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

Held on Wednesday, February 28, 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 Lingle	Maintenance
	Nadia Carvalho	
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 January 10, 2007 were approved as previously distributed.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for December 2006 were adopted as presented, with adjustments to Martello closing statements being made in January.

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:

- It was noted that the relief caretaker had been changed and the results so far seem good.

- The job description for the Resident Manager and the Relief Manager will be reviewed: in particular, with regard to a schedule of work for items such as cleaning the stairwells, bike and storage lockers once every few months, etc.
- The fobs, which gave access to all areas, were to have been corrected to provide restricted access
- Fobs for Council should have full access in case of emergency
- Fobs are now only being provided to the registered owner of the strata lot, or in writing by the owner or agent shown on the current Form K
- A key fob, Form K registration will be arranged for spring, where all key fobs will need to be checked through the system and Form K's will be updated for all tenants
- Form Ks are being followed up on
- Enforcement of rules and bylaws by the Resident Manager-Charge backs are now occurring, move ins/outs monitored, violated rules reported, vehicles towed, etc.
- The Property Manager had investigated the cost of the phone through Rogers and had contacted Telus for a better rate. The rate being provided was the best both companies could provide at this point. The phone bills are being checked when they arrive to see what type of calls are being made during the chargeable hours, to monitor long distant calls etc. It was felt that possibly a buy out of a Fido plan may be worth checking into (Colin will check into this).
- The Resident Manager had been provided a taxable benefit for medical, as extended coverage could not be obtained by the company used by Martello and Crosby does not provide a benefit package to Resident Managers (due to frequent change overs).
- Notices still under Martello's name, posted anywhere on the property are to be removed and replaced with Crosby letterhead

The Property Manager continues to work with the Resident Manager to ensure the work is being done to the expectation of the owners.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Gargoyle Security**
   Three companies had been asked to quote on night services, however only Polo Services had responded with a quotation for $20 per hour, with double time for nights and weekends. It was agreed that as this cost would be substantial, the strata would remain with Gargoyle for the time being, monitoring closely their guard service.
2. **Ground Light Fixtures**
   A quotation from Power Pro had been obtained to replace the lights along Nelson and Homer with inground fixtures. The quotation of approximately $7,600 was comparable to that obtained from Commercial Lighting. It was agreed that rather than replacing the fixtures at this point, capping those which are open and damaged would be a more reasonable way to proceed at this time. The Property Manager will attempt to find out who did the capping and have them cap the damaged fixtures.

3. **Light Fixture in Lounge**
   The Property Manager explained that although the light shade had been purchased, the screw to hold the shade on could not be purchased and trying to order the same fixture had proved fruitless. It was recommended and agreed to change the fixture with a similar type, which could be easily purchased through a local hardware store. As others go in the other common areas, they would be replaced as well.
4. **Exhaust Fan Grate**
   The grate had finally been replaced with a heaver material, with additional supports installed (as much as possible) under the grate. As well, posts had been installed around the grate to reduce further damages. The costs for the grate repairs will be billed to the moving company, located unfortunately, in Alberta.
5. **Security Fob Access to P1, Parkade Enterphone, Camera**
   A quotation from CIS had been obtained, for a cost of &1600. It was agreed to proceed with the work.

RESIDENTS ARE ADVISED 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.

6. **Landscaping**
   A quotation from Para Space had been obtained for $8,600 and Greenline Landscaping for $3,500, with plants, fertilization and pest control extra. It was moved/seconded to approve Greenline Landscaping quotation.
7. **Annual Fire Safety Inspection**
   Many suites had not been accessible, there was one smoke detector which needed replacement and several fire extinguishers reported as needing replacement.
8. **Spring Painting**
   Painting of some of the common areas has began, with discussion of hallways being undertaken depending upon budget, during the year. It was agreed that the elevator doors and frames on the parkade levels, main and 2nd be done.
9. **Window Cleaning**
   Four companies had been asked to bid, however, only Champion responded. Their quote did not include the scraping of the windows however and will need to be revised, as this cost will need to be billed to the developer.
10. **Block Watch**
    One of the Council members (Nadia) had contacted the local VPD to obtain information on Block Watch in the building. A walk around was being planned for March 6th at 6:30 pm, with the VPD to determine if there are areas which could be better secured.

Any on site owner interested in being involved in the Block Watch Committee are asked to please contact the Property Manager with their name and phone number. Volunteers are needed.

CORRESPONDENCE

Correspondence had been received and responded to with regard to charge backs, fines, towing and moving fees.

Chargeback

A resident had written with regard to a party they had held in July 2006, for which they apparently had not received their deposit refunded and had been charged for damages to a door. Following discussion with regard to the length of time that had gone by and the follow up required, it was agreed that the resident would still be responsible for the costs for damages but would be refunded the difference between the charge back and the deposit. However, the Crosby accounting department would be asked to see if any records from Martello had come over with regard to this matter.

Lounge Use

A long term tenant had asked to rent the lounge however, as only owners were permitted to rent the lounge, the resident had been denied.
It was agreed that a resident, in good standing, and with a current Form K could rent the lounge, however only with the registered owner of the strata lot paying the deposit.

DEFICIENCIES

Quotations from Levelton and McCuaig had been obtained for both the 2nd year building envelope review and proposals for preventive maintenance reports for future years. A quotation from Bemco was expected and will be forwarded as soon as received. It was agreed that as they had just been received, Council would need time to review them in detail, and as such, discussion and a decision would be made at the next Council meeting.
It was noted that elevator B was still not working correctly, even though apparently new computor parts had been installed. A follow-up with Richmond Elevator will again be made.
The insulating of the elevator shafts on the penthouse floors was complete and it had been reported that the work had been successful in reducing the noise from the elevators to these floors.
A letter had been received from the developer addressing the installation of steel bolts, which had now been completed. As well, the jet pump and the steel ring around one of the jet pumps had been addressed.

NEW BUSINESS

1. **Rules**
   The Property Manager had reviewed the rules and bylaws of the Strata during the past month and recommended some additional rules be adopted. These rules are attached and were approved.
2. **Exercise Equipment**
   The Council felt that the exercise equipment was not up to acceptable commercial standards and was considered a deficiency. A quotation had been obtained from Fitness Town for good quality equipment; the Property Manager will determine what equipment the Gallery had been provided by the developer and obtain a quotation from Fitness Depot for the same type of equipment. Polygon will be approached to either replace the existing equipment.

3. **Chairs**
   It was agreed to authorize the Resident Manager to purchase 6 folding chairs for use in the lounge, from Wallmart, Zellers or similar store.
4. **Hydro Billing**
   A Council member reported that his hydro bills were quite high and upon contacting hydro, had been informed that they were correct. However, hydro was going to double check the meter as the billings were at least double the norm. The Property Manager suggested that possibly hydro needed to check and make sure that the meter was recording the correct suite.
5. **Council Agendas**
   As Crosby's practice is to provide a copy of all correspondence received and responded to by Crosby, including emails, the agenda packages can be extremely large and fairly costly. It was agreed that agendas and supporting documents would be emailed to all Council members prior to the meeting and Council members could print off only what they needed for the meeting, but would still have an opportunity to review all correspondence. One paper copy would be provided to the President at the meeting, for the onsite records.
6. **Maintenance**
   Following discussion on the need to maintain the common areas, the following was agreed:
   - Pressure washing of parkade and common areas to take place-scheduled for late March
   - Signs on gate to be changed to face the right way- Resident Manager was to do
   - 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
   - A mirror is to be installed by the exit to the laneway from the driveway
7. **Suggests for Future Discussion**
   Bylaw and Rules Review, Welcome Package, Long Term Maintenance Planning.

There being no further business the meeting adjourned at 9:20 pm.

Council meetings are scheduled for:
March 21st, April 18th, 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 be assessed for replacement copies.

MINUTES
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THE BENTLEY

Held on Wednesday, January 10, 2007
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	Connie Coy	(Vice President)
	Colin McBride	(Treasurer)
	Todd Lingle	Maintenance
	Nolan Peterson	
	Maryann Nazary	
REGRETS:	Nadia Carvalho	
SENIOR PROPERTY MANAGER:	Fern Barker	Crosby Property Management Ltd.

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

GUEST: Christopher Nicholson

APPROVAL OF COUNCIL MEETING MINUTES

The Minutes of the Council Meeting held August 23rd and September 20, 2006 were approved as previously distributed.

APPROVAL OF FINANCIAL STATEMENTS

The financial statements for November and December 2006 were deferred as Crosby Property Management had not received all information from Martello Properties as yet. Outstanding was the final transfer of funds and closing of the December statements by Martello Properties. Crosby Property Management's Controller is continuing to pursue the receipt of the final accounting documents.

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:

- The duties, time on site and weekend emergency response from the relief caretakers
- The duties and responsibility of the Resident Manager
- Follow up by the Resident Manager on work outstanding around the strata
- Enforcement of rules and bylaws by the Resident Manager
- Cost of Resident Manager cell phone through Rogers
- Replacement of benefits by Resident Manager with transfer to Crosby Property Management

The Property Manager will be meet with the both the Resident Manager and the weekend relief managers to review these and other such issues.

NEW COUNCIL POSITIONS

The newly elected Strata Council members met on November 15th to elect the executive Council positions (which are recorded above) and to review the change over procedures from Martello Property Services to Crosby Property Management Ltd.

BUSINESS ARISING FROM PREVIOUS MINUTES

1. **Violation of Pet Bylaw**
   Concluded.
2. **Signage in Parkade**
   Fall project to review additional signage in parkade areas.
3. **Visitor Parking Passes**
   The Resident Manager advises that 90% of the Strata Lots have picked up their passes. Towing in visitor parking has been taking place, however it appears that there are a couple residents/visitors still miss using the visitor parking area/pass.
4. **Gargoyle Security**
   The guard was once again found in the lounge when they have been engaged to patrol the building and grounds. It was agreed that quotes from Shineguard and Polo be obtained and the company replaced as soon as possible.
5. **Ground Light Fixtures**
   Several of the exterior lights along Nelson and Homer have been damaged and require replacement with a more suitable and sturdy light fixture. The Property Manager will obtain a quotation.
6. **New Light Fixture in Lounge**
   The fixture has still not been replaced and the Property Manager will follow up with the Resident Manager.
7. **Annual Fire Safety Inspection**
   Work was ordered by Martello Property Services and has been completed.
8. **Insurance Claim**
   It appears that the insurance claim as a result of the dryer fire has not yet been signed off. The Property Manager will follow up on closing this claim.

CORRESPONDENCE

Correspondence received and sent by Crosby Property Management was attached to the agenda. Issues addressed related to noise, moving fees and comments with regard to the condition of the building, elevator issues and enforcement of rules/bylaws and a charge back for damages caused by a resident.

DEFICIENCIES

The 15th month warranty report had been missed as it was due in July 2006. However, ongoing correspondence to the Developer and Richmond Elevator had taken place during this time and some warranty work is still ongoing by Polygon. Polygon Customer Service, Richmond Elevator representative and council had as well, met on site to discuss the ongoing elevator problems and it was hoped that this meeting would have been beneficial in getting these problems rectified. Other issues such as door closures, adjustments etc., were being addressed. Follow up to determine if a landscaping, HVAC and irrigation deficiency report had been completed will be done as well.

NEW BUSINESS

1. **Parkade Exhaust Fan Grate-Laneway**
   The grate was run over by a moving van from "2 Small Men" from Alberta and the owner of the company has advised that they will pay for damages. A quotation is forthcoming for both replacement of the grate as well as posts being installed in the sidewalk area to reduce further damage to the grate. The Strata Council suggested that if possible, (as the City may not approve the installation of posts along the laneway) that the grate be replaced with a heavy duty grate such as used on the ferries, which the Property Manager will investigate.
2. **Security**
   It was agreed to proceed with the following security related upgrades/changes:
   - Additional security camera installations as well as the moving of another camera
   - Proceed with the lock upgrades to the storage lockers.
   - Restricted access with use of a key fob to P1
   - Remove access to visitor parking by use of the parkade entrance enterphone

   These changes will take place over the next couple of months to ensure residents are notified well in advance.
3. **Block Watch**
   One of the Council members (Nadia) had contacted the local VPD to obtain information on block watch in the building. They were advised that the police would be very happy to conduct a walk around with Council as well as hold a security related meeting in the building, if owners were interested. This was received well by Council members and arrangements to put something in place will be done over the coming months.

Any on site owner interested in being involved in the block watch committee are asked to please contact the Property Manager with their name and phone number. Volnnteers are needed.

4. **Landscaping Quotes**
   Quotations for landscaping will be obtained as Palaina Gardening had given notice of termination.
5. **Maintenance**
   Follow discussion on the need to maintain the common areas the following was agreed:
   - Monthly painting/repairs to P2 hallway will take place
   - Parking level vestibules to be painted with good quality cleanable paint
   - Cost to paint suite halls to be obtained and worked into budget over time
   - Pressure washing of parkade and common areas to take place in spring
   - Signs on gate to be changed to face the right way
   - Line to be painted on driveway where residents/visitors are to stop and wait for gate to close completely before proceeding
   - Stop sign to be installed on wall adjacent to gate
   - Carpet Cleaning will be done in fall
   - Window cleaning set up for spring with separate cost for new building clean to be billed to Polygon
   - Different company be engaged to conduct the above notes work than those used previously
6. **Other**
   - Residents will be asked to remove items from parking stalls as per rules, otherwise the items will be removed at cost to the residents.
   - The vehicle in the parkade which is uninsured will be towed immediately.
   - Moves are to be better monitored and recorded, with moving fees assessed each and every time. As well moving fees are to be paid in advance of moves and forwarded to Crosby Property Management. Form Ks will be followed up on more aggressively with the Resident Manager contacting Crosby to ensure that the Form K has been received prior to any move taking place.
7. **Building Envelope**
   Discussion took place with regard to cost vs budgeted amounts and engineering report vs building maintenance company report for the 2nd year warranty review. It was agreed to obtain a quotation from both an engineering firm as well as a respected/qualified building envelope maintenance company.
8. **Suggests for Future Discussion**
   Bylaw and Rules Review, Welcome Package, Long term maintenance planning.

There being no further business the meeting adjourned at 10pm

Council meetings are scheduled for:
February 28', March 21st, April 18th, 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 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 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, fourty-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, fourty-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, fourty-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 30th, 2006. Owners were also advised that their automatic withdrawal authorization forms would be automatically cancelled effective November 30th.

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	Connie Goy #307	Maryam Nasary #1508
Nadia Carvalho #1701	Todd Lingle #1103	Mr.Norland #803
June Wyse #902		

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.

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
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	$ 2,515.00	$ 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	$ -	$ -
	$ 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 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

Martello
Property Services Inc.

NOTICE OF ANNUAL GENERAL MEETING
STRATA CORPORATION BCS 1399
THE BENTLEY

TO BE HELD: MONDAY, OCTOBER 30, 2006
TIME: REGISTRATION: 7:00 P.M.
MEETING: 7:30 P.M.
REFRESHMENTS AND SOCIAL - (IMMEDIATELY AFTER MEETING)
PLACE: BEST WESTERN – CHATEAU GRANVILLE
1100 GRANVILLE ST., VANCOUVER BC

The business conducted at this meeting affects all Owners and we encourage you to attend. However, if you are unable to attend, a Proxy Form is enclosed, for your signature, appointing an alternative representative to attend and vote on your behalf.

Note: Amended Meeting agenda and supporting documents are attached. **Please review this material prior to the meeting and bring it with you for reference along with previous notice of A.G.M.**

PURPOSE OF MEETING

1. To approve the Operating Budget for fiscal period November 1, 2006 to October 31, 2007 (Copy of Proposed Operating Budgets attached along with Explanatory notes).

2. The Owners Strata Plan BCS – 1399, hereby ratify the following parking rules:

Parking Rule 1)
Guest parking shall only be allowed:

1) While displaying a visitor's parking pass in the guest vehicle; either hung from the rear view mirror or placed on the dashboard in the guest vehicle.

2) Overnight Guest parking is permitted. It is necessary to display the special extended parking pass in the Guest vehicle, either hung from the rear-view mirror or placed on the dashboard of the guest vehicle. The special extended parking passes are available from the resident Caretaker.

Parking Rule 2)
Vehicles parking violation of either the Bylaw 37 (1), Bylaw 37 (2), Bylaw 37 (3), or Parking 1 (1), Parking Rule 1 (2) or 37 (5) are subject to the following penalties:

(i) First Violation:	Warning Notice
(ii) Second Violation:	Towing Vehicle at Owner's Expense

Parking Rule 3)
Any vehicle which does not comply with Bylaw 37(6), 37(7), or 37(8) shall be removed at the owner's expense.

3. The Owners Strata Plan BCS – 1399 hereby ratify the attached Common Area, Amenities Rooms, and Jacuzzi/Spa Rules: (see attached)

4. The Owners Strata Plan BCS – 1399 hereby adopt the following special ¾ vote bylaw resolutions:

Be it resolved, the owners of Strata Plan BCS 1399, hereby approve rescinding bylaws 30 (1) and 30(2) in their entirety:

30 (1) During the time that the owner developer of the Strata Corporation is a first owner of any units, it shall have the right to maintain any unit or units, whether owned or leased by it, as a display unit, and to carry on sales functions it considers necessary in order to enable it to sell the units.

30 (2) At a reasonable discretion of the owner developer, it may use the common property to conduct the sale of lease of Strata Lots in the strata plan up to 60 months after the date of first occupancy of such Strata Lot.

