet and orderly fashion. GUEST(S) USING THE RECREATION CENTRE MUST BE ACCOMPANIED BY AN ADULT STRATA OWNER OR ADULT RESIDENT.
8. After using the facility, you are responsible to ensure that all doors and windows have been closed and locked, and that all lights are turned off.
9. Organized activities may be held in The Bentley – Lounge with a minimum of fourteen (14) days advance notice and pre-payment of \$500.00\* damage deposit and \$25.00 rental fee. Application forms and more details may be obtained from Don Dingman, Strata Manager, at 604-681-6544. Any owner who wishes to serve alcohol will be required to get a liquor permit and the permit must be supplied at least 24 hours in advance of the rental date.
10. Residents/Owners renting the lounge are responsible for clean up after use and replacing furniture in the original position.

\* (of which \$500.00 is refundable after normal usage conditions, and following inspection of the facility by an appointed Council Member or Building Manager.)

## **“THE BENTLEY” – STRATA CORPORATION BCS-1399**

### **JACUZZI/SPA RULES**

These Amenities Rooms and Facilities are for the exclusive use of the Residents, Families and Guests of The Bentley – Strata Corporation BCS-1399.

Hours of Use for the Jacuzzi/Spa are as follows:  
**Monday – Sunday: 5:00 am to 11:00 pm**

1. All persons using the Jacuzzi/Spa do so at their own risk. The Strata Corporation or Management is not liable for accidents or injuries however caused.
2. The resident must accompany guests at all times.
3. The facility is for the private use of residents and their guests only. Maximum 2 guests allowed.
4. No person under the age of 14 years is permitted in the Jacuzzi/Spa. Person between 14 and 18 years of age must be accompanied by an adult. An adult is a person 19 years or older.
5. All persons using the Jacuzzi/Spa must take a shower before entering.
6. Swimwear must be worn at all times when using the Jacuzzi/Spa.
7. Bathing attire must be covered up when in common areas (ie. clothes or bathrobe).
8. Persons with long hair must tie it up, or wear a bathing cap (safety precaution).
9. No drinks (except water in a plastic bottle), food, soap or shampoo are allowed in this area.
10. Splashing, running, submerging or unnecessary noise is not permitted at any time. This is a therapeutic pool not a swimming pool.
11. After using the Jacuzzi/Spa, please dry off before leaving the area. No wet swimwear is permitted outside the Jacuzzi/Spa area.
12. Outside door must be locked when leaving the Jacuzzi/Spa area.
13. Music is not permitted in the Jacuzzi/Spa area.
14. No pets allowed in the Jacuzzi/Spa area at any time.
15. No smoking or alcohol is permitted.
16. The facilities are for the use of the owners, occupants and their visitors and their use will be governed by the provisions in the bylaws relating to the use of Common Property and by the rules prescribed by the Council from time to time.
17. Rules etiquette and proper speech and conduct shall be observed at all times. Unnecessary noise, rowdy behaviour, defacement or misuse of common property and incivility to residents or staff is forbidden.

**The Council or Management reserves the right to deny use of the facility to anyone in violation of the Jacuzzi/Spa rules.**

# NOTICE

## STRATA CORPORATION - BCS 1399 THE BENTLEY

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TO: All Residents

RE: Prohibiting Dogs from 2<sup>nd</sup> Level Courtyard Area

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ALL RESIDENTS ARE ADVISED THAT

EFFECTIVE JANUARY 15, 2006,

ALL PETS, DOGS AND CATS, ARE BANNED  
FROM THE 2<sup>ND</sup> LEVEL COURTYARD AREA.

COUNCIL NOTES THAT THIS IS A HEALTH  
AND SAFETY ISSUE.

YOUR COOPERATION IS APPRECIATED.

Don Dingman, Property Manager  
Martello Property Services Inc.





# RESIDENTIAL STRATA PROGRAM Certificate of Insurance

**Name of Insured & Mailing Address:**

The Owners of Strata Plan BCS 1399  
c/o Martello Property Services Inc  
400-1066 West Hastings Street  
Vancouver, BC V6E 3X1

**Name of Broker & Mailing Address:**

CMW Insurance Services Ltd.  
700-1901 Rosser Avenue  
Burnaby, BC V5C 6R6

**Location of Risk:** 1001- 1009 Homer Street, Vancouver, B.C.

**Period of Insurance:** August 1, 2006 to August 1, 2007  
Both dated to 12:01 am Standard Time at the address of the Insured.

**Total Premium:** \$25,320.

*Coverage provided under this certificate is only for those coverages specified below and is subject to all terms, conditions, provisions, limitations and exclusions as set out in the Master Policies identified herein.*

**A. PROPERTY**

Master Policy No. CDN 1932  
Insurance Company:  
Waiver of Subrogation:

Premium (Section A): \$23,310.  
Certificate No. RCP00826  
As per Schedule of Subscribing Insurers attached  
The Insurers rights of subrogation are waived against  
Martello Property Services Inc

Section	Sum Insured	Description of Coverages
A1.	\$22,200,000.	Property of Every Description
A1.	Not Covered	Business Interruption – 12 Months Indemnity
A2.	Insured	Blanket Glass

**Conditions:**

All Risks of direct physical loss or damage to property described at Location of Risk shown above.  
Basis of Loss Settlement – Replacement Cost including By-Laws. Policy includes 90% Co-Insurance.

**Special Conditions:**

Property additions, alterations and repairs are subject to a limit of 10% of the Sum Insured, with a maximum of \$500,000. Coverage is not provided for any additions, alterations or repairs which are in excess of this sub-limit unless reported to and specifically agreed to by Insurer(s) prior to the commencement date.

