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SUMMARY

COVID-19 has plunged many economies into a deep recession and has now evolved into a pandemic that both governments and individuals are learning to live with. With the economy of Turks & Caicos relying almost entirely on tourism, it's great to see how much better they are now doing compared to the rest of the Caribbean. A continued and heart-felt thank you to both Philip Wood, our board chair and The Harling Group, our management company, as they continue to navigate through what is left of this storm.

With so much focus and attention on Turks & Caicos and with more high-end resorts opening, it is now more important than ever that we ensure our entire resort is in tip-top shape. Attention to detail in our restaurants, the units we own and the common areas, along with ensuring an even friendlier experience will be keys to our success.

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. Being over 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 a member of the Executive Committee of Strata Plan # 50, that represents The Palms, whose buildings are also aging and in need of work.

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 AGM, 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)

2020 to Present

New Store Development & Collaborator Relationships
Insalata Cannabis Market

2018 to 2021

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

1989 to Present

I have owned and managed rental properties for almost 35 years. 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 2021

I spent 35 years in the pharmacy and pharmaceutical industry, with 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