Be it resolved, the Owners of Strata Plan BCS 1399 hereby amend Bylaw 30(3) as follows:

30 (3) Signs advertising the sale, lease or open house of a Strata Lot must be displayed on the common post supplied by the Strata Corporation and may not be displayed in the windows or on the balcony of a Strata Lot.

Be it resolved, the owners of Strata Plan BCS 1399, hereby adopt the following rental restriction by-laws:

42 (1) The number of strata lots that may be leased or rented within the Strata Plan shall be limited to twelve (12) except for those leased or rented pursuant to a successful appeal on the basis of hardship. Prior to offering the lease or rental of the strata lot, the owner thereof shall make a written request to the council for permission to rent or lease his strata lot. The council shall reply in writing stating whether or not twelve (12) Strata lots have been leased or rented, (excluding those where permission to lease or rent the strata lot was granted under hardship), and whether or not the owner can proceed to lease or rent the strata lot in question. The council shall keep a register of those strata lots to be leased or rented and a waiting list for owners to lease or rent their strata lots. Requests to rent shall be honored on a first come, first serve basis. A strata lot must be leased or rented within 60 days of permission being granted or the owner will lose his place on the waiting list.

42 (2) Notwithstanding the preceding paragraph, an owner may apply in writing for an exemption on the grounds that this bylaw causes hardship to the owner. The application must be made in writing and must provide the reason the owner considers that an exemption should be made and must also provide whether or not the owner requires a hearing. If the owner requires a hearing, the council must hear the owner or the owner's agent within 3 weeks after the date the application is given to the strata corporation. An exemption is allowed if the council does not give its decision in writing to the owner within one week after the hearing, or if no hearing is requested, within two (2) weeks after the application is given to the strata corporation. The exemption granted by the council may be for a limited time. The council cannot unreasonably refuse to grant the exemption.

42 (3) Within two weeks after leasing or renting all or part of his or her strata lot an owner must give the strata corporation a copy of the Form K – Notice of Tenant's Responsibilities signed by the tenant.

42 (4) the limitation of leases and rentals is subject to section 143, as applicable of the Strata Property Act, and amendments thereto.

42 (5) Where the council grants an exemption to an owner to lease or rent his strata lot on the grounds of hardship, the council can specify the length of time that the exemption is granted for. When permission to lease or rent is granted on the grounds of hardship, the owner must lease or rent his strata lot within 60 days, or the exemption is withdrawn.

42 (6) Where permission to rent pursuant to this bylaw has been automatically revoked, withdrawn, terminated, or will expire, an owner may re-apply to the council for permission to rent the strata lot and such application will be governed by the provisions of this bylaw and the Strata Property Act and amendments thereto.

42 (7) the maximum number of Occupants permitted per suite are:

Studio Suite	Maximum 2 adults
One Bedroom	Maximum 2 adults
One Bedroom and Den	Maximum 3 adults
Two Bedroom	Maximum 4 adults

Be it resolved, the owners of Strata Plan BCS 1399, hereby adopt the following Bylaw 27(8):

27(8) The quorum requirement for any Annual or Special General Meeting shall be 25% of those Owners eligible to vote in person or represented by proxy. If at the commencement of any Annual or Special General Meeting, the required 25% quorum of eligible Owners is not present, the meeting shall be adjourned for one-half hour. Thereupon the meeting Chair shall reconvene the adjourned Annual or Special General Meeting. Those eligible Owners present at the reconvened Annual or Special General Meeting shall constitute quorum and the meeting shall proceed

5. Ratification of Management Contract:

Be it resolved, the owners of Strata Plan BCS 1399, hereby ratify Strata Council to review a one-year Property Management Contract with Martello Property Services Inc.

6. To elect a Strata Council in accordance with Sections 28 and 29, of the Strata Property Act, R.S. Chapter 43, [illegible]

Eligibility for Council

28. (1) the only persons who may be council members are the following:
a) Owners;
b) Individuals representing corporate owners;
c) Tenants who, under section 147 or 148, have been assigned a landlord's right to stand for council.

Membership on Council

29. (1) the number of persons on council is determined by the bylaws.
(2) If a strata lot is owned by more than one person, only one power of the strata lot maybe a council member at any one time with respect that lot, unless all the owners are on the council.

(3) If a strata lot is owned by a corporation, only one representative of the corporation may be a council member at anyone time with respect that lot.
(4) If all the owners are on the council, each strata lot has one vote at council meetings.

"The Council shall be elected, by and from, among owners, or their appointees, and shall consist of not less than (3), or more than seven (7) members."

PLEASE NOTE: OWNERS MUST BE REGISTERED ON TITLE TO BE ELIGIBLE FOR NOMINATION TO STRATA COUNCIL. APPOINTEES MUST HAVE WRITTEN APPROVAL OF OWNER.

QUORUM

No business shall be transacted at any general meeting unless a quorum of persons entitled to vote is present, at the time when the meeting proceeds to business. One-third of the persons entitled to vote, present in person or by proxy, shall constitute a quorum.

VOTING

In order to vote an owner must be paid up in all arrears of maintenance fees owing to the Strata Corporation. Cheques will not be accepted at the meeting unless certified. If you are not certain of your account status, please telephone 604-681-6544 between 9:00 a.m. and 5:00 p.m. (accounts department). Owners may be represented by Proxies – a blank proxy is attached for your convenience. A spouse who is not registered on title MUST have a Proxy authorization to vote.

VOTING PROCEDURE

At any general meeting, a Resolution by the vote of the meeting shall be decided on a show of hands, unless a poll is so demanded by any owner present in person, or by Proxy. Unless a poll is so demanded, a declaration by the Chairman that a Resolution has, on the show of hands, been carried is conclusive evidence of the fact without proof of the number or proportion of voters recorded in favour of, or against the Resolution. A demand for a poll may be withdrawn.

MAJORITY RESOLUTIONS

A majority resolution must be approved by a simple majority of not less time one half (1/2) of all persons entitled to vote there on, present at the meeting, or represented by proxy.

SPECIAL RESOLUTIONS

A Special Resolution must be approved by a majority of not less than three quarters (3/4) of all persons entitled to vote there on, present at the meeting, or represented by Proxy.

PROXIES

An instrument appointing a proxy shall be in writing under the hand of the appointee or his attorney, and may be either in general, or for a particular meeting. A Proxy need not be an owner.

ORDER OF BUSINESS

1. Call To Order and Introduction
2. Registration & Certification of Proxies
3. Filing Proof of Notice of Meeting – Mailed October 12, 2006
4. To Adopt the Minutes of the October 12, 2005 Annual General Meeting
5. Approval of Annual Operating Budget
6. Ratify Parking Rules
7. Ratify Common Area, Amenities Rooms, and Jacuzzi/Spa Rules.
8. Vote on Bylaw Resolutions
9. Ratify Property Management Contract
10. Review Insurance Coverages
11. Election of Strata Council
12. New Business
13. Adjournment
14. Refreshments and Social

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

	Aug 31/06	Estimate Year October 31/06	Current Budget	Proposed Budget
Revenue:				
Strata Fees	$ 291,500.00	$ 349,801.10	$ 349,801.10	$ 491,986.00
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	$ 491,986.00
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	$ 19,200.00
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	$ -	$ 60,000.00
Direct Recovery	$ 958.00	$ 958.00	$ -	$ -
	$ 201,592.00	$ 275,381.00	$ 258,700.00	$ 383,240.00
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	$ 447,260.00
Contingency Reserve (10%)	$ 26,500.00	$ 31,800.10	$ 31,800.10	$ 44,726.00
Total Operating Budget	$ 281,943.00	$ 371,119.10	$ 349,801.10	$ 491,986.00
Operating Surplus/(Deficit)	$ 22,418.00	$ (2,662.00)		

The Proposed Operating Budget Represents an approximate 41% increase in current maintenance fees

CONTINGENCY RESERVE FUND ANALYSIS (ESTIMATED)
STRATA CORPORATION BCS 1399 – THE BENTLEY
(FOR FISCAL PERIOD NOVEMBER 1, 2005 – OCTOBER 31, 2006)

Balance as of November 1, 2005	$12,520.00
Allocation as per Budget	$31,800.10
Estimated Interest Earned on Contingency Reserve Fund	$480.00
Estimated Balance of Contingency Reserve Fund as of October 31, 2006	$44,800.10

OPERATING SURPLUS ANALYSIS (ESTIMATED)
STRATA CORPORATION BCS 1399 – THE BENTLEY
(FOR FISCAL PERIOD NOVEMBER 1, 2005 – OCTOBER 31, 2006)

Balance as of November 1, 2005	$1820.87
Estimated Current Operating (Deficit) as of October 31, 2006	$(2,662.00)
Total Estimated Operating (Deficit) as at October 31, 2006	$(841.13)

THE BENTLEY
STRATA CORPORATION BCS 1399
PROPOSED MAINTENANCE FEE SCHEDULE

(November 1, 2006 - October 31, 2007)

Total Operating Expenses	*$ 491,986.00*
Contingency Reserve Fund	*$ 44,726.00*

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
TH1	1	109	$413.46	$41.35	$454.81
TH2	2	116	$440.01	$44.00	$484.01
TH3	3	116	$440.01	$44.00	$484.01
TH4	4	116	$440.01	$44.00	$484.01
301	5	47	$178.28	$17.83	$196.11
302	6	56	$212.42	$21.24	$233.66
303	7	81	$307.25	$30.72	$337.97
305	8	73	$276.90	$27.69	$304.59
306	9	48	$182.07	$18.21	$200.28
307	10	56	$212.42	$21.24	$233.66
308	11	47	$178.28	$17.83	$196.11
401	12	47	$178.28	$17.83	$196.11
402	13	56	$212.42	$21.24	$233.66
403	14	81	$307.25	$30.72	$337.97
405	15	73	$276.90	$27.69	$304.59
406	16	81	$307.25	$30.72	$337.97
407	17	56	$212.42	$21.24	$233.66
408	18	47	$178.28	$17.83	$196.11
501	19	47	$178.28	$17.83	$196.11
502	20	56	$212.42	$21.24	$233.66
503	21	81	$307.25	$30.72	$337.97
505	22	73	$276.90	$27.69	$304.59
506	23	81	$307.25	$30.72	$337.97
507	24	56	$212.42	$21.24	$233.66
508	25	47	$178.28	$17.83	$196.11
601	26	47	$178.28	$17.83	$196.11
602	27	56	$212.42	$21.24	$233.66
603	28	81	$307.25	$30.72	$337.97
605	29	73	$276.90	$27.69	$304.59
606	30	81	$307.25	$30.72	$337.97
607	31	56	$212.42	$21.24	$233.66
608	32	47	$178.28	$17.83	$196.11
701	33	47	$178.28	$17.83	$196.11
702	34	56	$212.42	$21.24	$233.66
703	35	81	$307.25	$30.72	$337.97
705	36	73	$276.90	$27.69	$304.59
706	37	81	$307.25	$30.72	$337.97
707	38	56	$212.42	$21.24	$233.66
708	39	47	$178.28	$17.83	$196.11
801	40	47	$178.28	$17.83	$196.11
802	41	56	$212.42	$21.24	$233.66

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
803	42	81	$307.25	$30.72	$337.97
805	43	73	$276.90	$27.69	$304.59
806	44	81	$307.25	$30.72	$337.97
807	45	56	$212.42	$21.24	$233.66
808	46	47	$178.28	$17.83	$196.11
901	47	47	$178.28	$17.83	$196.11
902	48	56	$212.42	$21.24	$233.66
903	49	81	$307.25	$30.72	$337.97
905	50	73	$276.90	$27.69	$304.59
906	51	81	$307.25	$30.72	$337.97
907	52	56	$212.42	$21.24	$233.66
908	53	47	$178.28	$17.83	$196.11
1001	54	47	$178.28	$17.83	$196.11
1002	55	56	$212.42	$21.24	$233.66
1003	56	81	$307.25	$30.72	$337.97
1005	57	73	$276.90	$27.69	$304.59
1006	58	81	$307.25	$30.72	$337.97
1007	59	56	$212.42	$21.24	$233.66
1008	60	47	$178.28	$17.83	$196.11
1101	61	47	$178.28	$17.83	$196.11
1102	62	56	$212.42	$21.24	$233.66
1103	63	81	$307.25	$30.72	$337.97
1105	64	73	$276.90	$27.69	$304.59
1106	65	81	$307.25	$30.72	$337.97
1107	66	56	$212.42	$21.24	$233.66
1108	67	47	$178.28	$17.83	$196.11
1201	68	47	$178.28	$17.83	$196.11
1202	69	56	$212.42	$21.24	$233.66
1203	70	81	$307.25	$30.72	$337.97
1205	71	73	$276.90	$27.69	$304.59
1206	72	81	$307.25	$30.72	$337.97
1207	73	56	$212.42	$21.24	$233.66
1208	74	47	$178.28	$17.83	$196.11
1401	75	47	$178.28	$17.83	$196.11
1402	76	56	$212.42	$21.24	$233.66
1403	77	81	$307.25	$30.72	$337.97
1405	78	73	$276.90	$27.69	$304.59
1406	79	81	$307.25	$30.72	$337.97
1407	80	56	$212.42	$21.24	$233.66
1408	81	47	$178.28	$17.83	$196.11
1501	82	47	$178.28	$17.83	$196.11
1502	83	56	$212.42	$21.24	$233.66
1503	84	81	$307.25	$30.72	$337.97
1505	85	73	$276.90	$27.69	$304.59
1506	86	81	$307.25	$30.72	$337.97
1507	87	56	$212.42	$21.24	$233.66
1508	88	47	$178.28	$17.83	$196.11

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
1601	89	47	$178.28	$17.83	$196.11
1602	90	56	$212.42	$21.24	$233.66
1603	91	81	$307.25	$30.72	$337.97
1605	92	73	$276.90	$27.69	$304.59
1606	93	81	$307.25	$30.72	$337.97
1607	94	56	$212.42	$21.24	$233.66
1608	95	47	$178.28	$17.83	$196.11
1701	96	47	$178.28	$17.83	$196.11
1702	97	56	$212.42	$21.24	$233.66
1703	98	81	$307.25	$30.72	$337.97
1705	99	73	$276.90	$27.69	$304.59
1706	100	81	$307.25	$30.72	$337.97
1707	101	56	$212.42	$21.24	$233.66
1708	102	47	$178.28	$17.83	$196.11
1801	103	47	$178.28	$17.83	$196.11
1802	104	56	$212.42	$21.24	$233.66
1803	105	81	$307.25	$30.72	$337.97
1805	106	73	$276.90	$27.69	$304.59
1806	107	81	$307.25	$30.72	$337.97
1807	108	56	$212.42	$21.24	$233.66
1808	109	47	$178.28	$17.83	$196.11
1901	110	47	$178.28	$17.83	$196.11
1902	111	56	$212.42	$21.24	$233.66
1903	112	81	$307.25	$30.72	$337.97
1905	113	73	$276.90	$27.69	$304.59
1906	114	81	$307.25	$30.72	$337.97
1907	115	56	$212.42	$21.24	$233.66
1908	116	47	$178.28	$17.83	$196.11
2001	117	47	$178.28	$17.83	$196.11
2002	118	56	$212.42	$21.24	$233.66
2003	119	81	$307.25	$30.72	$337.97
2005	120	73	$276.90	$27.69	$304.59
2006	121	81	$307.25	$30.72	$337.97
2007	122	56	$212.42	$21.24	$233.66
2008	123	47	$178.28	$17.83	$196.11
2101	124	47	$178.28	$17.83	$196.11
2102	125	56	$212.42	$21.24	$233.66
2103	126	81	$307.25	$30.72	$337.97
2105	127	73	$276.90	$27.69	$304.59
2106	128	81	$307.25	$30.72	$337.97
2107	129	56	$212.42	$21.24	$233.66
2108	130	47	$178.28	$17.83	$196.11
2201	131	47	$178.28	$17.83	$196.11
2202	132	56	$212.42	$21.24	$233.66
2203	133	81	$307.25	$30.72	$337.97
2205	134	73	$276.90	$27.69	$304.59

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
2206	135	81	$307.25	$30.72	$337.97
2207	136	56	$212.42	$21.24	$233.66
2208	137	47	$178.28	$17.83	$196.11
2301	138	47	$178.28	$17.83	$196.11
2302	139	56	$212.42	$21.24	$233.66
2303	140	81	$307.25	$30.72	$337.97
2305	141	73	$276.90	$27.69	$304.59
2306	142	81	$307.25	$30.72	$337.97
2307	143	56	$212.42	$21.24	$233.66
2308	144	47	$178.28	$17.83	$196.11
2401	145	87	$330.01	$33.00	$363.01
2402	146	99	$375.52	$37.55	$413.07
2403	147	97	$367.94	$36.79	$404.73
2404	148	87	$330.01	$33.00	$363.01
2501	149	103	$390.70	$39.07	$429.77
2502	150	109	$413.46	$41.35	$454.81
	Total:	9826	$37,271.95	$3,727.00	$40,998.95

"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.

BENTLEY

Martello Property Services Inc.

NOTICE

STRATA CORPORATION – BCS 1399
THE BENTLEY

TO: All Residents
RE: Prohibiting Dogs from 2nd Level Courtyard Area

ALL RESIDENTS ARE ADVISED THAT EFFECTIVE **JANUARY 15, 2006**, ALL PETS, DOGS AND CATS, ARE BANNED FROM THE 2ND 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.

