MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1399
THE BENTLEY

Held on Wednesday, May 16, 2007
Within the Lounge
1001 Homer Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	June Wyse	President
	Connie Coy	Vice President
	Nolan Peterson	
	Maryann Nazary	
	Todd Ingle	Maintenance
REGRETS:	Colin McBride	Treasurer
SENIOR PROPERTY MANAGER:	Fern Barker	Crosby Property Management Ltd.

The meeting was called to order at 7:00 p.m. by the Property Manager.

APPROVAL OF COUNCIL MEETING MINUTES

The Minutes of the Council Meeting held April 25, 2007 were approved as previously distributed.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for April 2007 were adopted as presented.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

CARETAKER BUSINESS

A meeting had been held with the Resident Manager to discuss some ongoing issues. The Property Manager will prepare a spread sheet for the Resident Manager to use for reporting on the daily activities within the building. As well, she will work with him in completing the forms as well as recording parking passes issued, follow up on outstanding issues ect.

DEFICIENCIES

2nd Year Warranty Review:

RDH had completed their report and the report will be forwarded to both the warranty provider and the developer. Follow up with the developer will take place with regard to some of the items noted as well as any warranty work vs maintenance.

Elevators:

The inspection report has been received. As well, copies of any correspondence relating to the elevators was sourced. The report and a letter will be forwarded to Richmond Elevator, the warranty provider and developer.

Stairwell Aceess:

A quotation is coming from Cobra with regard to installing card readers on eaeh floor on one stairwell.

Leaks:

A small leak whieh had oceurred around the air intake equipment on the roof had occurred which was addressed by the developer, who will also arrange for insuite repairs.

Two other old leaks were being addressed as well. These being one from the courtyard into a locker room and another into a loeker room and garbage room for a parkade exhaust vent. These remain in progress without the developer yet doing any work.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Window Cleaning**
   Champion Window Cleaning had completed the window cleaning, however several Council members had reported that their windows had not been done. A follow up with Champion had oeeurred with them coming back to do these windows. As well, Todd was going to meet with them to show them the problem areas.
2. **Exercise Equipment**
   Colin was going to assist with preparing a letter with comparison costs for exercise equipment which would be sent to the developer. However, he had not had the time to do as yet. As well, discussion with regard to the repair vs replacement of the treadmill ensued and as there are many options to choose from, it was agreed to enlist the help of one of the owners who is knowledgeable on the different makes and models. A decision as to whether to replaee or repair will be made in the near future.
3. **Parkade Cleaning/Painting**
   Parkade pressure washing and degreasing was completed, however, it was noted that several vehieles were not removed from the parkade as requested, thus making it very difficult to clean around them. Painting is ongoing as needed, in the elevator lobbies and second floor hall. The elevator frames, suite hallways, painting around the mail room and front lobby area will be done over time.
4. **Utility Savings**
   In a newsletter from Crosby it was noted that the City was offering an incentive to Power Smart their buildings. The Property Manager will complete the on line application.
5. **Photo Cells**
   A quotation for the photo cells had not been received, however the Property Manager had been advised that the lights were on timers and should be operating correctly without the photo cells.

6. **Taps/Signs**
The Resident Manager had not yet had the loek covers installed on the taps. The Property Manager will make arrangements direetly. As well, signs had been prepared and new signage will be posted throughout.

7. **Elevator Time**
A Counеil member noted that the time for access to the elevator should be ehanged to 5 minutes, as access to the floor sometimes does not happen. Cobra will arrange this ehange to be made.

8. **Resignation**
It was noted that Nadia had resigned from Counеil due to personal commitments.

9. **Maintenance**
The following is in progress
- Line to be painted on driveway where residents/visitors are to stop and wait for gate to close completely before proeeeding - Spring when ground is warm
- Stop sign to be installed on wall adjaeent to gate - May
- Carpet Cleaning will be done in fall
- Dryer vent cleaning for fall

CORRESPONDENCE

1. Corrеspondenee received dealt with exeessive noise from neighbours. All eomplaints had been followed up with by a letter to the violators warning them of the consequenees if the noise eontinued.

