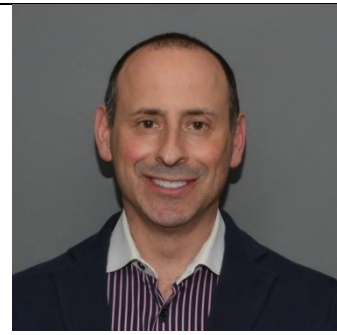


Ken Rubin
12 Parkhurst Blvd.
Toronto ON M4G 2C5

kennyrubin@rogers.com
416-258-7307



SUMMARY

The COVID-19 pandemic has plunged the world economy into a very deep recession. Unfortunately, one of the hardest hit industries has been tourism and as owners, we have all felt the impact. As well, the impact felt by our management company The Hartling Group, has been enormous. Being in business is never easy... even in the best of times. But managing and caring for both the physical and human assets of a business, when there is no business takes enormous skill and courage. Open lines of communication and strong relationships with government are necessary as is the need to keep the ownership group informed. *Thanks to all of you, and to Philip Wood, our board chair, for the enormous efforts as we continue navigating through this storm!*

These down times gives businesses the opportunity to ensure their physical assets are still in working order and to make improvements where necessary. York Condominium Corporation # 328, whose board I sat 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 this year's virtual AGM on April 8, by asking questions and by voting responsibly.

Sincerely,

A handwritten signature in black ink, appearing to be 'KR', written in a cursive style.

Ken Rubin

BACKGROUND

My wife Bonita and I have been owners of units 1301/2/3 at The Palms, since July 31, 2007. I've been a member of the Executive Committee since 2017.

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 accountable for their decisions, yet treat them fairly and respectfully.

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:

- Plumbing/Electrical
- Hardwood & Marble Flooring
- Heating, venting & Air Conditioning (HVAC)
- Irrigation Systems
- Kitchen/Bathroom Design
- Hard & Soft Landscaping
- Masonry
- Painting
- 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 2020

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