Suite 400 – 1066 West Hastings Street, Vancouver, B.C. V6E 3X1 Tel: 604-681-6544 Fax: 604-681-5114

CMW insurance

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

Premium (Section A): $23,310.

Master Policy No. CDN 1932
Certificate No. RCP00826
Insurance Company: As per Schedule of Subscribing Insurers attached
Waiver of Subrogation: 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.

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

B. BOILER & MACHINERY

Premium (Section B): $700.

Master Policy No. CDN 1932BM
Certificate No. RCP00826BM

Insurance Company:
Commonwealth Insurance Company
1500-595 Burrard Street, Box 49115, Bentall Tower III,
Vancouver, BC V7X 1G4

Deductible (Section B): $500.

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

Waiver of Subrogation: The Insurers rights of subrogation are waived against Martello Property Services Inc

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

Premium (Section C): $575.

Master Policy No. CMWLIA03
Certificate No. CMW C1862

Insurance Company:
St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7

Deductibles (Section C): $1,000. Bodily Injury and Property Damage Each Event
$10,000. Limited Pollution Liability

Additional Insured: Martello Property Services Inc
while acting on behalf of or under the direction of Strata Council.

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

Premium (Section D): $735.

Master Policy No. 501148987 (Section D 1.): Certificate No. CMW D0817
Master Policy No. 501148986 (Section D 2.): Certificate No. CMW E0817
Insurance Company: ING Insurance Company of Canada
400-2955 Virtual Way, Vancouver, BC V5M 4X6

Deductible (Section D 1.): Nil
Deductible (Section D 2.): $1,000.
Name of Insured (Section D 2.): Martello Property Services Inc

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

Section E: Not Covered

Master Policy No. CMWLIA03 Certificate No. CMW C1862
Insurance Company: St. Paul Fire & Marine Insurance Company
2500-650 West Georgia Street, PO Box 11542,
Vancouver, BC V6B 4N7

Deductible (Section E): $500.

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.

August 2, 2006
E&OE/ rev.08/27/04 /BCS1399/CHR/LR

CMW Insurance Services Ltd.
(Authorized Representative)

Martello
Property Services Inc.

PROXY FORM

_____, 2006

I (we) _____, of _____

in the City of _____, British Columbia, being Registered Owner(s) of Strata Lot(s) _____, Strata Plan BCS-1399, Suite(s) No.(s) _____,

Hereby appoint:

_____ Or failing him/her

_____ or failing him/her

THE CHAIRMAN_____ as my (our) proxy

for me (us) and on my (our) behalf at the Annual General Meeting of the Owners, Strata Plan BCS-1320 to be held on the 30th day of October, 2006, and at any adjournment thereof.

Signed this _____day of _____2006.

_____
Signature Of Strata Lot Owner(s)

_____
Print Name (Strata Lot Owner(s)

To approve the Proposed Operating Budget for fiscal period November 1, 2006 to October 31, 2007	APPROVE	OPPOSE	ABSTAIN
Parking Rule 1			
Parking Rule 2			
Parking Rule 3			
Ratify Common Area Amenities Rooms and Jacuzzi/Spa Rules			
Vote on Bylaw Rescinding Resolution			
30 (1)			
30 (2)			
Vote on Bylaw Amendment Resolution			
30 (3)			
Vote on Bylaw Rental Restriction			
42 (1)			
42 (2)			
42 (3)			
42 (4)			
42 (5)			
42 (6)			
42 (7)			
Vote on Bylaw 27(8))			
Vote on Ratification of Management Contract			

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, September 20th, 2006 at 7:00 pm
Lobby Meeting Room - 1001 Homer Street Vancouver, BC V6B 1M9

PRESENT: June Wyse Miriam Nasari
Christopher Nicholson
Don Dingman, Martello Property Services Inc.

GUESTS: Frank Khoshkam, Resident Caretaker
Mick Rochan, Bittan Productions Inc.

REGRETS: Connie Goring Suite #307

COUNCIL RESIGNATION:

It was noted that Council members Margo Koch and Dennis Yee had resigned from Council due to sale of their units. Council wished to acknowledge and thank Margo and Dennis for their efforts during the past year.

CALL TO ORDER:

The meeting was called to order at 7:15 p.m. by Council member Christopher Nicholson.

APPOINTMENT OF OFFICERS:

It was noted that Council needed to appoint new officers for President, Vice-President and Finance. Following discussion, the following officers were appointed:
Christopher Nicholson – President and Finance Chair
June Wyse - Vice-President.

GUEST BUSINESS:

Mick Rochan, Location Manager for Bittan Productions Inc. was present to discuss proposals for a follow-up movie shoot in the common exterior areas and lobby of the Bentley for scenes for an upcoming movie. Following discussion of the proposal, it was moved, seconded and **CARRIED UNANIMOUSLY** to approve these requests subject to certain conditions. Management was authorized to proceed with signing a contract for additional shooting, scheduled for Wednesday September 27th, 2006.

RESIDENT CARETAKER'S REPORT:

1. Booking Reports:
It was noted that there had been no further bookings of the Bentley Lounge. Due to damage from tenants in lounge areas, Strata Council agreed to temporarily only allow owners to rent the lounge.

2. Elevator Repairs:
Caretaker reported on recent activities of Richmond Elevator regarding upgrading and repairs to the elevators. It is noted that the elevators seem to be functioning properly, and Management was following up with Council's request regarding installation of the building address on signage in the elevators.

3. Elevator Phones:
Management reported on follow-up discussions and further on site meeting with Richmond Elevator. Management confirmed that Richmond Elevator and Telus have been on site, to resolve the problems with the elevator phones. It was confirmed that the phones are now operating properly.

4. Violation of Pet Bylaws – Unauthorized Bringing of Dogs:
Council reviewed correspondence and concerns by several owners regarding one of the units having a breed of dogs, which are in violation of the bylaws. Upon discussion, Council requested Management follow-up with the owner of the Strata Lot, and request the immediate removal of the dogs from the Strata Corporation common property and from the Strata Lot.

SECURITY COMMUNITY REPORT:

1.Ticket and Towing Update
Management reviewed their follow-up with Unitow Towing regarding their service for patrol and towing of vehicles. Following discussion, Council requested Management to follow-up with the towing company to ensure proper signage has been installed, and to have the resident caretaker distribute the new visitor parking passes. Council also authorized Management to post a final notice and to give a deadline for all residents to pick up their visitor parking passes.

Council notes that once the visitor parking passes have been distributed to all residents, Unitow Towing will be contracted to enforce the visitor parking and regulations, and all other parking bylaws.

2. Weekend Security Patrol Review
Management reported there had been follow-up discussions with Gargoyle Security regarding problems with the security guard assigned not being present while on duty in the garage parkade area. Management confirmed that Gargoyle security has replaced that employee with another employee, and random checks indicate that the new security guard is performing the security patrols and security patrols of the parkade as requested.

3. Break-in to Vehicles
As previously noted, there had been a recent break-in to two vehicles. **Council reminds owners not to leave valuables, remotes, or any other items in the vehicles.**

BUSINESS ARISING FROM MINUTES:

1. Lock-box and Keys for Strata Council
It was confirmed that the lock-box has been installed, and keys for Council have been placed in the lock-box, for use by Council in case of emergency.

2. Strata Council Orientation
It was agreed that Strata Council would have an orientation of the common areas at the end of the meeting.

3. Letter to Polygon from Strata President Regarding Gym Equipment
It was noted that the previous Strata Council President had not completed sending a letter to Polygon regarding Council's dissatisfaction with the gym equipment. Council member Christopher Nicholson agreed to follow-up on this matter.

4. Landscape Maintenance
a) Tree Replacements – Management reported on follow-up discussions with Polygon Construction, and they have agreed to replace the two trees at the second level garden area. It was noted a number

of other cedar trees and shrubs need replacement. Management noted they would follow-up with Palania Landscaping regarding replacing dead plants once weather conditions permit.

Management advised that, following discussion with Palania Landscaping, they deferred the tree replacements in the garden beds adjacent to the loading zone until wetter weather conditions permit.

b) Upgrading

Management confirmed that the spruce tree has been installed in the garden area adjacent to the loading area as requested by Council. In addition, a number of additional shrubs and summer annuals had been planted.

5.Review of Garage Parkade – Cleanup of Parking Spaces

Management confirmed that Aravan Commercial Janitorial Services had cleaned the garage parkade and removed oil stains from parking spaces when they did their cleanup approximately two months ago. Council noted that there is additional oil spills on some parking spaces. Management agreed to follow-up with having spot cleaning done of these parking spaces.

6.Replacement of Ground Light Fixtures

Management reported on the follow-up discussions with Inoteck Electric, and has authorized the work to replace the one light fixture as approved by Council. They will also cap off several other ground light fixtures and repair others.

7.New Light Fixture for Lounge Area

Management noted they have received the new light fixture, and will have it installed shortly.

8. Replacement of Vandalized Signs and Plastic Covers in the Hall Area

Management reported on the follow-up discussions with suppliers of the fire safety floor plan plaques, and they are awaiting a quotation. Management has followed up with Richmond Elevator regarding replacement of the plastic covers in the elevator.

9. Reimbursement for Repairs to Irrigation System

Management reported to Council that a letter has been forwarded to Polygon for reimbursement of the repairs to the irrigation system along Nelson Street. Management is awaiting a response in this matter.

10. Year End Common Area Deficiency Inspection

Council and Management reviewed this matter, noting that the Strata Corporation is required to do a year-end common area deficiency inspection. Council requested Management follow-up and arrange a common area deficiency inspection with Council members.

11. Quotation for Building Inspector

Council also requested Management follow-up with getting a quotation for a Building Inspector to assist with the year-end common area deficiency inspection.

12. Quotation for Plexiglas and Floor Loading Area

Council reviewed a quotation received for installation of Plexiglas in the second floor loading area lobby and corridor. Council noted quotation was over $8,000. Following discussion, it was agreed to obtain a quotation for installation of metal corners instead of Plexiglas along the walls. Management was requested to follow up.

NEW BUSINESS:

1. Correspondence

Council reviewed a number of letters from various owners and residents. Following discussions Council requested Management follow up.

2.Property Appraisal

Management noted they are following up with Valuations West regarding a property appraisal for replacement cost valuation. Management noted this would be required when the Strata Corporation renews the insurance policy.

3.Annual Fire Safety Inspection

Council reported on the follow-up and review of quotations received and, following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to approve the quotation from Mountain Fire Protection Ltd.

Council notes that it is the duty and responsibility of the owners to ensure that they have access to the Strata Lot for the annual fire safety inspection. All owners will be advised when this is scheduled.

4.Proposed Operating Budget

Council reviewed a draft of the proposed operating budget, as prepared by Martello Property Services. Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to bring forward the proposed operating budget as part of the upcoming Annual General Meeting.

5.AGM Agenda Items

a) Ratifying of Rules

Management reported to Council that as part of the agenda, the Strata Council will need to ratify any rules adopted by the Strata Council during the past year. These will include parking rules, amenities room usage rules, spa rules, and common area rules.

b) Bylaws

Council reviewed current bylaws, noting to bring forward the following bylaw resolutions:

i) Rental restriction Bylaws to limit rental to 12 units
ii) Changing of Quorum Requirement to 25%
iii) Maximum Number of Occupants Per Type of Unit:
  Studio – Maximum 2 adults
  1 Bedroom – Maximum 2 adults
  1 Bedroom Den – Maximum 3 adults
  2 Bedroom – Maximum 4 adults
iv) Deleting of the Bylaws 30 (1) and 30(2)
v) Increasing the Damage Deposit for Rental of Bentley Lounge to $500

c) Ratifying of the Management Contract

Management noted that as part of the requirements of the Strata Property ....the owners must vote on ratifying Council signing a renewal contract with Martello Property Services. Following discussion, Council requested Management bring forward a resolution for renewal of a one-year contract with Martello Property Services.

d) Election of Strata Council

It was noted that at the upcoming Annual General Meeting, the owners will be required to elect Strata Council for the upcoming year. Council requests that all those interested please volunteer to serve on Strata Council.

e) AGM Date

All owners are advised that Strata Council has set a date for the Annual General Meeting for Strata Corporation BCS – 1399 The Bentley, for Monday October 30th, 2006 at the Holiday Inn 1100 Howe Street, Vancouver BC. Registration is at 7:00, meeting 7:30.

NOTICE OF MEETING:

Notice of meeting proposed operating budgets, ...documents, copies of Bylaw resolutions and rules would be included in the Annual General Meeting Agenda package, which will be mailed to all owners in accordance with the requirements of the Strata Property Act. Council requests that any owners not able to attend the meeting, to ensure that their proxy forms are given to an owner or Council member who will be attending the meeting.

CONCLUSION:

There being no further business, it was moved to conclude the meeting at 9:05 p.m.

NEXT MEETING OF STRATA COUNCIL:

Will be scheduled at the Annual General Meeting.

Don Dingman
Strata Manager
MARTELLO PROPERTY SERVICES INC.

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, August 23rd, 2006 at 7:00 pm
Lobby Meeting Room - 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT: June Wyse, Margo Koch, Connie Goy, Christopher Nicholson, Don Dingman, Martello Property Services Inc.

GUESTS: Frank Khoshkam, Resident Caretaker
Arash Baasdi, Aravan Commercial Janitorial Services
Dennis Fullerton, Location Manager, Bitten Productions Inc.
A number of owners

REGRETS: Jonathan Bones

CALL TO ORDER:

The meeting was called to order at 7:45 p.m. by June Wyse, Strata Council Vice-President.

ADOPTION OF MINUTES OF JULY 12TH, 2006 STRATA COUNCIL MEETING:

Following a review of the Minutes of the July 12th, 2006 Strata Council Meeting, it was moved and seconded and **CARRIED UNANIMOUSLY** to adopt the minutes as previously mailed to all owners.

APPOINTMENT OF NEW COUNCIL MEMBER:

Council approved the appointment of Maryam Baghbannazary of Unit 1508 to Strata Council for the remainder of the fiscal year.

GUEST BUSINESS:

Dennis Fullerton, Location Manager for Bitten Productions Inc. was present to discuss the proposal for use of the common area exterior and lobby of the Bentley for scenes in an upcoming movie. Following discussion of the proposal it was moved, seconded and **CARRIED UNANIMOUSLY** to approve his request, subject to certain conditions. Management was authorized to proceed and signed the Contract with Bitten Productions Inc..

It was also noted that a number of owners were present to express their ongoing frustrations with the malfunctioning of the elevators and recent breakins to vehicles. Management advised that the current problem was caused when work was done on the emergency generator and problems arose with the interface controls. It was confirmed a service technician was onsite.

Council noted that several residents had been trapped in the elevator during the maintenance repairs and that the elevator phones did not have two-way communication capabilities. Management was directed to immediately follow up with Richmond Elevator Ltd. to get a written explanation regarding the current problems with the elevator and assurance from Richmond Elevator that they will be attending to these repairs under warranty.

Strata Council also requested Management proceed with obtaining a quotation from an independent elevator consultant for a complete review of the elevator's operations and equipment.

RESIDENT CARETAKER'S REPORT:

Resident Caretaker, Frank Khoshkam reported to Council on the following items of business:

1. Repairs and Maintenance
   Resident Caretaker reported on a number of recent minor repairs and spot cleaning of carpets.

2. Doors and Locks
   Resident Caretaker advised of recent adjustments to hydraulic door closers on several doors throughout the building. However it was noted that despite replacement of two of the hydraulic door closers there are still doors that a not closing in two of the stairwells. Following discussion Council requested Management follow up with having heavier duty door closers installed to correct this problem.

3. Testing Emergency Generator
   Don Dingman of Martello Property Services Ltd. On their follow up discussions with Simpson Maxwell and Comings Diesel regarding a on-site meeting and review of the emergency generator. Management confirmed that an on-site meeting and testing of the Emergency Generator was completed on Augusts 23rd, 2006. It was noted that there had been some minor adjustments to the timing of the elevator shut-downs during emergency procedures which resolved several issues concerning proper recall of elevators.

   Elevator's controls and interface with the enunciator panel had been tested and were operating correctly.

4. Repairs to Exterior Ground Light Fixtures
   Management reported to Council that Inotech Electrical had been on site to install face plates on several of the exterior ground light fixtures which had exposed wires and vandalized fixtures which were removed. Management also advised that they have requested Inotech Electrical to repair the two ground light fixtures in the garden bed adjacent the loading zone driveway.

5. Painting of 2nd Floor Lobby Area P1, P2, and P3 Garage Elevator Lobby Areas
   Management confirmed that Aravan Commercial Janitorial Services has completed the painting of the 2nd floor lobby area P1, P2 and P3 garage elevator lobby areas.

SECURITY COMMITTEE REPORT:

1. Update on Ticketing and Towing
   The Security Committee updated Council on recent activities on ticketing and towing of illegally parked vehicles from visitor parking spaces and resident parkade. Resident Caretaker reported on his discussions with Buster's Towing Co. Ltd. regarding patrols of the visitor parking and resident parkade areas. Following discussions with Council, Management was directed to follow up with arranging for a parkade patrol through the Buster's Towing Co Ltd.

2. Security Patrol Proposals
   Council reviewed three (3) quotations requested by Martello Property Services Ltd. for onsite security patrol in the common areas of the building including the garage parkade. Following discussion it was moved, seconded and **CARRIED UNANIMOUSLY** to authorize management to sign a contract with Kirm Security Co.