NEW BUSINESS

1. **Landscaping**
June and Connie will arrange purehase of plants for the flower pots and some of the beds, with Premier landseaping doing the plantings. Discussion with regard to the ivy causing damage to the buildings and staining the glass areas where it grows up, had taken place with the landseapers. It had been recommended to consider removal and planting another non aggressive type plant in the area. This will be looked at in more detail later in the year.

2. **Elevator Contract**
It was agreed to renew the elevator contract for a period of one year only to ensure that all defieieneies were addressed by the original elevator company.

3. **Miscellaneous**
It was agreed to extend the time from the enterphone release at the front door to the elevators. It was noted that there was no 2 year warranty on the gates and the spring had been ordered to be installed as soon as possible.

4. **Notice**
A notice will be posted reminding residents that throwing items from a balcony is not only dangerous, but extremely destructive of others and their belongings of those below them. Throwing eigarettes over the balcony has burned holes in patio furniture and anyone seen doing this, will be severely reprimanded and fined. Residents are reminded that it is unlawful to throw anything over a baleony.

There being no further business the meeting adjourned at 8:35 pm

The next Council meeting is scheduled for June 13, 2007 at 7:00 pm in the lounge.

Fern Barker, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours), www.crosbypm.com

Please keep a copy of these minutes for future referenee. They will be required at the time of sale and a charge, as per the Strata Property Act, will be assessed for replacement copies.

MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1399
THE BENTLEY

Held on Wednesday, April 25, 2007
Within the Lounge
1001 Homer Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	June Wyse	President
	Colin McBride	Treasurer
	Nolan Peterson	
	Maryann Nazary	
	Connie Coy	Vice President
	Todd Ingle	Maintenance
REGRETS:	Nadia Carvel	
SENIOR PROPERTY MANAGER:	Fern Barker	Crosby Property Management Ltd.

The meeting was called to order at 7:05 p.m. by the Property Manager.

APPROVAL OF COUNCIL MEETING MINUTES

The Minutes of the Council Meeting held March 21, 2007 were approved as previously distributed.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for March 2007 were adopted as presented.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Act requires that all owners be notified as soon as possible of any legal action that the Strata Corporation is part of.

CARETAKER BUSINESS

Discussion ensued with regard to several items of concern with regard to the Resident Manager. The Property Manager will arrange a meeting to discuss these issues.

The Resident Manager was asked to change the timers on the gates to a shorter time and was waiting for Overhead Door to change the spring and show him how to change the timers. The spring on the overhead gate needs to be changed and apparently there is an extended warranty that as yet, Overhead Door cannot locate. The developer has advised that there was an extended warranty and therefore, the springs should be replaced at no charge. The Resident Manager and Property Manager are following up on this issue.

- **For security reasons, ALL KEYS PREVIOUSLY HELD BY THE RESIDENT MANAGER WILL BE DESTROYED.**

DEFICIENCIES

2nd Year Warranty Review:

RDH had been contacted and agreed to provide the 2nd year warranty report for the amount of approximately $3,000 as per the agreement made with the developer. Questionnaires had been forwarded to all owners by mail, with the drops having been arranged.

Elevators:

Follow up with Richmond Elevator had been ongoing without results. No response to correspondence had been received as yet, and a full week with one of the elevators not operating had been unacceptable. It was agreed that it was time to take legal action if necessary, to make sure the elevators were operating correctly, the doors opening quicker and the levelling of the elevators done. As well, the continual problems with one or both elevators going down causing great distress and inconvenience to all residents was not being resolved.

A letter from the lawyers asking for the number of call outs, the number of times the elevators were out of service and the repairs done will be sent. As well, the Property Manager will search the files to source any information which may have been collected by Martello. The Resident Manager will also be asked to check his records as the number of times and dates he had called.

As well,the independent inspection has been done, with the report pending.