**Deductibles:**

All Losses \$1,000.. except: Water Damage & Sewer Back-up \$2,500.; Glass Breakage \$100.; Master Key \$250.; Earthquake 10% of the Total Insured Value (minimum \$100,000.); Flood \$10,000.; Loss or damage caused by any Illegal Drug Activity: \$1,000.

**Loss Payable:**

To the Condominium Corporation (Subject to the Strata Property Act or similar statute in the province of jurisdiction)

In consideration of the premium specified herein and subject to the terms and conditions of Master Policy CDN 1932 and endorsement(s) attached thereto and hereto, insurance is provided to the NAMED INSURED to an amount not exceeding the SUM INSURED specified in this Certificate or in any endorsement(s) attached hereto, but in no event to exceed Fifty Million Dollars (\$50,000,000.) in any one loss or occurrence.

**B. BOILER & MACHINERY**

Master Policy No. CDN 1932BM  
 Insurance Company:

Premium (Section B): \$700.  
 Certificate No. RCP00826BM  
 Commonwealth Insurance Company  
 1500-595 Burrard Street, Box 49115, Bentall Tower III,  
 Vancouver, BC V7X 1G4

Deductible (Section B):  
 Loss Payable:

\$500.  
 To the Condominium Corporation (Subject to the Strata Property Act or  
 similar statute in the province of jurisdiction)  
 The Insurers rights of subrogation are waived against  
 Martello Property Services Inc

Waiver of Subrogation:

Section	Limits of Liability	Description of Coverages
B	\$22,200,000.	Comprehensive Boiler & Machinery, Including By-laws.
B	Not Covered	Gross Rents – 12 Months Indemnity (24 hours waiting period)
B	Included	\$50,000. Extra Expense

**C. LIABILITY PROTECTION**

Master Policy No. CMWLIA03  
 Insurance Company:

Premium (Section C): \$575.  
 Certificate No. CMW C1862  
 St. Paul Fire & Marine Insurance Company  
 2500-650 West Georgia Street, PO Box 11542,  
 Vancouver, BC V6B 4N7  
 \$1,000. Bodily Injury and Property Damage Each Event  
 \$10,000. Limited Pollution Liability  
 Martello Property Services Inc  
 while acting on behalf of or under the direction of Strata Council.

Deductibles (Section C):

Additional Insured:

Section	Limits of Liability	Description of Coverages
C	\$5,000,000.	General Total Limit
C	\$5,000,000.	Non-Owned Automobile Liability
C	\$5,000,000.	Personal Injury and Advertising Injury Total Limit
C	\$5,000,000.	Products and Completed Work Total Limit
C	\$5,000,000.	Each Event Limit
C	\$10,000.	Medical Expense Limit
C	\$250,000.	Tenant Liability Limit
C	\$5,000,000.	Personal Injury Liability Limit
C	\$5,000,000.	Advertising Injury Liability Limit
C	\$1,000,000.	Limited Pollution Liability Limit
C	\$300,000.	Employers' Liability Limit
C	\$300,000.	Employee Benefits – Total Limit
C	\$300,000.	Employee Benefits – Each Wrongful Act Limit

**D. PROFESSIONAL LIABILITY**

Master Policy No. 501148987 (Section D 1.):  
Master Policy No. 501148986 (Section D 2.):  
Insurance Company:

Premium (Section D): \$735.  
Certificate No. CMW D0817  
Certificate No. CMW E0817  
ING Insurance Company of Canada  
400-2955 Virtual Way, Vancouver, BC V5M 4X6  
Nil  
\$1,000.  
Martello Property Services Inc

Deductible (Section D 1.):  
Deductible (Section D 2.):  
Name of Insured (Section D 2.):

Section	Limits of Liability	Description of Coverages
D 1.	\$2,000,000.	Directors & Officers Liability (Errors & Omissions) Per Wrongful Act and Annual Aggregate
D 2.	\$1,000,000.	Errors & Omissions Liability Per Wrongful Act and Annual Aggregate

**E. CRIME PROTECTION**

Master Policy No. CMWLIA03  
Insurance Company:

Section E: Not Covered  
Certificate No. CMW C1862  
St. Paul Fire & Marine Insurance Company  
2500-650 West Georgia Street, PO Box 11542,  
Vancouver, BC V6B 4N7  
\$500.

Deductible (Section E):

Section	Limit of Liability	Description of Coverages
E	Not Covered	Broad Form Money and Securities
E	Not Covered	Employee Dishonesty Coverage- Form A, Comprehensive Dishonesty, Disappearance & Destruction Rider

The insurance provided by this individual Certificate is subject to all terms, conditions, provisions, limitations and exclusions of Master Policy Number CDN1932, CDN1932BM, CMWLIA03, 501148987 and 501148986 and may be canceled by the Insurers by registered mail with thirty days notice or as provided by the Master Policy.

In the event of loss or damage or any change in risk, immediate notice must be given to the insurers or to the broker.

**SUBSCRIBING INSURERS**

**Section A. PROPERTY**

Master Policy No. CDN 1932 Certificate No. RCP00826

The interest of each insurer hereunder is individual and not joint, and wherever any right or privilege is retained by the insurers, such right or privilege may be exercised by each insurer independently. The liability of each of the Insurer(s) shall be limited to that proportion of the loss which the percentage of liability set against the name of the individual Insurer bears to the total amount insured hereunder.

Insurers	Section	Interest	Premium
Commonwealth Insurance Company	A.1	50%	\$11,655.
St. Paul Fire & Marine Insurance Company	A.1	50%	\$11,655.
St. Paul Fire & Marine Insurance Company	A.2	100%	Included \$23,310.

  
CMW Insurance Services Ltd.  
(Authorized Representative)