3. Enforcement of Parking Rules
   Council reviewed Enforcement Procedures regarding parking rules. It was agreed that once new Visitor Parking Passes had been distributed to Residents and additional towing signage has been installed, the towing company will have authorization to tow illegal parked vehicles in Visitor Parking and Resident Parkade.

BUSINESS ARISING FROM MINUTES

1. Lock-box and Keys for Strata Council
   Management confirmed that Council member's each received a key for the security room and Lock-box has been installed. Council was requested to follow with the Resident Caretaker to arrange for programming of access code to the Lock-box. An emergency set of keys will be put in the Lock-box for use by Council members only.

2. Strata Council Orientation
   It was noted that this matter was still pending. Management agreed to follow up with Council Members to arrange a convenient date for all.

3. Strata Council President Letter – Re: Gym. Equipment
   Management was advised by the Strata Council President that he is not yet completed the letter to Polygon Construction Management Ltd. regarding the Owners' dissatisfaction with the current gymnasium equipment.

   Management reported to Council on their discussions with Fitness Fixations Ltd. regarding possible replacement or upgrading of the existing gymnasium equipment. Management was advised that Fitness Fixations Ltd. would review Council's request in this matter.

4. Landscape Maintenance
   a) Tree Replacements – Management reported on discussions with Polygon Constructions Ltd. regarding replacement of the two dead Maple Trees on the 2nd floor garden area and was advised these two trees would be replaced once weather conditions permit.

      Management also confirmed that following discussions with Palania Landscaping that a new Spruce tree has been planted in the garden bed adjacent the loading zone driveway.

      Management also confirmed that the eight trees in the planter areas adjacent the loading zone will be removed and new trees planted once weather conditions permit.

   b) Upgrading and Annuals - Management reported with Palania Landscaping regarding installation of additional plants and annuals.

5. Clean-up of Parking spaces in Parkade
   Management reported to Council that the Resident Caretaker has contacted a number of residents regarding clean-up of their assigned parking space.

6. HVAC/and A/C Repairs
   Management confirmed that Hallmark Industries has been on site to complete servicing and repairs to the HVAC system and A/C units.

7. Cleaning of Exterior Windows and Glass Awnings
   Management confirmed that Milner's Window Cleaning has completed cleaning of exterior windows and glass awnings.

8. New Light Fixture for Lounge Area
   Management advised they are waiting delivery of light fixture for lounge area.

9. Replacement of Vandalized Signs and Plastic Covers
   Management reported that this matter was pending.

10. Reimbursement for Repairs to Irrigation System
    Council reviewed a letter sent to Polygon Construction Ltd. requesting reimbursement of repairs to the irrigation system on Nelson Street. It was noted that the system had been damaged during construction.

11. Year End Common Area Deficiency Inspection
Council and Management discussed this matter and Council requested Management obtain a quotation from a Independent Building Inspector to assist in the year end Common Area Deficiency Inspection.

12. Purchase of Car Wash Hose and Hanger
Council requested the Resident Caretaker follow up with the purchase and installation of a hose and wall hanger for the car wash area.

13. Quotation for Installation of Plexiglass Protection – 2nd Floor Loading Area
Council noted the ongoing problem with damages to the walls of the 2nd Floor loading area during move-in and move- out of residents. Following discussion Council requested Management obtain quotations for supplying installation of Plexiglass Protection on the walls of the 2nd floor loading area.

Management will also request quotations for stainless steel corner covers be installed to protect the areas by the elevator and outside corner of the walls leading to the elevator.

FINANCIAL REPORTS:

1. Financial Statement for June, July 2006
Following review of June and July 2006 Financial Statements, it was moved seconded and CARRIED UNANIMOUSLY to adopt the June and July 2006 Financial Statements as prepared by Martello Property Services Inc.

2. Accounts Receivable as at August 23rd, 2006
It was noted that a number of owners are arrears of their maintenance fees. It was confirmed that Council is assessing the monthly late payment interest charge as per the by laws. Council also has directed Management to proceed with Form "G" Liens on owner's accounts who are 90 days in arrears. All costs for Administration services, registration and discharge of Form "G" Liens will be charged back to the individual strata owner.

3. Update on Form "G" Leans
Council and Management reviewed the current status of four units where Form "G" Liens have been filed. It was confirmed that two owners have paid their arrears and Council directed Management to proceed with further legal action (ie. Order of Sale) with regards to the other two strata owners.

NEW BUSINESS:

1. Correspondence
Council reviewed a number of letters from various owners and residents. Following discussions Council requested Management follow up.

2. Garbage Disposal – Large Items
Management confirmed they have arranged for an Independent contractor to regularly contact the Resident Manager to dispose of large items or items which cannot be put in the garbage compactor or recycling totes.

3. Property Appraisal
Management reported to Council on their discussions with Valuations West regarding a proposal for property appraisal agreement.

4. Insurance Renewal
Council and Management reviewed the Insurance Renewal proposal from CMW Insurance Services. Following discussion it was moved and seconded and **CARRIED UNANIMOUSLY** to accept the Renewal proposal from CMW Insurances Services.

Council also approved the Finance Agreement with AIG Credit for payment of the Insurance Premiums.

5. Annual Fire Safety Inspection
Management advised they are still waiting for the quotations for the Annual Fire Safety Inspection.

6. Issues Relating to Elevator
Council requested that Management follow up with Richmond Elevator ltd. regarding supply of address signage inside the elevator cabs and resolve the problem with two-way communication from the elevator cabs.

7. Proposed Operating Budget
Council and Management had preliminary discussions regarding the proposed Operating Budget for the coming year. Management agreed to prepare a "draft" proposed Operating Budget for the next meeting.

8. AGM Agenda Items
Council and Management discussed several items to be included as part of the Agenda for the upcoming AGM. These would include the following Items:
   a) Ratifying of Rules.
   b) Proposed By-Law resolutions (including Rental restrictions By-laws)
   c) Ratifying Management contract with Martello Property Services Ltd.
   d) Approval of Annual Operating Budget
   e) Election of Strata Council Members

CONCLUSION:

There being no further discussion it was moved to conclude the meeting at 10:15 p.m. on motion from Margo Koch.

DATE OF NEXT STRATA COUNCIL MEETING:

The date of the next Strata Council meeting has been set for

WEDNESDAY, SEPTEMBER 20TH, 2006
at 7:00 p.m.
LOBBY MEETING ROOM, 1001 Homer Street, Vancouver, BC

Don Dingman
Strata Manager
MARTELLO PROPERTY SERVICES INC.

Martello Property Services Inc.

THE BENTLEY

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, July 12th, 2006 – 7:00 pm
Lobby Meeting Room – 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT: Jonathan Bones, Connie Goy, Margo Koch, Christopher Nicholson, Don Dingman, Martello Property Services Inc.

GUESTS: Frank Khoshkam, Resident Caretaker, Arash Baasdi Aravan Commercial Janitorial Services.

CALL TO ORDER:
The meeting was called to order at 7:15 p.m. by Strata Council President, Jonathan Bones.

ADOPTION OF MINUTES OF June 7th, 2006 MEETING:
Following a review of the Minutes of the June 7th, 2006 Strata Council meeting, errors in mission it is noted Connie Goy was present at the meeting. There are no further amendments. Don was moved second and **CARRIED UNANIMOUSLY** to adopt the minutes of the June 7th, 2006 Strata Council meeting as amended.

RESIDENT CARETAKER'S REPORT:
Resident Caretaker, Frank Khoshkam reported to Council on the following items of business:

1. Repairs and Maintenance:

Repairs
Resident Caretaker is following up on a number of minor vandalism repairs to including damage to walls, locks as well as doors

Repairs to Emergency Generator
Caretaker report on recent incident regarding problems with emergency generator. Following an onsite inspection with Simpson & Maxwell it was discovered there was problems with the emergency generator (cooling system) and that repairs will be done under warranty. It is noted that during the inspection of the generator cooling system the contractor had inadvertently set off the fire alarm panel, which called for the elevators to ground at main floor in response to the fire emergency.
Following resetting of the fire panel there were problems with the elevators. Richmond Elevator was called out to attend; and because of control panel malfunctions with the elevators, one of the elevators needing to be shut down for safety reasons.
Cost incurred will be forwarded to Simpson Maxwell. Management notes they are following up with Richmond Elevator on the problem with the out of order elevator. Repairs are expected to take 2 to 3 days.

Repairs to the Cross trainer
Resident Caretaker reported on recent repairs to the cross trainer. Council reviewed this matter and Council President confirmed that he would forward a letter to Polygon Construction and request copies of maintenance reports and contact person at Polygon Construction.

Spa Leak
Resident Caretaker reported on a further instance regarding a minor Spa Leak and confirmed so that Aloha Aloha Pools & Spa has fixed the leak. However, he is still waiting parts from Aloha Pools & Spa. Following discussion Council requested Management forward a letter to Polygon Construction regarding Council's dissatisfaction and ongoing problems with the Aloha Pools & equipment installed.

Update on Bookings

Resident Caretaker reported to Council on recent booking in meeting room.

COUNCIL WISHES TO ACKNOWLEDGE AND THANK THOSE RESIDENCE WHO ARE BOOKING THE LOUNGE ROOM FOR MEETINGS AND FOR THEIR COOPERATION IN LEAVING THE ROOMS IN GOOD ORDER

COMMITTEE REPORTS:

1. Security Committee:

a) Visitor Parking Ticket and Towing.

Security Committee reported to Council in their follow up review of the visitor parking area and noted that there is an ongoing problem with two residents vehicles. The Security Council confirmed these vehicles have been ticketed and will be towed.

b) Vandalism to Common Property

SECURITY COMMITTEE NOTED THAT THEY HAD REVIEWED A NUMBER OF RECENT VANDALISM INCIDENTS TO LOCKS and DOORS. REPAIRS OF ANY VANDALISM OR DAMAGED LOCKS AS BEING REPAIRED QUICKLY AS POSSIBLE.

c) Weekend Security Patrol.

Council reviewd a proposal from Aravan Commercial Janitorial Services in regards to supplying for Saturday and Sunday weekend evenings. Following discussion it was moved and carried unanimously to approve the proposal from Aravan Commercial Janitorial Services for the supply of weekend security patrol for Saturday and Sunday night.

d) Safety and Fire Hazard Issues regarding cigarette butts being thrown from windows.

COUNCIL NOTES THEY HAVE RECEIVED SEVERAL COMPLAINTS REGARDING RESIDENTS ON UPPER FLOORS DISCARDING LIT CIGARETTE BUTTS FROM WINDOWS ONTO BALCONY AREAS BELOW. COUNCIL NOTES THAT THIS IS NOT ONLY A LIFE SAFETY ISSUE BUT ALSO A FIRE HAZARD AND IS CAUSING DAMAGE TO PROPERTY. ANY RESIDENCE CAUGHT IN VIOLATION OF THE BYLAWS WILL BE FINED AND FURTHER ACTION WILL BE UP TO AND INCLUDING LEGAL ACTION AGAINST THE RESIDENTS CAUSING LIFE SAFETY AND FIRE HAZARD TO RESIDENTS AND PROPERTY DAMAGE.

BUSINESS ARISING FROM MINUTES:

1. Lock Box Keys for Council Management:
   Management reported discussion with Caretaker to have the lock box installed. Once the lock box is installed an access key would be given to Strata Council Members.

2. Strata Council Orientation:
   It is noted that the matter being deferred, Management would follow up and arrange a meeting and review of Common Area with Strata Council prior to next meeting.

3. Letter from the Strata Council President to call Upon Upgrading of Gym Equipment:

   As previously noted Strata Council President request copies all service reports Fitness Fixation and a name of a contact person at Polygon Construction.

4. Landscape Maintenance:

a) Tree Replacements

Management reported on follow up discussion with Palani Landscaping and as advised the landscaping contractor has reached an agreement with the tree supplier to exchange a number of trees in the loading area, as well as, a number of additional replacement trees. Management notes they are following up with Polygon Construction regarding the dead trees on the second level plaza area that which will be covered under warranty.

b) Upgrading

Council management reviewed a number of recent setup upgrading done by Palani landscaping satisfaction with work done up to date noting the great improvement in the appearance of the complex.

There was discussion and request additional evergreen trees for the garden South of the loading bay area and Management would follow up with landscaper on Council's request in this matter.

5. Review of Parking Spaces/Power Washing of Garage Parkade:
Management reported on the follow up discussions and review of parking spaces with the resident caretaker and Aravan Commerical Janitorial Services. Following a review of the quotation from Aravan Commercial Janitorial Services. It is moved second and **CARRIED UNANIMOUSLY** to approve the quotation from Aravan Commercial Janitorial Services for power washing of the cars parkade to remove grease and oil spills. All residents will be advised when work is to be scheduled.

6. HVAC Repairs
Management reports follow up discussions with Sentry and Hallmark noting that the work to replace the worn pulley and ran belt was not under warranty as there were maintenance issues. Management will follow up with Hallmark to repairs done.

7. Cleaning of Exterior Windows and Glass Awnings
Management and Council reviewed this matter. Management confirmed Milner's Cleaners will commence work on July 24th, 2006. Work expects to take Approximately 3-4 days residents will be advised. Management agreed to have a schedule posted.

8. Quotation Regarding Replacement of Ground Lighting Fixtures
Management noted that they are still waiting for a quotation from Commercial Lighting regarding their recommendation for replacing the vandalized ground accent lighting fixtures along Nelson and Homer.

9. Second Floor Lighting Fixture
Strata Council Member Chris Nicholson noted that he had taken the light fixture and lampshade from the lobby meeting room and put in the second floor lobby Management agreed to follow up with having an electrician replace the fixture in the lobby area/meeting room.

10. Removal of Vandalized Signs and Plastic Covers
Management note that they are following up with Richmond Elevator regarding replacing damaged plastic covers in elevators and with the Fire Safety Company, which supplied the floor diagram plates.

11. Reimbursement for the Repairs to the Irrigation System
Management notes that they forwarded a letter to Polygon Construction regarding reimbursement for recent repairs to the irrigation system, which was a result of installation of pavers and sidewalk.

12. Pest Control Contract
Management confirmed that they have arranged for pest control contract with Able Pest Control.

13. Common Area Inspection Report
Council Management reviewed procedures for doing a common area inspection report prior to Year-End following discussion it was agreed that Council and the Property Manager would meet to conduct a common area inspection report and forward the Common Area deficiency report to Polygon Construction.

FINANCIAL REPORTS

1. Financial Statement for the May 2006:
   Following review of the May 2006 Financial Statements, it was moved, seconded and **CARRIED UNANIMOUSLY** to approve the Financial Statements as prepared by Martello Property Services Inc.

2. Accounts Receivable as of July 12, 2006:
   The accounts receivable were discussed and Martello Property Services Inc. were instructed to effect collection as necessary.

COUNCIL NOTES THAT A NUMBER OF OWNERS ARE STILL IN ARREARS OF MAINTENANCE FEES AND COUNCIL HAS DIRECTED MANAGEMENT AGENTS TO ASSESS THE LATE PAYMENT INTEREST CHARGE IN ACCORDANCE WITH THE BY-LAWS.

3. Update on Form G Liens:
   Council reviewed the status on a number accounts which are 90 days past due. Following a discussion, the Council directed Management to place a Form G Liens on these accounts. It was confirmed that all legal and administrative costs will be charged back to the individual Strata lot owner.

NEW BUSINESS:

1. Correspondence:
   Council reviewed a number of items of correspondence and following discussion directed Management to follow up accordingly.

3. Purchase of Car Wash Hose:
   It was requested that a hose be installed in the P3 car wash area. Following discussion, Council requested Management arrange to purchase and install car wash hose for use by residents.

4. Installation of Plexiglas on walls 2nd floor Loading Area:
   Council discussed a suggestion regarding of installation of Plexiglas in the walls of the loading area on the 2nd floor to protect walls from damages during moving. Following discussion Management agreed to follow up with getting a quotation.

5. Upgrading of Hydraulic Door Closers:
   Council noted problems with some fire exit door having difficulty closing. Management will review this matter and if necessary obtain quotation of upgrading of the existing hydraulic door closures.

CONCLUSION:

There be no further business, it was moved to concluded the meeting at 9:25 pm.

NEXT MEETING OF STRATA COUNCIL:

The next Strata Council Meeting for Strata Corporation BCS 1399 is scheduled for:

Wednesday, August 12, 2006 at 7:30 pm

The Lounge, 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
MARTELLO PROPERTY SERVICES INC.

Martello Property Services Inc.



MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, June 7, 2006 – 7:00 pm
Lobby Meeting Room – 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT: Jonathan Bones, Connie Goy, Margo Koch, Christopher Nicholson, Don Dingman, Martello Property Services Inc.

REGRETS: Dennis Yee, June Wyse

GUESTS: Frank Khoshkam, Resident Caretaker

CALL TO ORDER:
The meeting was called to order at 7:05 p.m. by Strata Council President, Jonathan Bones.

ADOPTION OF MINUTES OF MAY 17, 2006 MEETING:
Following a review of the Minutes of the May 17, 2006 Strata Council meeting, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the minutes of the May 17, 2006 Strata Council meeting as previously mailed to all owners.

RESIDENT CARETAKER'S REPORT:
Resident Caretaker, Frank Khoshkam reported to Council on the following items of business:

1. Vandalism and Repairs to Common Property:
   Council reviewed a number of recent minor incidents in the common areas. It was confirmed by Council that any owners or tenants identified as causing damages would be billed for the repair costs.

2. Resolving of the Leak Problem with the Spa:
   Resident caretaker advised that there is still a very minor leak in the spa area, and the contractor is waiting for the delivery of parts.