Stairwell Access:

The Council discussed the idea of providing a key to residents to the stairwells, a deposit on the key and the many security related issues which would arise. It was agreed to maintain the security of the building and hopefully either the caretaker, Resident Manager or a Council member would be available during those times when both elevators were down or one was being used for a move, to open the stairwell doors. It was agreed however, to have Cobra provide a quotation for installation of fob readers on each hall from the stairwell and as the issue is of great security importance, if necessary, the cost would be brought to the owners at an SGM for a vote.

Emergency Contact:

One of the Council members was under the impression that during an emergency such as the recent elevator shut downs, the Property Manager would be contacted and would be able to address the issue. However, the Property Manager explained that during the evenings and weekends there was an answering service who would contact the appropriate trade or contact listed. For the Bentley the first call on a weekend would be dispatched to Arash Bldg. Services to determine the problem and course of action. The second call, if necessary, would be made by Arash Bldg. Services to the appropriate trade. In some cases residents would report that the elevator was not operating however, a move could be taking place. In others, residents may report a leak, when in fact it is a dryer vent leak from a build up of lint.

If a fire or flood occurred the restoration company would be contacted first. In rare situations the back up Senior Property Manager would be contacted to confirm an insurance claim etc.

Leaks:

A small leak which had occurred around the air intake equipment on the roof had occurred which was addressed by the developer, who will also arrange for insuite repairs.

Two other old leaks were being addressed as well. These being one from the courtyard into a locker room and another into a locker room and garbage room for a parkade exhaust vent. These remain in progress without the developer yet doing any work.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Ground Light Fixtures**
   Power Pro had advised that the ground light fixtures had been capped. A Council Member reported that one of the lights was not capped and wires were showing. This will be followed up on.
2. **Security Fob Access to P1, Parkade Enterphone, Camera**
   The work is completed; however Cobra was unable to move the camera as they were unable to affix it to the cement wall. Other options are being looked at.
3. **Landscaping**
   It had been agreed to proceed with Premier Landscaping, who would be on site shortly to cut the grass and take care of weeds. Removal of the dead trees and replacement, as well as flowers was not included in the maintenance quotation and what would be done would be determined at a later date.
4. **Window Cleaning**
   Champion Window Cleaning had begun the window cleaning and scrapping. However, they advised that some of the film on some windows would not come off even with the scraping and a chemical clean was recommended for late fall. A Council Member asked if the work could be done now, rather than the fall, which the Property Manager will follow up on.
5. **Exercise Equipment**
   One of the Council Members agreed to review the quotations received and provide an idea on what should be written with regard to the comparisons of equipment between the Gallery and the Bentley.
6. **Block Watch**
   All work as requested from the last meeting had been completed, except the removal and changing of signs from the various areas in the parkade. These will be changed in the near future.
7. **Painting**
   Planning which hallways will be done first is in progress. It was noted that the second floor elevator frame had been scratched shortly after painting. A Council Member noted that there was a new paint which was easy to apply, more expensive, but would only scratch rather than scrape. This will be looked into. Meanwhile, regular touch-ups on the lower hallways are being done every couple of months.
8. **Utility Savings**
   In a newsletter from Crosby it was noted that the City was offering an incentive to Power Smart their buildings. The Property Manager will complete the on line application.

9. **Key Fob Registration**

All residents and owners will be asked to verify the key fobs they have in their possession. Any fob not recorded will be deactivated.
KEY FOB REGISTRATION FORMS ARE ATTACHED TO THIS SET OF MINUTES. ANY RESIDENT WHO CAN NOT READ THE KEY FOB NUMBER IS ASKED TO CONTACT FRANK, THE RESIDENT MANAGER.
RESIDENTS ARE REMINDED THAT FORM K'S MUST BE ON FILE FOR EACH TENANT.

10. **Pressure Washing**
The pressure washing and degreasing of the parkade was complete. However, it was noted that several vehicles had not been moved from the parkade making it difficult to get all areas as vehicles had to be pressure washed around.

11. **Truck/Grate**
The invoices for the repair to the grate have been sent to the truck company owner in Alberta for reimbursement. If reimbursement is not received, a follow-up with ICBC to locate the insurance company for the truck will be done.

