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## **BACKGROUND**

My name is Ken Rubin and I am from Toronto, Canada. My wife Bonita and I have been owners of units 1301/2/3 at The Palms, since July 31, 2007. I was appointed to the current Executive Committee on June 23, 2017 for a period of one year and I have decided to run for a position on the Executive Committee effective June 22, 2018.

I am very proud and deeply committed to our units, the property and the image of the resort, as a whole. As an owner, I feel very lucky to be associated with this wonderful brand, The Palms and I believe that to remain competitive, and maintain & grow our market share, we need to be the very best we can be. To accomplish this, we should continue focusing on all areas of the business, and spend prudently. We should also continue to work closely and monitor our management company, hold them fully accountable for their decisions, yet treat them fairly and with respect.

## **WORK EXPERIENCE (PARTIAL)**

### 1989 to Present

I have owned and managed rental properties since 1989. I have overseen countless renovations where I selected, qualified and negotiated with contractors & service providers in the following areas:

- Communications/Electronics
- Electrical
- Hardwood & Marble Flooring
- Heating, venting & Air Conditioning (HVAC)
- Irrigation Systems
- Kitchen/Bathroom Design
- Hard & Soft Landscaping
- Masonry
- Painting
- Plumbing
- Roofing
- Security Systems including Surveillance Cameras & Access Controls
- Waterproofing
- Windows & Glazing

### 1986 to 2010

I spent 26 years in the pharmacy and pharmaceutical industry, with the last 18 years working for the largest privately-owned Canadian wholesaler. I was responsible for Manufacturer Relations & Regulatory Affairs for their \$2B pharmaceutical category

## BOARD MEMBERSHIPS

### 2017 to Present

Executive Committee  
Strata Plan # 50  
The Palms, Turks & Caicos

### 2017 to Present

Board of Directors  
York Condominium Corporation # 328  
Toronto, Canada

### 2005 to 2013

Board of Directors  
New Israel Fund of Canada,  
Toronto, Canada

### 2004 to 2014

Board of Directors  
Leadership Sinai (Mount Sinai Hospital Foundation)  
Toronto, Canada

## SUMMARY

I am fortunate to own property in Grace Bay and to be invested in one of the best resorts in Turks & Caicos - The Palms. I seek your support during this election.

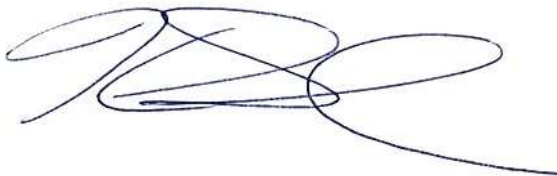
York Condominium Corporation # 328, whose board I sit on, is a 14-story, 45-unit, high-end condominium building with units in \$1.5M - \$4M price range. At 40 years old, the building is considerably older than The Palms. However, the knowledge and experience I have gained in dealing with Reserve Fund Studies and determining which capital projects, should be undertaken and how best to fund a \$250K to \$2M project, is great to have as member of the Executive Committee of Strata Plan # 50, that represents The Palms, whose buildings are also aging and in need of repair.

With my work and board experience, I am well-suited to continue making meaningful contributions as a member of the Executive Committee and represent your best interests. I am always available to listen and bring forward your concerns.

I encourage everyone to get involved by attending the June 22 AGM, by asking questions and by voting responsibly.

If you are unable to attend the AGM, it would please me to manage your proxy.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Rubin', with a long horizontal flourish extending to the right.

Ken Rubin