3. Booking Update:
   Resident manager reported on the recent bookings of the lounge and noted concerns regarding the owners causing damages in the lounge room areas, and to furnishings. It was confirmed that all owners responsible have agreed to pay for all costs pertaining to the damages done to the common property, and for clean up costs.

Council reminds all residents (owners and tenants) that if they plan to use the lounge and meeting room for holding group meetings, they need to formally book the room through the resident caretaker. All guests are required to vacate the room in accordance with posted rules.

COMMITTEE REPORTS:

1. Security Committee:

   a. Update of Visitor Parking Concerns:
      The Security Committee reported on the recent concerns regarding residents parking in the visitor parking spaces. The Committee is advising they are ticketing and towing illegally parked cars.

b. Vandalism of Common Areas:
It is noted that security and the resident caretaker are reviewing the security films regarding recent vandalism done to the common areas.

BUSINESS ARISING FROM MINUTES:

1. Lock Box and Emergency Keys for Council:
Management advised and requested the installation of the lock box and keys will be distributed to Council members at the next meeting.

2. Strata Council Orientation:
It was agreed that Council would take an orientation at the next Strata Council meeting to be held July 12 2006

3. Letter from the Strata Council President to call Upon Upgrading of Gym Equipment:
Council reviewed this matter and the Council President advised he is preparing a draft letter to Polygon Construction regarding this matter.

4. Installation of Locked Thermostat Covers:
Management confirmed that four (4) locked thermostat covers have been installed.

5. Insurance Claim Subrogation:
Management noted that insurance agents are following up on subrogating this claim.

6. Landscape Review:

a) Deficiency and Condition Report

Council and Management reviewed deficiencies and reports from Palaina Landscaping, and noted that a number of items have already been addressed by the landscaping maintenance contractor. It was noted there were some concerns regarding the type and location of trees. Management is following up with the installation contractor and the landscaping company regarding possible removal and relocating of those trees. It was also noted that some trees would be replaced with more suitable trees.

b) Upgrading

Council already reviewed a number of upgrading quotes from Palaina Landscaping. Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to approve quotations.

7. Clean Up of Parking Stalls:

Management advised that a number of residents have been instructed by Frank Khoshkam (resident caretaker) to clean up their parking stalls. However, management agreed to follow up with Frank Khoshkam to review parking spaces to see which residents have failed to clean their parking spaces and clean up notices will be delivered where required.

8. HVAC Services and Repairs:

Council reviewed the service report from Hallmark Air Conditioning noting minor repairs need to be completed in one unit. Management agreed to follow up with the contractor to see it the repair can be made under the warranty.

9. Cleaning of Exterior Windows, Glass Rims, and Glass Awnings
Council reviewed the revised quotation from Milner's Window Cleaning. It was moved, seconded and **CARRIED UNANIMOUSLY** to approve the quotation from Milner's Window Cleaning. Management advised that the contractor has set a tentative date for July 24 2006 to August 4 2006. Owners will be advised closer to the date.

FINANCIAL STATEMENTS:

1. Financial Statement for the March and April 2006:
   Following review of the March and April 2006 Financial Statements, it was moved, seconded and **CARRIED UNANIMOUSLY** to approve the Financial Statements as prepared by Martello Property Services Inc.

2. Accounts Receivable as of June 7, 2006:
   The accounts receivable were discussed and Martello Property Services Inc. were instructed to effect collection as necessary.

Council notes that a number of owners are still in arrears of maintenance fees and Council has directed management agents to assess the late payment interest charge in accordance with the by-laws.

3. Update on Form G Liens:
   Council reviewed the status on a number accounts which are 90 days past due. Following a discussion, the Council recommended Management to place a Form G Liens on these accounts. It was confirmed that all legal and administrative costs will be charged back to the individual Strata lot owner.

NEW BUSINESS:

1. Correspondence:
   Council reviewed a number of items of correspondence and following discussion directed Management to follow up accordingly.

2. Remove and Replacement of Ground and Accent Light Fixtures:
   Council and Management to discuss the removal and placement of damaged ground accent light fixtures. Management revised they were following up with Commercial Lighting regarding the proposal for replacing the vandalized or missing fixtures.

3. Second (2nd) Floor Lighting Fixtures:
   Council reviewed this matter and agreed that the light fixture in the lounge would be moved to the second floor and the new fixture will be installed in the lounge area.

4. Replacing of Vandalized Signs and Plastic Covers in the Outside Elevators:
   Management is following up with the Richmond elevator regarding the replacing on the elevator panel plastic covers, as well as with the fire safety company regarding the replacement of vandalized floor plate/ fire safety signs.

5. Irrigation Start Up and Repairs:
   Council reviewed a recent report of repairs from irrigation maintenance contractor noting that a number of repairs were required. Management revised they are going to follow up with Polygon Construction for partial reimbursements for the repairs to the broken water lines.

6. Pest Control Contract:
   Management advised they would be following up with a pest control company for a pest control contract for the common areas.

7. Disposing of Large Discarded Items

Council notes there is an ongoing problem with the residents leaving large discarded items in the garbage compactor room. Council notes it is the duty and responsibility of the residents to dispose these discarded items themselves. Council notes that disposing of the discarded items is causing a substantial cost to the Strata Corporation and will eventually affect the maintenance fees.

8. Care and Use of Bar-B-Ques

Council reminds all residents they are only allowed to use natural gas or propane bar-b-ques. These must be kept at least (3) three feet away from any wall surface, and extreme care must be exercised when using the bar-b-ques. It is also recommended that all owners purchase and have a fire extinguisher close at hand in case of fire. No wood or charcoal bar-b-que's are permitted.

9. Review of Common Area Repair Procedures
   Council and Management reviewed this matter and management confirmed they would be following up with a monthly common area inspection with the resident caretaker to have minor repairs and touch up painting done as required.

CONCLUSION:

There being no further business, it was moved to concluded the meeting at 8:45 pm on motion from Christopher Nicholson.

NEXT MEETING OF STRATA COUNCIL:

The next Strata Council Meeting for Strata Corporation BCS 1399 is scheduled for:

Wednesday, July 12, 2006 at 7:00 pm

The Lounge, 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
MARTELLO PROPERTY SERVICES INC.

MINUTES OF STRATA COUNCIL MEETING
THE BENTLEY

Wednesday, May 17, 2006- 7 pm
Meeting Room-1001 Homer Street, Vancouver

Present: Jonathan Bones, Margo Koch, Christopher Nicholson, Connie Goy, June Wyse
Regrets: Dennis Yee, Don Dingman

1) **Correction to the Minutes of Previous Meeting March 22, 2006 :**
   Correction to Business Arising from Minutes: Item # 9 Roof:
   a. Should read: There was no leak. Post construction gases were escaping from the concrete. The issue has since been rectified.

2) **Repairs / Maintenance / Deficiencies** :

a.) External Lighting on and around the building: Several lights are out or not functioning.

Action: Council to request Martello Property Management inquire as to the original design and functioning of the current lights and have this rectified.

b.) Lighting at the 2nd floor entrance (wall lights) needs to be addressed

c.) Vandalized signs and plastic covers in or outside the elevators need to be replaced.

d.) Council reiterated that identified repairs/replacing should be assessed and addressed on a regular and 'as needed' basis. Action: request Don Dingman facilitate the scheduling of such into Frank regular work schedule.

e.) **Parking**: It has been noted that several residents continue to park in the Visitor Parking Lot. Council agreed to implement a 'sticker system', whereby residents will be required to display their resident sticker and are eligible to only park in resident parking.

Action: Follow up: Will request assistance from Don Dingman (Martello Property Services Inc).

3) **Business Arising From Minutes;**

a. Outstanding Items: Lock Box and Keys to Council, Strata Orientation, Installation of Locked Thermostat Covers

b. Spa has been repaired

c. **Landscaping:** Several outstanding items that need to be addressed now: The dead tree remains in the courtyard; concern over several trees that are leaning over in the back lane; addressing the large number trees planted at the 2nd floor entrance; broken plant in the lobby entrance to be replaced; and the uneven ground and paving stones at the north end of the building on Nelson Street.

d. Settings for the security/locks to Common Areas; malfunctioning Security Camera in Gym and position of camera at park-aide entrance; and main door closures. Action: Request Don Dingman follow- up.

e. **Cleaning of Windows:** 4 quotes were obtained and Council agreed to go with Milner's Company. Action: need to confirm rate and level of service.

Date of Next Strata Council Meeting: Wednesday, June 7, 2006: 7 pm.

Martello Property Services Inc.

BENTLEY

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, March 22, 2006 – 7:00 pm
Lobby Meeting Room – 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT:

Jonathan Bones	Dennis Yee
Margo Koch	Christopher Nicholson
June Wyse	Connie Goy

Don Dingman, Martello Property Services Inc.

REGRETS: Paul Wylie

GUESTS: Frank Khoshkam, Resident Caretaker

CALL TO ORDER:
The meeting was called to order at 7:10 pm by Strata Council President, Jonathan Bones.

ADOPTION OF MINUTES OF FEBRUARY 22, 2006 MEETING:
Following a review of the Minutes of the February 22, 2006 Strata Council meeting, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the minutes of the February 22, 2006 Strata Council meeting as previously mailed to all owners and posted on the lobby bulletin board.

RESIGNATION FROM COUNCIL:
Paul Wylie advised Council that he would be resigning from Strata Council due to the sale of his unit. Council wished to acknowledge and thank Paul Wylie for his efforts on Strata Council and wished him all the best in his new home.

Council reviewed appointing another member to Council and agreed at this time, this is not necessary.

RESIDENT CARETAKER'S REPORT:
Resident Caretaker, Frank Khoshkam reported to Council on the following items of business:

1. Ongoing Problems with Minor Vandalism and Damages to Common Property:
   Frank noted two (2) recent incidents regarding vandalism and damages to the common property. Council confirmed that the damages would be repaired as necessary; and where possible, would chargeback the repair costs to the individual resident.

   Council requests the cooperation of all owners who have seen any suspicious activity or vandalism to immediately advise the Resident Caretaker.

2. Resolving of the Leak Problem with the Spa:
   It was confirmed that the general contractor and sub-trade had been on-site to repair the leak problem with the spa. Frank advised that they are still awaiting one (1) part on the "jet pump" to resolve the minor leak issue.

3. Booking of Elevators:
   Frank noted that residents (owners and tenants) are moving out of the building without prior or insufficient notification to the Caretaker.

Council notes that the Strata Corporation's Rules and Regulations and Bylaws requires all residents (owners and tenants) to give at least fourty-eight (48) hours to the Resident Caretaker to ensure the elevator pads and the booking of the elevator is properly arranged. Owners and landlords with tenants who do not give proper notice can be charged with the violation of Bylaw and Rules and Regulations and for any damage costs.

4. Repair to Gym Equipment:
   Frank reported to Council on recent service calls by Fitness Fixations regarding repairs to the gym exercise equipment. Following discussion, it was agreed that the Council President forward a letter on behalf of Strata Council and the owners requesting that Polygon Construction Management Ltd. replace the exercise equipment which is experiencing continual breakdowns and repairs.

Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the Caretaker's Report as presented.

COMMITTEE REPORTS:

1. Security Committee:

   a. Illegal Parking:
      The Security Committee updated and reported to Council on recent security parking issues noting that there had been a great improvement in illegal parking in visitor parking areas. However, it was noted that some residents are still illegally parking in other resident's parking spaces. Council and the Security Committee agreed to follow up on this issue with the individual residents.

   b. Review of Security Tapes:
      The Committee is reviewing security tapes regarding recent vandalism issues to see if they can identify individuals.

Council again reminds all residents that under no circumstances should they allow anyone into the building without they using their FOBs; or residents letting guests in through the enterphone panel. At no time should residents prop open the building entry doors and leave them unattended; and to immediately report any doors that do not close properly to the Resident Caretaker.

BUSINESS ARISING FROM MINUTES:

1. Lock Box and Emergency Keys for Council:
   Management noted that they have arranged for a lock box for Council to be installed. Emergency keys for Council would be distributed.

2. Strata Council Orientation:
   It was agreed that Management would follow up with Council and arrange for an early orientation of common areas in April.

3. Repairs to Spa Leakage Problem:
   As previously noted, the Developer, general contractor and sub-trade was recently on-site to resolve the spa leakage problem. It was noted that most problems have been solved, however, there is still a minor problem with the "jet pump" motor and the sub-trade is waiting for parts to be delivered.

4. Pet Bylaw Regarding Breed of Dogs:
   Council again reminds all owners of the Bylaw, which restricts the type of dog, that are permitted in the building. (A copy of the Bylaw is attached to the Minutes.)

5. Installation of Locked Thermostat Covers:
   Management they are following up with the supplier regarding installation of the locked thermostat covers.

6. Follow Up Insurance Claim of a Strata Lot:
Management reported to Council on discussions with the adjuster and owner regarding the damage emanating from a strata lot.

Management confirmed that they have instructed the strata's insurance agent to subrogate the claim against the supplier of the dryer.

7. Landscape Review:
Management reported on their follow up discussions with Palaina Landscaping and confirmed the contractor has commenced work effective March 1, 2006.

Management confirmed they have requested that the contractor do a "written condition report" on trees that are dead or dying and need to be replaced, as well as, recommendations regarding shrub/tree relocation in common areas.

8. Clean Up of Parking Stalls:

Council again notes that a number of owners need to clean up their parking stalls, remove spilled fluids and to remove all unauthorized items. Council advised Management to send notices out to residents who have not cleaned up their parking spaces as of April 1, 2006.

9. Roof:
It was confirmed that Polygon Construction had been on-site to source out and repair a minor leak on the roof.

FINANCIAL STATEMENTS:

1. Financial Statement for February 2006:
Following review of the February 2006 Financial Statement, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the February 2006 Financial Statement as prepared by Martello Property Services Inc.

2. Accounts Receivable as of March 22, 2006:
The accounts receivable were discussed and Martello Property Services Inc. were instructed to effect collection as necessary.

3. Update on Form G Liens:
Council and Management reviewed this matter noting that two (2) Form G Liens were pending and the two (2) other accounts have had Form G Liens placed on title. Following discussion, Council authorized Management to proceed with the lawyers to obtain Order of Sale on the two (2) units that the Form G Liens has been filed on.

4. Order of Sale:
Management reviewed one account which as a Form G Lien registered against it and following discussion, Council authorized management to forward the master to Elaine McCormack, Law Offices, and to seek an Order of Sale to recover outstanding maintenance fees, interest charges and costs.

NEW BUSINESS:

1. Correspondence:
Council reviewed a number of items of correspondence and following discussion directed Management to follow up accordingly.

2. Servicing and Testing of Emergency Generator:
Management confirmed that Simpson Maxwell Maintenance will be on-site to test and service the emergency generator. Management noted that during the testing a minor problem had been traced to the announcer panel. The problem is now being resolved.

Management also confirmed that the Resident Caretaker has been given instructions on how to conduct monthly testing of the emergency generator.

3. HVAC Service Contract:
   Management reported on their follow up discussions with Hallmark Contracting (the sub-trade who installed the HVAC equipment) and following review of their service contract, it was confirmed that the service contract had been signed with Hallmark Air Conditioning. Management confirmed that the contractor would on-site to start quarterly maintenance of the HVAC equipment.

4. Spot Cleaning of Common Area Carpets and Lobby Lounge Area:
   Resident Caretaker reported to Council that following discussions with Property Manager, confirmation that spot cleaning of carpets had been completed and On Side Restoration had agreed to clean the 19th floor as part of their restoration work.

5. Cleaning of Windows, Glass Railings and Glass Awnings:
   Council reviewed a quotation received regarding the cleaning of exterior windows, exterior glass railings, and glass awnings. Management noted they have requested two (2) further quotations in this matter and Council agreed to table this matter until the next meeting.

6. Move-Out Fee:
   Strata Council confirmed they have approved assessing a $75 Move-out fee and directed management to begin to charge a $75 Move-out fee.

CONCLUSION:

There being no further business, it was moved to concluded the meeting at 8:40 pm on motion from Margo Koch.

NEXT MEETING OF STRATA COUNCIL:

The next Strata Council Meeting for Strata Corporation BCS 1399 is scheduled for:

Wednesday, May 3, 2006 at 7:00 pm

Lobby Meeting Room, 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
MARTELLO PROPERTY SERVICES INC.

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, February 22nd, 2006 – 7:00 pm
Lobby Meeting Room – 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT: Jonathan Bones, Dennis Yee, Margo Koch, Christopher Nicholson, June Wyse, Don Dingman, Martello Property Services Inc.

REGRETS: Connie Goy, Paul Wylie

GUESTS: Frank Khoshkam, Resident Caretaker

CALL TO ORDER:
The meeting was called to order at 7:05 pm by Strata Council President, Jonathan Bones.

ADOPTION OF MINUTES OF JANUARY 4TH, 2006 MEETING:
Following a review of the Minutes of the January 4th, 2006 Strata Council meeting, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the minutes of the January 4th, 2006 Strata Council meeting as previously mailed to all owners.

It was noted that Council is posting the Minutes in the lobby bulletin board for residents to review.

RESIDENT CARETAKER'S REPORT:
Resident Caretaker, Frank Khoshkam reported to Council on the following items of business:

1. Leaking from Hot Tub:
   It was noted that Polygon Construction had been on site with the general contractor to try and resolve the leaking problem around the spa. It was noted that there are still problems and Polygon Construction and the general contractor are following up on this matter.