12. **Maintenance**
The following is in progress
- Line to be painted on driveway where residents/visitors are to stop and wait for gate to close completely before proceeding - Spring when ground is warm
- Stop sign to be installed on wall adjacent to gate - May
- Carpet Cleaning will be done in fall
- Dryer vent cleaning for fall

CORRESPONDENCE

1. Correspondence received dealt with excessive noise from neighbours. All complaints had been followed up with by a letter to the violators warning them of the consequences if the noise continued.

NEW BUSINESS

1. **Photo Cells**
The Resident Manager had found that the lights on the roof were on timers not photocells and a quotation for putting the lights on photo cell was being obtained.

2. **Taps/Signs**
It was noted that the taps in the underground parkade had not yet been locked off. The Property Manager will follow up with this as this was to have been completed. As well, new signs will be posted appropriately throughout the building.

3. **Elevator time**
   A Council Member noted that the time for access to the elevator should be changed to 5 minutes, as access to the floor sometimes does not happen. Cobra will be asked to do this when they are on site next.
4. **Suggestions for Future Discussion**
   Bylaw and Rules Review, Welcome Package, Long Term Maintenance Planning.

There being no further business the meeting adjourned at 9:10 pm.

Council meeting is scheduled for:
May 16, 2007 at 7:00 pm in the meeting room.

Fern Barker, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours), www.crosbypm.com

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MINUTES
OF THE COUNCIL MEETING
THE OWNERS STRATA PLAN BCS 1399
THE BENTLEY

Held on Wednesday, March 21, 2007
Within the Lounge
1001 Homer Street, Vancouver, B.C.

COUNCIL IN ATTENDANCE:	June Wyse	President
	Colin McBride	Treasurer
	Nolan Peterson	
	Maryann Nazary	
REGRETS:	Connie Coy	Vice President
	Todd Ingle	Maintenance
	Nadia Carvel	
SENIOR PROPERTY MANAGER:	Fern Barker	Crosby Property Management Ltd.

The meeting was ealled to order at 7:05 p.m. by the Property Manager.

APPROVAL OF COUNCIL MEETING MINUTES

The Minutes of the Counеil Meeting held February 28, 2007 were approved as previously distributed.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for January and February were adopted as presented, with adjustments to Martello elosing statements having been made.

REPORT ON UNAPPROVED EXPENDITURES

There are no unapproved expenditures to report. The Strata Property Act requires that all owners be notified as soon as possible of unanticipated expenditures.

REPORT ON LITIGATION

To the best of our knowledge there is no litigation to report. The Strata Property Aet requires that all owners be notified as soon as possible of any legal aetion that the Strata Corporation is part of.

CARETAKER BUSINESS

Discussion ensued with regard to:

- The Resident Manager had been asked to provide a schedule of work for items such as cleaning the stairwells, bike and storage lockers once every few months, etc. which was not yet in progress. The Property Manager will set up the schedule.
- The Property Manager noted that several items remained outstanding whieh had been asked of the Resident Manager and would be followed up on to have completed in the next month.
- A eopy of the Resident Manager Job descnption and Arash Building Services (weekend relief) had been attaehed to the agenda for Council's review.

- **For security reasons, RESIDENTS THAT HAVE LEFT KEYS WITH THE RESIDENT MANAGER ARE ASKED TO ENSURE THEY ARE PICKED UP.**
- **THE RESIDENT MANAGER WILL NOT HOLD KEYS FOR ANY RESIDENT UNDER ANY CIRCUMSTANCE. ANY KEYS NOT PICKED UP BY APRIL 15TH WILL BE DESTROYED.**
- **RESIDENTS ARE ASKED TO PROVIDE A KEY TO SOMEONE ELSE WHO CAN RESPOND QUICKLY IN AN EMERGANCY AND PROVIDE THE CONTACT INFORMATION TO THE RESIDENT MANAGER.**

DEFICIENCIES

Quotations from Levelton, McCuaig and Bemco had been received and were reviewed. However, the Property Manager had located a contract in the Martello files which related to building envelope reviews for an unknown period which had been set up by the Developer. The contract was with RDH, which the Property Manager will follow up with to determine how long the eontract was for. If the contract continued for a period of the 5 years, it was agreed to not proceed with any of thc other three companies but have RDH continue to provide the reviews.

