

Ken Rubin
12 Parkhurst Blvd.
Toronto ON M4G 2C5

kennyrubin@rogers.com
416-258-7307



BACKGROUND

My name is Ken Rubin and I reside in Toronto, Canada. My wife Bonita and I have been owners of units 1301/2/3 at The Palms for over 12 years, since July 31, 2007. I was appointed to the Executive Committee on June 23, 2017. I was voted on in June 22, 2018 at the AGM and I am seeking re-election to the Executive Committee at the January 24, 2020 AGM.

I am proud to be an owner at The Palms and very deeply committed to our units, the property and the image of the resort, as a whole. I believe we should continue focusing on all areas of the business and spend prudently. I also believe we should continue to work closely with our management company, holding them fully accountable for their decisions, yet treating them fairly and with respect.

WORK EXPERIENCE (PARTIAL)

2018 to Present

Vice President, Wholesale/Distribution & Vendor Management
Whole Health Pharmacy Partners

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:

- 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

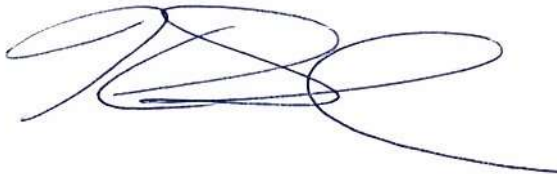
I am fortunate to own property in Grace Bay and to be invested in one of the best resorts in Turks & Caicos - The Palms. I, once again, ask for your support as I seek re-election at the upcoming AGM on Jan 24, 2020.

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 \$250K to \$2M projects, is great experience 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. Over the past 18 months, there's been a lot of good work done at the property on HVAC units, the pool, painting of buildings and elevators, etc. With new hotels being built, I believe it is not only necessary to bring out property back to its 5-Star level in order to ensure our guests keep returning, but it is necessary to spend wisely to ensure our units retain their value.

I encourage everyone to get involved by attending the January 24 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