2. Locks on the Doors to the Mechanical Rooms:
   It was noted that there is a problem with the locks on the doors to the mechanical rooms on the roof. The caretaker advised that he will follow up and have the necessary repairs completed.

3. Servicing and Repairs to Gym Equipment:
   The resident caretaker noted that Fitness Fixations had been on site twice during the month to repair the exercise equipment and to undertake servicing. It was noted that a number of repairs would be covered under warranty. Council also noted that they have received continuing complaints regarding the unsatisfactory performance of the equipment and problems in obtaining replacement parts.

4. Leakage Into Garbage Storage Unit:
   The resident caretaker reported that the general contractor had been on site and has fixed the problem with the leak into the garbage container storage room.

5. Damages to Common Areas - Move-Ins / Move Outs:
   The resident caretaker reported to Council on recent damages done to common area on several floors due to residents moving in or out. Council confirmed that any damages would be charged back to the owners.

Move-In Fee:
Council discussed a move-in fee to cover minor damages due to change of suite occupancy. Following discussion it was moved, seconded and CARRIED UNANIMOUSLY to approve a $75.00 Move-In Fee upon change of occupancy of a unit. Council noted that they will be charging back additional common area repair costs to owners if damages are in excess of the $75.00 Move-In Fee.

Coordination of Move-Ins / Move-Outs:
Council reminds all owners and residents that move-ins and move-outs from the building must be organized through the resident caretaker, Frank Khoshkam (778) 688-8048. At least 48 hours prior notice has to be given and failure to provide adequate notice and arrange for move-ins / move-outs is subject to fines. Council requests cooperation to ensure that all move-ins/move-outs are done between 9:00 am and no later than 9:00 pm.

Following discussion, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the Caretaker's Report as presented.

COMMITTEE REPORTS:

1. Security Committee:
   (a) Update on Tickets:
   The Security Committee noted that there has been a great improvement in recent weeks regarding unauthorized parking in the visitor parking area. Council wishes to acknowledge and thank all residents for their cooperation and compliance to the parking bylaws. Council reminds residents that guests must display the visitor parking pass in their vehicles from 10:00 pm to 7:00 am.

   (b) Towing:
   Council again reviewed this matter and confirmed that the towing company has been authorized to tow illegally parked vehicles from the service entrance area as well as from the visitor parking area.

BUSINESS ARISING FROM MINUTES:

1. Lock Box and Emergency Keys for Council:
   The resident caretaker reported that he would follow up with the installation of the lock box and supply of emergency keys for Council use.

2. Strata Council Orientation:
   Council noted that matter is still pending and it was agreed that this matter would be followed up on by the Property Manager and resident caretaker.

3. Common Area Inspection Report (November 2nd, 2005):
   Management confirmed that they have received a report from Polygon Construction advising that deficiencies noted in the November 2nd, 2005 common area inspection have been addressed with the exception of current problems with the spa.

4. Elevator Maintenance Concerns:
   It was noted that a consultant had been sent out from Richmond Elevator and seems to have resolved the problems with the elevators.

5. Visitor Bike Storage Rack:
   Management confirmed that Advantage Bike Racks has installed the visitor bike rack at the loading bay area.

6. Review of Report on Spa Leakage Problem:
   As previously noted Polygon Construction and the general contractor have been on site to deal with the problem of leakage from the spa area.

7. Drywall and Painting Repairs:
   (a) Gym:
   Management confirmed that Polygon Construction has completed the repairs of the damaged drywall in the gym area.
   (b) Lobby Corridor:
   It was confirmed that drywall repairs and painting have been completed.
   (c) 2nd Floor Corridor to Loading Zone:
   It was confirmed that this area has been repaired and painted.

8. Installation of Locking Cabinet:
Management confirmed that the Strata Corporation's locking cabinet for notices and posting of minutes has been installed in the lobby area.

9. Review of Pet Bylaw Violation:
Council and management reviewed this matter and following discussion, Council directed management to follow up with the owner to determine the exact breed of dog currently residing in the building.

10. Locked Thermostat Covers:
Council and management reviewed a suggestion to resolve the ongoing problem of residents tampering with the thermostats. Management advised that locking thermostat covers could be installed at approximately $65.00 each. Following discussion, Council authorized management to proceed with the installation of four (4) locking thermostat boxes.

Council again notes that residents are not to tamper or touch any common area thermostats or controls.

11. Delivery of Step Ladders to Caretaker:
Management confirmed that the requested step ladders had been delivered to the resident caretaker.

FINANCIAL STATEMENTS:

(a) Financial Statements for December 2005 and January 2006:
Following review of the December 2005 and January 2006 Financial Statement, it was moved, seconded and **CARRIED UNANIMOUSLY** to adopt the December 2005 and January 2006 Financial Statement as prepared by Martello Property Services Inc.

(b) Accounts Receivable as of February 22nd, 2006:
The accounts receivable were discussed and Martello Property Services Inc. were instructed to effect collection as necessary.

Council notes that a number of accounts still are in arrears and advises that they have directed management to assess late interest charges to the accounts in arrears and directed to management to proceed with placing liens on any account which is 90 days overdue.

Council would request the cooperation of all owners to bring their accounts up to date as the Strata Corporation needs these funds to pay for day to day operations of the building.

(c) Update on Form G Liens:
Council and management reviewed four accounts that are 90 days past due and following discussion Council authorized management to proceed with Form G Liens.

(d) Order of Sale:
Management reviewed one account which has a Form G Lien registered against it and following discussion, Council authorized management to forward the collection on to Elaine McCormack, Law Offices, and to seek an Order of Sale to recover outstanding maintenance fees, interest charges and costs.

NEW BUSINESS:

1. Correspondence:
Council reviewed a number of items of correspondence and following discussion directed Management to follow up accordingly.

2. Fire/Water Damage Claim:
Council and management reviewed the reasons regarding the fire in #1905 and the resulting damages to suites. It was confirmed that the problem originated from a defective dryer and repairs to the suites are underway by Onsite Restorations. There was general discussion regarding subrogating the claim against the

manufacturer of the dryer and management agreed to follow up this matter with the insurance company and advise Council.

3. Landscape Maintenance Contract:
Council reviewed three quotations for the landscape maintenance contract. Following discussion it was moved, seconded and **CARRIED UNANIMOUSLY** to retain the services of Palaina Landscaping commencing March 1st, 2006. Council also note that they had some concerns regarding the landscaping and it was agreed that management would review the landscaping for any deficiencies which should be addressed by Polygon Construction.

4. Roof:
Management confirmed that Polygon Construction, the general contractor and the roofing installation contractor are on site to check the roof sealant.

5. Review of Lounge Rental Policy:
Council again reviewed the policies and rules put in place for the renting of the lobby lounge area. Council notes recent incidents regarding the room being left untidy and a substantial amount of clean up was required as well as removal of garbage.

Council notes that in the event that residents renting the lounge/meeting room leave the room in a mess or cause damages these will be taken from the $500.00 damage deposit. Council would request the cooperation of anyone renting the lounge area to clean the lounge area up after they have finished and to remove and dispose of any garbage.

6. Clean Up of Parking Stalls:

Council notes that a number of parking stalls have oil spills or unauthorized items stored in them. Following discussion it was agreed that the resident caretaker would follow up and notices will be sent to residents assigned these parking spaces. Council would request the cooperation of residents to clean up their parking spaces and remove unauthorized items to storage lockers.

ADJOURNMENT:

There being no further business, it was moved to adjourn the meeting at 8:40 pm.

NEXT MEETING OF STRATA COUNCIL:

The next Strata Council Meeting for Strata Corporation BCS 1399 is scheduled for:

Wednesday, March 22nd, 2006 at 7:00 pm

Lobby Meeting Room, 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
MARTELLO PROPERTY SERVICES INC.

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, January 4th, 2006 – 7:00 pm
Lobby Meeting Room – 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT:	Jonathan Bones	#1606	Dennis Yee	#305
	Margo Koch	#606	Connie Goy	#307
	Christopher Nicholson	#2502	June Wyse	#902
	Paul Wylie	#1206		
	Don Dingman, Martello Property Services Inc.			

GUESTS: Frank Khoshkam, Resident Caretaker

CALL TO ORDER:
The meeting was called to order at 7:05 pm by Strata Council President, Jonathan Bones.

1. ADOPTION OF MINUTES OF DECEMBER 7TH, 2005 MEETING:
ERRORS AND OMISSIONS: 5(d) Hours of Operation (Spa and Gym): It was noted that the hours of operation for the gym and spa should read:

> "Monday through Thursday and Sunday – 5:00 am to 11:00 pm
> Fridays and Saturdays – 5:00 am to 11:00 pm"

It was moved, seconded (Nicholson #2502 / Yee #305) and **CARRIED UNANIMOUSLY** to adopt the minutes of the December 7th, 2005 Strata Council meeting as amended.

2. RESIDENT CARETAKER'S REPORT:

Resident Caretaker, Frank Khoshkam reported to Council on the following items of concern:

1. It was noted by the caretaker that several owners are complaining about a problem with pet feces in the second level courtyard area. It was noted that this is creating a health and safety concern for other residents as well as staff.
2. Ongoing problems with elevators have been reported by the resident caretaker. Richmond Elevator has been several times during the last month to deal with issues relating to the elevators.
3. It was noted that there is an ongoing problem with residents continuing to use the visitor parking spaces.
4. Follow up regarding clarification of the booking of the meeting room was requested and Council will be reviewing the forms and documentation will be forwarded to the resident caretaker.
5. Move-In / Move Out procedure was again reviewed and Council reminds all owners that book-ins for move-ins and move-outs must be coordinated through the resident caretaker. Council would request that all owners try and book move-ins from 8:00 am – 5:00 pm Monday to Friday. For any move-in /move-outs during the weekend the resident caretaker must be contacted prior to 5:00 pm on Friday. The resident caretaker's phone number is 778-688-8048.

1. COMMITTEE REPORTS:
1. Security Committee:
   (a) Parking Tickets:
   It was confirmed that Council has been issued parking tickets and Council advised that they are ticketing illegally parked vehicles.

(b) Distribution of Visitor Parking Passes:
It was confirmed that management has been given a visitor parking pass.

All residents are reminded that residents parking in visitor parking will be ticketed and, where necessary, vehicles will be towed. Council also reminds residents that visitor parking passes must be displayed on all visitors' and guests' vehicles between the hours of 11:00 pm to 8:00 am.

(c) Installation of Astragals and Lock Upgrading:
Management confirmed that Associated Locks has installed four astragal plates and upgraded the locks on the door to the lobby level service corridor.

(d) Review of Rental Forms for Meeting Room:
Council reviewed the rental forms to be used for the Bentley meeting room. Following discussion and amendments Council approved the forms.

(e) Amenities Room Rules:
Council reviewed the Amenities Room Rules and following discussion it was moved, seconded (Yee #305 / Nicholson #2502) and **CARRIED UNANIMOUSLY** to adopt the Amenities Room Rules. A copy of the Amenities Room Rules is attached.

Council reminds all residents that the Amenities Rooms are shared facilities and cooperation and consideration of other is of prime concern for all residents.

5. BUSINESS ARISING FROM MINUTES:

(a) Lock Box and Emergency Keys for Strata Council:
Management confirmed that the lock box has been given to the resident caretaker and following discussion with Council it was agreed that a set of keys would be put in the box and Council would have access in cases of emergency.

(b) Strata Council Orientation – Service Rooms:
It was noted that this matter is pending and Council will follow up with the resident caretaker to review the service rooms.

(c) Common Area Inspection (November 2, 2005):
Management noted that they had followed up with Polygon Construction Management Ltd. again regarding requesting a full report and are awaiting missing pages.

(d) Visitor Bike Storage Rack:
Management advised that Advantage Bike Racks had been contacted and a visitor bike storage rack has been ordered. Management confirmed that the visitor bike storage rack will be installed at the loading zone building entry area.

(e) Review of Spa Leak Problem:
Management reported on their follow up discussions with Polygon Construction Management Ltd. It was noted that Polygon Construction had been on site recently to review the issue regarding the leaks from the Spa. The resident caretaker advised that a further meeting has been set up with the general contractor to test the spa for leaks.

(f) Reinstallation of TV in the Gym:
Management confirmed that following discussions with Polygon Construction they have agreed to properly reinstall the TV in the gym area. It was confirmed that the TV has now been reinstalled and awaiting drywall and painting.

(g) Common Area Garbage and Ashtray Containers:
Management confirmed that Sanderson Concrete Products has delivered the two exposed aggregate common area garbage and ashtray containers.

Council notes that the Strata Corporation has a no smoking rule for all common areas and Amenities Rooms. All owners are restricted to smoking in the designated smoking areas at the front entrance and loading bay areas where the garbage and ashtray containers are located. Council requests the cooperation of all residents in this matter.

(h) Locking Cabinet for Strata Council Minutes:
Management confirmed they have received the locking cabinet from Visual Displays. It was noted that the cabinet should be installed shortly and the minutes of Council meetings would be posted in the cabinet.

(i) Orientation for Caretaker Regarding Emergency Generator:
Management reported on their follow up discussions with Simpson Maxwell to arrange for an orientation for the caretaker on the operation of the emergency generator.

(j) Service Contract:
Management also advised they would follow up with Simpson Maxwell regarding a service and maintenance contract for the emergency generator.

(k) Pet Bylaws – Restriction Regarding Breeds of Dogs Allowed:
Council noted that a prohibited breed of dog (i.e. pit bull) has been seen in the common areas. Council notes that it is in violation of Bylaw 3(4)(f)(iv) and a letter has been sent to the resident of the strata lot asking for the removal of the dog from the strata lot and common property.

Council again reminds all residents and landlords to review their bylaws regarding pets to ensure that prohibited breeds of dogs are not allowed in the building.

6. FINANCIAL STATEMENTS FOR NOVEMBER 2005:

(a) Financial Statements for November 2005:
Following review of the November 2005 Financial Statement, it was moved, seconded (Koch #606 /Bones #1606) and **CARRIED UNANIMOUSLY** to adopt the November 2005 Financial Statement as prepared by Martello Property Services Inc.

(b) Accounts Receivable as of December 31st, 2005:
The accounts receivable were discussed and Martello Property Services Inc. were instructed to effect collection as necessary.

Council again advises all owners in arrears of maintenance fees that they are assessing a late payment interest charge as per the bylaws.

(c) Form G Liens:
Management reported on progress regarding a number of pending Form G liens. Council again authorized management to proceed with the placement for Form G liens on any accounts that are 90 days past due. Following discussion, Council authorized management to proceed with the placement of Form G liens if any of these accounts are not brought up to date.

NEW BUSINESS:

1. Correspondence:
   Council reviewed a number of items of correspondence and following discussion directed Management to follow up accordingly.

2. Drywall Repairs (Main Lobby P1, P2, P3 levels and 2nd Floor Loading Bay Lobby Area:
   Management advised that repairs have commenced and areas on the 2nd floor loading bay area corridor would also be touched up and painted.

3. Installation of Floor Mounted Door Stops:
   Management confirmed that Associated Locksmith has installed the floor-mounted doorstops to prevent door handles from damaging walls.

4. Adoption of Rule #2 Regarding Prohibiting Dogs from 2nd Level Courtyard Area:

   All residents are advised that effective January 15th, 2006 all pets, dogs and cats, are banned from the 2nd level courtyard area. Council notes that this is a health and safety issue and residents cooperation is requested.

5. Gym Equipment:
   Council reviewed recent discussions and numerous complaints from residents regarding the quality of the exercise equipment and number of recent repairs which have had to be done. Following discussion Council requested forward a letter to Polygon Construction Management Ltd. requesting that the equipment be replaced and upgraded.

6. Vandalism in Common Areas and Elevators:

   Council notes an ongoing issue regarding vandalism in the common areas and elevators. Council notes that any resident or guest identified as causing damages will be charged accordingly and all costs of repairs will be charged back to the strata lot owner.

7. Locked Box for Thermostats:
   Council and management reviewed a quotation for having locked boxes to cover up the thermostat controls in the gym area.

ADJOURNMENT:

There being no further business, it was moved to adjourn the meeting at 8:25 pm on motion from Connie Goy #307.

NEXT MEETING OF STRATA COUNCIL:

The next Strata Council Meeting for Strata Corporation BCS 1399 is scheduled for:

Wednesday, February 15th, 2006 at 7:00 pm

Lobby Meeting Room, 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
MARTELLO PROPERTY SERVICES INC.

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, December 7th, 2005 – 7:00 pm
Meeting Room – 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT:	Jonathan Bones	#1606	Dennis Yee	#305
	Margo Koch	#606	Connie Goy	#307
	Christopher Nicholson	#2502	June Wyse	#902
	Don Dingman, Martello Property Services Inc.			

GUESTS: Frank Khoshkam, Resident Caretaker
Adrian Simkins and Angela Charbonneau #703

REGRETS: Paul Wylie #1206

CALL TO ORDER:

The meeting was called to order at 7:05 pm by Strata Council President, Jonathan Bones.

1. ADOPTION OF MINUTES OF NOVEMBER 2ND, 2005 MEETING:

It was moved, seconded (Yee #305 / Nicholson #2502) and **CARRIED UNANIMOUSLY** to adopt the minutes of the November 2nd, 2005 Strata Council meeting as mailed to all owners.

2. GUEST BUSINESS:

The new owners of Suite #703, Adrian Simkins and Angela Charbonneau, were present to introduce themselves and to observe the Strata Council meeting.