It was noted that elevator B was still not working correctly, evcn though apparently new computor parts had been installed. A follow-up with Richmond Elevator has and will again be made.

A small leak which had occurred around the air intake cquipment on the roof had occurred which was being addressed by the developer.

Two othcr old leaks were beimg addressed as well. These being one from the courtyard into a loeker room and another into a locker room and garbage room for a parkade exhaust vent.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Ground Light Fixtures**
   The Property Manager had attempted to find out who did the eapping from Martello's reeords, however had not been able to souree the eleetrieian and therefore would be engaging Power Pro to do the work.
2. **Light Fixture in Lounge**
   This was one of the items outstanding noted under Resident Manager follow up.
3. **Security Fob Access to PI, Parkade Enterphone, Camera**
   The work is being arranged with Cobra and Riehmond Elevator for early April. It was noted that notices should be in different colours as the notice with regard to thc security changes was not noticeable.

RESIDENTS ARE REMINDED THAT ACCESS TO P1 WILL NO LONGER BE AVAILABE WITHOUT A KEY FOB, VISITORS WILL NO LONGER BE ABLE TO BUZZ IN THROUGH THE PARKADE ENTERPHONE AND ADDITIONAL CAMERAS WILL BE INSTALLED.

4. **Landscaping**
   Greenline Landscaping had advised that they had filled up their schedule of work for the year and would not be able to take on the contraet. Three other companies were asked to quote, with only one quotation confirmed being reeeived from Premier Landseaping.
5. **Window Cleaning**
   It was decided to proceed with Champion Window Cleaning for spring eleaning as well as including the scraping of windows where necessary, for a cost of $55 per hour.
6. **Exercise Equipment**
   A comparative quotation for exercise equipment based on what had been supplied to the Gallery and new equipment had been received. It was felt that the quotation provided was enough to write to the developer asking for either an upgrade in the equipment to match the Gallery's or compensation for the difference whieh would be used toward upgrading the equipment.
7. **Block Watch**
   A walk around with the VPD had occurred with two Council members present. No owners had comc forward to volunteer for Block Watch. From the report, there were several areas where inereased security was recommended. It was agreed however, to proeeed with increasing the volume on the alarm on one of the parkade doors, check into whether postal timers had been installed and times activated, plugging all exterior door looks, covering windows on the storage lockers, changing signs on rooms in thc parkadc and continue with lock and astragal upgrades through time. Door closures should be cheeked and adjusted regularly by the Resident Manager. The interior gate should be changed from 9 to 5 seconds as well as the first gate being adjusted, if possible.
8. **Chairs**
   The Resident Manager had purchased 6 folding chairs, whieh were located in the janitorial room.

9. **Hydro Billing**
The owner who reported very high hydro bills had contacted BC Hydro again and they had advised that the billing was correct for that unit. It was suggested however, that the breaker to the suite be turned off and the hydro meter then checked to see if there was any movement. The owner will set this up with the Resident Manager, who has access to the hydro meters.

CORRESPONDENCE

1. Correspondence had been received from an owner who wanted the following addressed and noted by Council:
   - Install mirror at entrance to laneway. Completed
   - Adjust mirrors in parkade. Completed
   - Residents discarding items from the balconies and washing of balconies.

Residents are reminded that it is illegal to throw anything from a balcony. It is extremely dangerous and can injure those below and damage property. Washing of balconies is to be done only with mop and pail. Residents below get the benefit of the dirty water from suites above. Be respectful to those below you.

2. **Chargeback**
A resident had written with regard to a chargeback for an item left in the garbage area. The resident advised that they were not the culprits. It was agreed that the resident had not been in previous violation of any rules or bylaws and therefore, the chargeback would be waived, however the resident would be advised that if it did occur again, the chargeback would be due and payable.