3. RESIDENT CARETAKER'S REPORT:

Resident Caretaker, Frank Khoshkam reported to Council on the following items of concern:

1. It was noted that there is an ongoing problem with residents parking in the visitor parking spaces as well as problems with the loading zone areas. It was confirmed that Council would be following up with issuing tickets and towing illegally parked vehicles.
2. Frank also reported to Council on recent vandalism to walls management agreed to follow up with having drywall repairs completed. It was also noted that floor mounted doorstops will be replaced on doors to P1, P2 and P3 levels to prevent doors punching holes into the walls.
3. Frank also noted recent problems with lack of hot water in the building and following discussions with the mechanical contractor adjustments were made to the hot water storage boilers. Hopefully this will resolve the lack of hot water issue.

4. COMMITTEE REPORTS:

1. Security Committee:
   (a) Parking Tickets:
   Council and management again reviewed the revised draft Parking Ticket/Notice and it was agreed that Council will allow, on a temporary basis for one month, parking in visitor parking areas without a pass from 8:00 am to 11:00 pm.

It was noted that all guest vehicles must display a visitor parking pass. The visitor parking pass must be either hung from the rear view mirror or placed face-up on the dashboard between the hours of 11:00 pm and 8:00 am.

(b) Distribution of Visitor Parking Passes:
Council noted they had received the visitor parking passes and a memo to be distributed directly to each unit. Following discussion it was agreed that the Resident Caretaker would distribute the visitor parking passes to each unit.

Council notes that no parking is permitted in the loading zone. Any vehicles found parked in the loading zone will be towed.

5. BUSINESS ARISING FROM MINUTES:

(a) Lock Box and Emergency Keys for Strata Council:
Management presented a lock box for Council and has confirmed that the resident caretaker would get a set of emergency keys for Strata Council.

(b) Strata Council Orientation – Service Rooms:
It was agreed that the resident caretaker would follow up with Strata Council to arrange a meeting date for Council to review the service rooms.

(c) Amenities Rooms:
(i) Rules:
Council and management again reviewed protocols and rules for the amenities rooms. Following discussion it was moved, seconded (Yee #305 / Bones #1606) and **CARRIED UNANIMOUSLY** to adopt the amenities room rules (copy attached).

Council notes that anyone wishing to rent the lobby lounge area must provide a $500 deposit and a $25 rental fee will be charged. Council also notes that as part of the rental agreement for the lounge 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.

Council also notes that any tenants wishing to rent the lounge must have written permission and authorization from their landlords as they will be jointly and severally liable for any damages done by the tenants in the lounge area.

(d) Hours of Operation (Spa and Gym):
Council had lengthy discussion regarding several suggestions regarding hours of operation for the gym and spa and it was agreed on the following hours:

Monday through Thursday and Sunday – 7:00 am to 11:00 pm
Fridays and Saturdays – 7:00 am to 1:00 pm.

(e) Hours of Operation (Lounge)
Monday through Thursday and Sunday – 7:00 am to 11:00 pm
Fridays and Saturdays - 7:00 am to 12:00 pm

(f) Common Area Inspection (November 2, 2005):
Management reported on follow up common area inspection conducted by Polygon, ITC, members of Strata Council and Property Manager, as well as the resident caretaker. Management is awaiting a copy of the full common area inspection report and will forward a copy to Council.

(g) Contract Binder for Council:
Management confirmed that a contracts binder has been given to the Strata Council President.

(h) Visitor Bike Storage Rack:
Council reviewed quotations received for the bike storage rack and following discussions it was moved, seconded (Wyse #902 / Koch #606) and **CARRIED UNANIMOUSLY** to approve the quotation for a bike storage rack at the loading zone area at the back of the building.

(i) Start-Up of Spa:
Management confirmed that following discussions with ITC and Polygon Construction Management Ltd. the spa has finally been commissioned. Management also confirmed their follow up discussions and review of equipment with Imperial Paddock Pools and Council reviewed the report received from Imperial Paddock Pools. It was noted that the resident caretaker had reported a leakage problem around the drains of the pool area and management will follow up with this with Polygon Construction.

6. FINANCIAL STATEMENTS FOR OCTOBER 2005:

(a) Financial Statements for October 2005:
Following review of the October 2005 Financial Statement, it was moved, seconded (Koch #606 /Yee #305) and **CARRIED UNANIMOUSLY** to adopt the October 2005 Financial Statement as prepared by Martello Property Services Inc.

(b) Accounts Receivable as of December 7th, 2005:
The accounts receivable were discussed and Martello Property Services Inc. were instructed to effect collection as necessary.

Council also notes that a number of owners are still in arrears of their strata maintenance fees. Council advises that management has been directed to assess late payment interest charges in accordance with the Bylaws. Owners whose accounts are in arrears of more than ninety (90) days will be subject to Form G Liens and all costs associated for the registration and discharge of the liens.

(c) Hydro and Gas Account Transfers:
Management confirmed they have now transferred the hydro and gas accounts into the name of the Strata Corporation.

(d) Form G Liens:
Council and management reviewed correspondence sent to two owners regarding Form G lien letters and management confirmed that they are following up with the owners. Following discussion, Council authorized management to proceed with the placement of Form G liens if any of these accounts are not brought up to date.

(e) Petty Cash for Caretaker:
Council had discussions regarding petty cash for the caretaker to cover incidental expenses for purchase of maintenance and janitorial supplies. Following discussion, it was moved, seconded (Nicholson #2502 / Bones #1606) and **CARRIED UNANIMOUSLY** to provide $250.00 petty cash for the resident caretaker.

NEW BUSINESS:

1. Correspondence:
Council reviewed a number of items of correspondence and following discussion directed Management to follow up accordingly.

2. Novus Agreement (Alternative Cable Supplier):
Council noted that Novus has been on site and is following up with the supply of the equipment for providing alternative cable supply for residents. It was noted that the contractor will be following up with a presentation meeting of all residents.

3. Bylaw Review Regarding Rentals:
Council and management discussed implications regarding the current bylaws concerning rentals and it was noted that original owners who had purchased from the developer are able to rent their units out.

Council notes that it is the duty and responsibility of all owners who are renting units (i.e. landlords) to advise the Strata Corporation that they are renting their units out and provide the necessary Form K document to the Property Manager. Failure to supply the documentation is subject to fines.

4. Routine Janitorial Relief Contract:
Council and management reviewed discussions held regarding routine services of a weekend janitorial company noting that the resident caretaker is not required to work on weekends. Following discussion and review of a quotation received from Arash Building Cleaning Services, it was moved, seconded (Nicholson #2502 / Yee #305) and **CARRIED UNANIMOUSLY** to approve the contract from Arash Building Maintenance.

5. Resident Caretaker's Probationary Period and Christmas Bonus:
Management and Council reviewed the contract with the resident caretaker noting that the probationary period for the resident caretaker was up on November 1st, 2005. Council expressed complete satisfaction with the resident caretaker and agreed to retain the services of Frank Khoshkam as the resident caretaker. Council approved a raise in wages in accordance with the contract effective retroactively to November 1st, 2005.

It was also moved, seconded (Koch #606 / Bones #1606) and **CARRIED UNANIMOUSLY** to approve a $250.00 Christmas bonus for the resident caretaker.

6. Reinstallation of TV in Gym:
Council and management noted a recent incident involving the TV in the gym room falling from the wall due to faulty installation. Management confirmed they are following up with Polygon Construction to have this TV properly reinstalled under warranty.

7. Installation of Metal Astragal Plates and Upgrading of Locks:
Council and management discussed the current security of doors and locks of the building and following a review of quotations received it was moved, seconded (Nicholson #2503 / Yee #305) and **CARRIED UNANIMOUSLY** to approve quotations from Associated Locks for upgrading and installation of three full length astragal plates and two partial astragal plates on building entry doors. It was also agreed that lock hardware and locks to the door from the lobby to the storage area on the main floor would be upgraded.

8. Leak Around Floor Drains in Spa Area:
As previously noted, this matter is being followed up under warranty.

9. Gas Leaks in Suites:

Council notes that several owners have reported incidents regarding leaks around stoves in their suites. Owners are advised that should they smell gas they should immediately contact Terasen Gas.

10. Proper Disposal of Garbage and Large Items:

Council notes that it is the duty and responsibility of owners and tenants to remove large items of garbage from the Strata Corporation. Council would also note that owners should properly dispose of their recycling items in the appropriate recycling bins.

11. Garbage and Ashtray Container(s):
Council received several requests from residents and the caretaker to have a garbage and ashtray container installed at the building front door and loading zone entries. Management advised Council of approximate costs and following discussion it was moved, seconded (Koch #606 / Bones #1606) and **CARRIED UNANIMOUSLY** to approve the purchase and installation of two (2) garbage/ashtray containers.

12. Locking Bulletin Board for Posting Minutes of Meetings and Notices from Council:
There was general discussion regarding a suggestion for having a bulletin board for posting of official notices from Strata Council as well as minutes of meetings. Following discussion, it was moved, seconded (Wyse #902 / Goy #307) and **CARRIED UNANIMOUSLY** to approve management purchasing and install a locking bulletin board for Council notices and posting of minutes of meetings.

13. Orientation For Caretaker for Emergency Generator:
Management reported to Council on discussions with the resident caretaker and confirmed that the resident caretaker would receive an orientation on the emergency generator and a contract would be set up with Simpson Maxwell for servicing of the emergency generator.

14. Illegal Dogs on Premises:
Council was advised by the resident caretaker and several owners that a resident of the building has a pit bull dog in violation of the Strata Corporation's Bylaws in this matter. Council instructed management to follow up and address a letter to the resident and to the owner of the suite advising the dog must be removed.

ADJOURNMENT:

There being no further business, it was moved to adjourn the meeting at 9:15 pm on motion from Dennis Yee #305.

NEXT MEETING OF STRATA COUNCIL:

The next Strata Council Meeting for Strata Corporation BCS 1399

Is scheduled for:

Wednesday, January 4th, 2006 at 7:00 pm

Lobby Meeting Room, 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
MARTELLO PROPERTY SERVICES INC.



On behalf of Strata Council & Martello Property Services Inc., we wish all residents of The Bentley...
Seasons Greetings and a Happy New Year!

Martello
Property Services Inc.

IMPORTANT NOTICE TO ALL RESIDENTS OF THE BENTLEY - STRATA CORPORATION BCS 1399

EMERGENCY CONTACT SHEET

1. Strata Council request that all owners insure that the property management company has an emergency contact person to be reached in cases of emergencies or when owners are on holidays.
2. Strata Council advises owners that, in cases of emergency or when access cannot be gained into a strata lot, the strata corporation has the authority to use a locksmith to gain entry into the suite and costs for such services are the responsibility of the owner.

BUILDING SECURITY

- When entering or leaving the garage parkade, please wait until the overhead door is completely closed before proceeding away from the overhead entry gates.
- Do not prop open doors or leave building entry doors open for any length of time unless, someone is present to ensure no unauthorized visitors enter the building.
- Ensure that all doors close and lock behind you when entering and leaving the building and immediately report to the Property Manager any problems with the door.
- Do not allow entry to the building unless the visitor has been given access through the enterphone system.
- Immediately report any suspicious behaviour to the Police and Property Manager.
- Get to know your neighbours, take the time to introduce yourself and familiarize yourself with other owners.
- Do not leave keys or remote control units in vehicles in the underground parkade.
- Meet delivery or trades people at the lobby entry.

REMEMBER: SECURITY IS EVERYONE'S RESPONSIBILITY!!!
EMERGENCY PROCEDURES

Strata Council reminds all owners that have special needs (i.e. Handicap or individuals with heart problems) should advise the property manager so that special arrangements can be made to insure that the fire department and emergency personnel are aware of these individuals.

GAS FIREPLACES (If Applicable)

Strata Council reminds owners that gas fireplaces are for decorative uses only and should not be used to heat their strata lot. Use of fireplaces affects the costs for the development as a whole and prudent use of their fireplaces insures that the gas bill for the Strata Corporation stays within a reasonable budget. If you have problems with your fireplace please call **FIREPLACE UNILIMITED** at 604-597-3115.

YOUR COOPERATION IN ALL THESE MATTERS IS GREATLY APPRECIATED

MINUTES OF STRATA COUNCIL MEETING
STRATA CORPORATION BCS 1399 – THE BENTLEY

HELD: Wednesday, November 2nd, 2005 – 7:00 pm
Meeting Room – 1001 Homer Street, Vancouver, BC V6B 1M9

PRESENT:

Jonathan Bones	#1606	Dennis Yee	#305
Connie Goy	#307	Paul Wylie	#1206
June Wyse	#902		

Don Dingman, Martello Property Services Inc.

GUESTS: Frank Khoshkam, Resident Caretaker

REGRETS: Margo Koch #606 Christopher Nicholson #2505

CALL TO ORDER:
The meeting was called to order at 7:10 pm by Strata Council President, Jonathan Bones.

1. STRATA COUNCIL ORIENTATION AND MEETING PROTOCOLS:
Strata Council discussed meeting protocols for their Council meetings and it was agreed that if owners did wish to be present they could. However, Council requests that if any owners have any items for business they forward in writing at least one week prior to the next Council meeting for Council to review.

Council also notes that any concerns or complaints must be in writing and forwarded to the Property Manager, or the Council President.

Council discussed having an orientation of the common areas and service rooms. Following discussion it was agreed that the caretaker would arrange a date for Council members to review the common areas and service rooms.

2. EMERGENCY PROCEDURE PROTOCOLS AND KEYS FOR COUNCIL MEMBERS:
Council and management reviewed emergency protocols and it was confirmed that Council would be given access to a set to keys to be used in case of an emergency when the Resident Caretaker could not be reached.

3. RESIDENT CARETAKER'S REPORT:
Frank Khoshkam was present to review with Council a number of concerns regarding common area deficiencies and procedures for visitors' parking, loading bay (moving) and security issues.

4. SECURITY COMMITTEE:
(a) Parking Rules:
Council reviewed the parking bylaws and following discussion it was agreed to adopt the following parking rules:

Parking Rule 1
1) No overnight guest parking (anytime between 11pm-8am) is permitted without a guest parking pass. The guest parking pass must be hung from the rearview mirror or placed on the dashboard of the guest vehicle.
2) Overnight guest parking is limited to one night only.
3) Overnight guest parking occurring more than one night in a seven day period must be authorized in advance by the Strata Council.

Parking Rule 2
Vehicles parking in violation of either the Bylaw 37(1), Bylaw 37(2), Bylaw 37(3) or Parking Rule 1(1), Parking Rule 1(2) or 37(5) are subject to the following penalties:

i) First Violation:	Warning Notice
ii) Second Violation & Subsequent Violation	Towing Vehicle at Owner's Expense

Parking Rule 3
Any vehicle, which does not comply with Bylaw 37(6), 37(7) or 37(8) shall be removed at the owner's expense.

(b) Parking Tickets:
Following a review of a draft of a proposed Parking Ticket it was moved, seconded (Yee #305/Wylie #1206) and **CARRIED UNANIMOUSLY** to adopt the Parking Ticket/Notice format. Council requested management following up with having the revised Parking Ticket/Notice printed and distributed to Council members.

(c) Towing Contract:
Management agreed to follow up with Buster's Towing and arrange for the appropriate towing signage in visitor parking and towing contract with Buster's Towing.

5. AMENITIES ROOMS:
(a) Rules:
Council and management reviewed a draft proposal for a number of amenities room's rules and Council agreed to review the rules and rules would be finalized at the next meeting.

(b) Hours of Operation:
Council reviewed the proposed hours of operations for the various amenities rooms. It was agreed that with the club and amenities rooms hours of operations should be 7:00 am to 11:00 pm; for the spa and gym the hours will be from 5:00 am to 11:00 pm.

Council notes that the last booking or usage of the amenities rooms or spa or gym is 10:30 pm. All residents must by out of the amenities rooms, pool and spa areas by 11:00 pm.

6. COMMON AREA INSPECTION (FRIDAY, NOVEMBER 4, 2005):
Management advised Council that a meeting was arranged with Polygon Construction, ITC. General Contractors, and Consultants to review the common areas for deficiencies. Council member Jonathan Bones agreed to be part of the committee to represent Strata Council.

7. CONTRACT REVIEWS:
Management and Council discussed a number of the contracts and confirmed that a copy of all the contracts currently in place with the Resident Caretaker, Property Manager, Cobra Security and Smithrite Containers, would be forwarded to Council. Management advised that they are following up on obtaining service/maintenance contracts for elevators, landscaping, HVAC and spa maintenance.

8. FINANCIAL STATEMENTS FOR SEPTEMBER & OCTOBER 2005:

(a) Financial Statements for September and October 2005:
Following review of the September 2005 Interim Statements, it was moved, seconded (Yee #305/Bones #1606) and **CARRIED UNANIMOUSLY** to adopt the September 2005 Interim Statements as prepared by Martello Property Services Inc.

It was noted that the October 2005 statement was pending.

(b) Accounts Receivable as of November 2, 2005:

Council notes that a number of owners' accounts are in arrears and request that owners immediately contact Linnea Bell, Strata Administrator, at Martello Property Services Inc. (604-681-6544) to arrange to bring their maintenance fees up to date.

Council also advised that Council will begin to assess late payment interest charges in accordance with the Bylaws effective December 1, 2005 on any accounts in arrears.

NEW BUSINESS:

1. Correspondence:
   Council reviewed a number of items of correspondence and following discussion directed Management to follow up accordingly.

2. Bike Storage Rack for Visitors:
   Council noted a request for a bike storage rack for visitors at the back of the building. Management advised that they will follow up and get a quotation.

Council notes an ongoing problem in which residents are taking bikes through the main lobby area. Council requests the cooperation of all bike owners to carry their bikes through the lobby area. Council would request the cooperation of all owners in this matter to ensure that no additional messes are made for residents of the building, especially in the main lobby area.

3. Start Up of Spa:
   Management reported on their follow up discussions with Polygon Construction and with ITC regarding the start up of the spa and advised that they are hoping to have the spa up within the next few days.

ADJOURNMENT:

There being no further business, it was moved to adjourn the meeting at 8:35 pm on motion from June Wyse #902.

NEXT MEETING OF STRATA COUNCIL:

The next Strata Council Meeting for Strata Corporation BCS 1399

is scheduled for:

Wednesday, December 7th, 2005 at 7:00 pm

Lobby Meeting Room, 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
MARTELLO PROPERTY SERVICES INC.

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

HELD: Monday, October 17, 2005 at 7:00 PM
Metropolitan Hotel, Cristal Room, 645 Howe Street, Vancouver, BC

PRESENT: Owners of Strata Corporation BCS 1399 as per the registration sheet
Bob Switzer, Senior Vice President Customer Service & Quality Control – Polygon Construction Management Ltd.
Bob Bryant, Vice President of Development – Polygon Construction Management Ltd.
Andre Chilcot, Vice President of Sales - Polygon Construction Management Ltd.
Celina Wong, Sales - Polygon Construction Management Ltd.
Frank Appa, Customer Service Manager - Polygon Construction Management Ltd.
Don Dingman, Vice President of Strata Division, Property Manager – Martello Property Services Inc.
Linnea Bell, Strata Administrator - Martello Property Services Inc.
Frank Khoshkam – Resident Caretaker

CALL TO ORDER AND INTRODUCTION:

Meeting was called to order at 7:05 pm by Bob Switzer, Senior Vice President Customer Service & Quality Control – Polygon Construction Management Ltd.

On behalf of Polygon Construction Management Ltd., Mr. Switzer introduced himself and welcomed all owners to the first Annual General Meeting for The Bentley, Strata Corporation BCS 1399, and introduced the following individuals:

Bob Bryant, Vice President of Development - Polygon Construction Management Ltd.
Celina Wong, Sales - Polygon Construction Management Ltd.
Frank Appa, Customer Service Manager - Polygon Construction Management Ltd.
Andre Chilcot, Vice President of Sales - Polygon Construction Management Ltd.
Frank Khoskam – Resident Caretaker
Don Dingman, Vice President of Strata Division, Property Manager – Martello Property Services Inc.
Linnea Bell, Strata Administrator - Martello Property Services Inc.

APPOINTMENT OF MEETING CHAIR:

It was noted that, as per the Strata Property Act, the Developer was responsible for calling the first Annual General Meeting of the Strata Corporation and to act as the meeting chair.

On behalf of Polygon Construction Management Ltd., Bob Switzer thanked all owners for taking the time to attend the Annual General Meeting and discussed a number of items pertaining to the building operations. Of particular concern were issues regarding security and the installation of a Security Committee by the new Strata Council. He also discussed concerns which are typical of strata corporations regarding use of visitor parking and reminded owners that visitor parking is reserved for visitor parking and not for residents' use. It was also noted that a regular problem with strata corporation's owners failing to clean up after their pets while on the common property of the Strata Corporation. This is a health and safety concern to all residents.

It was noted that another issue causing concern is excessive noise, and advised that it is the responsibility of all owners and residents of the complex to respect the right of other owners to "the quiet enjoyment" of their strata lot.

Owners were advised that any in-suite deficiencies must be reported to Polygon Construction Management Ltd. – Customer Service (604) 877-1751.

Mr. Switzer also advised that the Developer would be covering the cost of the first Annual General Meeting and had arranged for refreshments and a buffet at the end of the meeting.

The floor was then turned over to Don Dingman, Property Manager, Martello Property Services Inc., who would act as meeting chair for the remainder of the meeting.

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

Don Dingman of Martello Property Services Inc. confirmed that thirty (30) 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 SEPTEMBER 30, 2005:

It was moved, seconded (Goy #307/Wylie #1206) and **CARRIED UNANIMOUSLY** to approve filing proof of Notice of Meeting mailed September 30, 2005.

APPROVAL SEPTEMBER 30, 2005 ANNUAL OPERATING BUDGET FOR RISCAL YEAR NOVEMBER 1, 2005 – OCTOBER 31, 2006:

Don Dingman of Martello Property Services Inc. reviewed the Proposed Annual Operating Budget. Several questions were addressed to, and answered by, Don Dingman, Martello Property Services.

There being no further questions on the Proposed Annual Operating Budget, it was moved, seconded (Samei #1902/van Blokland #302) and **CARRIED UNANIMOUSLY** to adopt the Annual Operating Budget as presented.

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, 2005.

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, 2006, made payable to Strata Corporation BCS 1399 – The Bentley, and forwarded to the offices of Martello Property Services Inc. at Suite 400 -1066 West Hastings Street, Vancouver, BC V6E 3X1.

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, 2005 in order to be set up for the December 1, 2005 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, 2005.

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 Strata Corporation is required to elect from among the owners present at the meeting a Strata Council which must consist of between three (3) and seven (7) owners. Don Dingman reviewed the responsibilities of the Strata Council Members and opened the floor for nominations and volunteers. The following owners were nominated or volunteered to serve on council:

Christopher Nicholson #2502	Connie Goy #307	Jonathan Bones #1606
Paul Wylie #1206	Dennis Yee #305	Margo Koch #606
June Wyse #902		

There being no further nominations, it was moved, seconded (van Blokland #302/Kam #406) and **CARRIED UNANIMOUSLY** to close nominations for Strata Council.

The above owners then **declared elected by acclamation** as the new Strata Council for the upcoming year.

NEW BUSINESS:

1. Emergency Contact and Resident Information:

   ALL OWNERS ARE REMINDED THAT IN ORDER FOR THE BUILDING TO FUNCTION SMOOTHLY THEY ARE REQUIRED TO SUPPLY THE STRATA CORPORATION WITH PHONE NUMBERS AND NAMES AS QUICKLY AS POSSIBLE. ENCLOSED IS AN EMERGENCY CONTACT SHEET. IF YOU HAVE NOT COMPLETED THIS FORM AND SENT IT TO THE PROPERTY MANAGER, MARTELLO PROPERTY SERVICES INC., YOU ARE HEREBY REQUESTED TO DO SO AS QUICKLY AS POSSIBLE. THIS IS PARTICULARLY IMPORTANT FOR NON-RESIDENT OWNERS.

2. Form K – Tenant's Undertaking:
   Owners who are renting out their strata lots (i.e. Landlords) are reminded that they are required under the Strata Property Act to supply the strata corporation with the required Form K – Tenant's Undertaking within thirty (30) days of occupancy by the tenant. Failure to comply will result in fines being assessed. It should also be noted that landlords are responsible to ensure that their tenants have copies of the Strata Corporation's Bylaws. Landlords will also be held jointly and severally liable for the actions of their tenants.

3. Resident Caretakers:
   Council wishes to advise owners that Frank Khoshkam has been hired as the Resident Caretaker for The Bentley. His contact number is 778-688-8048. Any owners wishing issuance of FOB's and enterphone directory changes are required to contact Frank.

4. Amenities Rooms and Spa/Gym:
It was noted to all owners that temporary Amenities Room and Spa/Gym Rules are in place until the new Strata Council reviews them. Hours of operation from 7:00 am – 10:00 pm and there is no smoking within the common areas, Amenities Rooms, Gym and Spa areas. It was also noted that no alcohol or glass bottles are allowed in the spa area.

All owners are reminded that the Amenities Rooms and Spa/Gym are shared facilities and that owners are requested to not abuse the hours of operation, or the facilities; and to limit the number of guests to a maximum of two (2) when using the Amenities Rooms and Spa/Gym facilities.

5. In-suite Deficiencies:
Owners were reminded that any in-suite deficiencies should be addressed to Customer Service Representative, Polygon Construction Management Ltd. (604) 877-4751

6. Common Area Deficiencies:
It was noted that any common area deficiencies should be reported to the Strata Council or Property Manager, Don Dingman, Martello Property Services Inc.

ADJOURNMENT:

There being no further business, it was moved to adjourn the meeting at 8:30 pm on motion from Dennis Yee #305. Owners were then invited to attend to the social.

Immediately following the annual general meeting the newly elected Strata Council met to discuss the following items of business:

1. Election of officers:

In accordance with the requirements of the Strata Property Act the following officers were elected:

President	Jonathan Bones #1606
Vice-President	Dennis Yee #305
Finance	Margo #606
Security	Connie Goy #307

2. First Meeting of Strata Council:

The first meeting of the new Strata Council will be held on:
Monday, November 14, 2005 at 7:00 pm
at The Bentley Meeting Room, Main Floor Lobby – 1001 Homer Street, Vancouver, BC

Don Dingman, Property Manager
Martello Property Services Inc.

THE BENTLEY

STRATA CORPORATION BCS 1399

FIRST ANNUAL APPROVED MAINTENANCE FEE SCHEDULE

(November 1, 2005 - October 31, 2006)

Total Operating Expenses	*$349,801.10*
Contingency Reserve Fund	*$31,800.10*

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
TH1	1	109	$293.97	$29.40	$323.36
TH2	2	116	$312.84	$31.28	$344.13
TH3	3	116	$312.84	$31.28	$344.13
TH4	4	116	$312.84	$31.28	$344.13
301	5	47	$126.76	$12.68	$139.43
302	6	56	$151.03	$15.10	$166.13
303	7	81	$218.45	$21.85	$240.30
305	8	73	$196.88	$19.69	$216.56
306	9	48	$129.45	$12.95	$142.40
307	10	56	$151.03	$15.10	$166.13
308	11	47	$126.76	$12.68	$139.43
401	12	47	$126.76	$12.68	$139.43
402	13	56	$151.03	$15.10	$166.13
403	14	81	$218.45	$21.85	$240.30
405	15	73	$196.88	$19.69	$216.56
406	16	81	$218.45	$21.85	$240.30
407	17	56	$151.03	$15.10	$166.13
408	18	47	$126.76	$12.68	$139.43
501	19	47	$126.76	$12.68	$139.43
502	20	56	$151.03	$15.10	$166.13
503	21	81	$218.45	$21.85	$240.30
505	22	73	$196.88	$19.69	$216.56
506	23	81	$218.45	$21.85	$240.30
507	24	56	$151.03	$15.10	$166.13
508	25	47	$126.76	$12.68	$139.43
601	26	47	$126.76	$12.68	$139.43
602	27	56	$151.03	$15.10	$166.13
603	28	81	$218.45	$21.85	$240.30
605	29	73	$196.88	$19.69	$216.56
606	30	81	$218.45	$21.85	$240.30
607	31	56	$151.03	$15.10	$166.13
608	32	47	$126.76	$12.68	$139.43
701	33	47	$126.76	$12.68	$139.43
702	34	56	$151.03	$15.10	$166.13
703	35	81	$218.45	$21.85	$240.30
705	36	73	$196.88	$19.69	$216.56
706	37	81	$218.45	$21.85	$240.30
707	38	56	$151.03	$15.10	$166.13
708	39	47	$126.76	$12.68	$139.43
801	40	47	$126.76	$12.68	$139.43
802	41	56	$151.03	$15.10	$166.13

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
803	42	81	$218.45	$21.85	$240.30
805	43	73	$196.88	$19.69	$216.56
806	44	81	$218.45	$21.85	$240.30
807	45	56	$151.03	$15.10	$166.13
808	46	47	$126.76	$12.68	$139.43
901	47	47	$126.76	$12.68	$139.43
902	48	56	$151.03	$15.10	$166.13
903	49	81	$218.45	$21.85	$240.30
905	50	73	$196.88	$19.69	$216.56
906	51	81	$218.45	$21.85	$240.30
907	52	56	$151.03	$15.10	$166.13
908	53	47	$126.76	$12.68	$139.43
1001	54	47	$126.76	$12.68	$139.43
1002	55	56	$151.03	$15.10	$166.13
1003	56	81	$218.45	$21.85	$240.30
1005	57	73	$196.88	$19.69	$216.56
1006	58	81	$218.45	$21.85	$240.30
1007	59	56	$151.03	$15.10	$166.13
1008	60	47	$126.76	$12.68	$139.43
1101	61	47	$126.76	$12.68	$139.43
1102	62	56	$151.03	$15.10	$166.13
1103	63	81	$218.45	$21.85	$240.30
1105	64	73	$196.88	$19.69	$216.56
1106	65	81	$218.45	$21.85	$240.30
1107	66	56	$151.03	$15.10	$166.13
1108	67	47	$126.76	$12.68	$139.43
1201	68	47	$126.76	$12.68	$139.43
1202	69	56	$151.03	$15.10	$166.13
1203	70	81	$218.45	$21.85	$240.30
1205	71	73	$196.88	$19.69	$216.56
1206	72	81	$218.45	$21.85	$240.30
1207	73	56	$151.03	$15.10	$166.13
1208	74	47	$126.76	$12.68	$139.43
1401	75	47	$126.76	$12.68	$139.43
1402	76	56	$151.03	$15.10	$166.13
1403	77	81	$218.45	$21.85	$240.30
1405	78	73	$196.88	$19.69	$216.56
1406	79	81	$218.45	$21.85	$240.30
1407	80	56	$151.03	$15.10	$166.13
1408	81	47	$126.76	$12.68	$139.43
1501	82	47	$126.76	$12.68	$139.43
1502	83	56	$151.03	$15.10	$166.13
1503	84	81	$218.45	$21.85	$240.30
1505	85	73	$196.88	$19.69	$216.56
1506	86	81	$218.45	$21.85	$240.30
1507	87	56	$151.03	$15.10	$166.13
1508	88	47	$126.76	$12.68	$139.43

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
1601	89	47	$126.76	$12.68	$139.43
1602	90	56	$151.03	$15.10	$166.13
1603	91	81	$218.45	$21.85	$240.30
1605	92	73	$196.88	$19.69	$216.56
1606	93	81	$218.45	$21.85	$240.30
1607	94	56	$151.03	$15.10	$166.13
1608	95	47	$126.76	$12.68	$139.43
1701	96	47	$126.76	$12.68	$139.43
1702	97	56	$151.03	$15.10	$166.13
1703	98	81	$218.45	$21.85	$240.30
1705	99	73	$196.88	$19.69	$216.56
1706	100	81	$218.45	$21.85	$240.30
1707	101	56	$151.03	$15.10	$166.13
1708	102	47	$126.76	$12.68	$139.43
1801	103	47	$126.76	$12.68	$139.43
1802	104	56	$151.03	$15.10	$166.13
1803	105	81	$218.45	$21.85	$240.30
1805	106	73	$196.88	$19.69	$216.56
1806	107	81	$218.45	$21.85	$240.30
1807	108	56	$151.03	$15.10	$166.13
1808	109	47	$126.76	$12.68	$139.43
1901	110	47	$126.76	$12.68	$139.43
1902	111	56	$151.03	$15.10	$166.13
1903	112	81	$218.45	$21.85	$240.30
1905	113	73	$196.88	$19.69	$216.56
1906	114	81	$218.45	$21.85	$240.30
1907	115	56	$151.03	$15.10	$166.13
1908	116	47	$126.76	$12.68	$139.43
2001	117	47	$126.76	$12.68	$139.43
2002	118	56	$151.03	$15.10	$166.13
2003	119	81	$218.45	$21.85	$240.30
2005	120	73	$196.88	$19.69	$216.56
2006	121	81	$218.45	$21.85	$240.30
2007	122	56	$151.03	$15.10	$166.13
2008	123	47	$126.76	$12.68	$139.43
2101	124	47	$126.76	$12.68	$139.43
2102	125	56	$151.03	$15.10	$166.13
2103	126	81	$218.45	$21.85	$240.30
2105	127	73	$196.88	$19.69	$216.56
2106	128	81	$218.45	$21.85	$240.30
2107	129	56	$151.03	$15.10	$166.13
2108	130	47	$126.76	$12.68	$139.43
2201	131	47	$126.76	$12.68	$139.43
2202	132	56	$151.03	$15.10	$166.13
2203	133	81	$218.45	$21.85	$240.30
2205	134	73	$196.88	$19.69	$216.56

Unit No.	S/L	Unit Entit (SQ.M)	Maintenance Fee	10% CRF Contr.	Total Maintenance Fee
2206	135	81	$218.45	$21.85	**$240.30**
2207	136	56	$151.03	$15.10	**$166.13**
2208	137	47	$126.76	$12.68	**$139.43**
2301	138	47	$126.76	$12.68	**$139.43**
2302	139	56	$151.03	$15.10	**$166.13**
2303	140	81	$218.45	$21.85	**$240.30**
2305	141	73	$196.88	$19.69	**$216.56**
2306	142	81	$218.45	$21.85	**$240.30**
2307	143	56	$151.03	$15.10	**$166.13**
2308	144	47	$126.76	$12.68	**$139.43**
2401	145	87	$234.63	$23.46	**$258.10**
2402	146	99	$267.00	$26.70	**$293.70**
2403	147	97	$261.60	$26.16	**$287.76**
2404	148	87	$234.63	$23.46	**$258.10**
2501	149	103	$277.78	$27.78	**$305.56**
2502	150	109	$293.97	$29.40	**$323.36**
	Total:	9826	$26,500.08	$2,650.01	$29,150.09