3. **Lounge Use/Key Fob Purchase**
The new rule was now in place and Form K's and powers of attorney were being received. A couple of non-resident owners were trying to rent the lounge for their own private functions however, using their tenant as the "renter". Residents and owners are finding this change of policy frustrating; however the rules will be closely enforced to ensure that all owners are protected.

NEW BUSINESS

1. **Pull out**
It was noted that people are parking in the pull out in the laneway. The Resident Manager is to enforce towing in this area, as well as visitor parking.

RESIDENTS/VISITORS miss-using parking passes and visitor parking will be notified and then towed. There are a couple residents who are switching reserved parking and visitor parking use, some who are using visitor parking on a regular basis and another who is does not reside at the property that are using a reserved stall. All offenders to date have been advised and towing, fining and key fob deactivation will take place if they do not comply with the rules.
Visitor parking is to be used only for occasional visitors, not cleaning staff, babysitters, regular overnight guests, or additional vehicles to a strata lot. Reserved stalls are to be used only by residents of the building.

2. **Painting**
As it is important to watch the budget, it was agreed to determine which hallways need painting first and then set up a plan to have all hallways painted throughout the year.

3. **Utility Savings**
In a newsletter from Crosby it was noted that the City was offering an incentive to Power Smart their buildings. The Property Manager will complete the on-line application.

4. **Key Fob Registration**

All residents and owners will be asked to verify the key fobs they have in their possession. Any fob not recorded will be deactivated. Dates for the first week of May will be arranged and residents will be asked to come to the office to have their key fob registered. At the same time, Form K's will be enforced for those not on record. Non-resident owners will be given an opportunity to provide the numbers on their key fobs, in writing, through the mail.

5. **Maintenance**
Following discussion on the need to maintain the common areas, the following was agreed:
- Line to be painted on driveway where residents/visitors are to stop and wait for gate to close completely before proceeding – Spring, when ground is warm
- Stop sign to be installed on wall adjacent to gate - March
- Carpet Cleaning will be done in fall
- Dryer vent cleaning for fall

6. **Suggestions for Future Discussion**
Bylaw and Rules Review, Welcome Package, Long Term Maintenance Planning.

There being no further business the meeting adjourned at 9:10 pm.

Council meetings are scheduled for:

April 25th, May 16, 2007 at 7:00 pm in the meeting room.

Fern Barker, Senior Property Manager
CROSBY PROPERTY MANAGEMENT LTD.
General Office # (604) 683-8900 (24 Hours), www.crosbypm.com

Please keep a copy of these minutes for future reference. They will be required at the time of sale and a charge, as per the Strata Property Act, will he assessed for replacement copies.

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 12th, 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 12th, 2006 as amended.

ADOPTION OF MINTUES OF OCTOBER 12TH, 2005 ANNUAL GENERAL MEETING:

It was moved, seconded with one abstention, to adopt the minutes of the October 12th, 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 jenitorial 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.

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
Revenue:				
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	$ -	$ -
Total Revenue	$ 304,361.00	$ 368,457.10	$ 349,801.10	$ 439,978.00
Disbursements:				
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
Mangagement 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	$ 2,315.00	$ 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	$ -	$ -
	$ 201,592.00	$ 275,381.00	$ 258,700.00	$ 335,960.00
Resident Manager Suite				
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
	$ 11,116.00	$ 13,383.00	$ 13,701.00	$ 14,190.00
Resident Manager				
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)
	$ 42,735.00	$ 50,555.00	$ 45,600.00	$ 49,830.00
Total Operating Expenses	$ 255,443.00	$ 339,319.00	$ 318,001.00	$ 399,980.00
Contingency Reserve (10%)	$ 26,500.00	$ 31,800.10	$ 31,800.10	$ 39,998.00
Total Operating Budget	$ 281,943.00	$ 371,119.10	$ 349,801.10	$ 439,978.00
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 Entlt (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
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 Entlt (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