

**Fwd: Villas Pappagallo**

jim48911@yahoo.../Inbox

 **Anthony Johnson** <rellim.intl@gmail.com>  
To: jim48911@yahoo.com

Sep 4, 2019 at 7:02 PM

Good Evening Jim

Although when I eventually got to speak to Michael, I thought that he would be accommodating, by his email he is putting up roadblocks.

I think it would be best to speak further upon your return.

Regards  
Tony

----- Forwarded message -----

From: **Michael Baulk** <mbb@bcqs.com>  
Date: Wed, Sep 4, 2019 at 6:58 PM  
Subject: RE: Villas Pappagallo  
To: Anthony Johnson <rellim.intl@gmail.com>

Dear Anthony,

Thank for your email and the request for information in relation to Villas Pappagallo, Strata Plan No.44.  
Following discussion with the Strata Executive Committee, the following has been pointed out in relation to your request:

1. Jim Keim resides at unit 32 Villas Pappagallo, although we believe the registered proprietor of unit 32 is Global Marketing Associates. As such only that entity has the power to provide written authorization to anyone to inspect the books of account under By-Law 3.11.6.
2. You mention you wish to undertake an audit review of the accounts. Under By-Law 2.2.5 of the Corporation "the financial statements shall either be audited or certified by accountants appointed by the Executive Committee if the Proprietors so direct". The Executive Committee has not appointed accountants to conduct an audit, nor have they been directed to do so by the Proprietors, which would require a majority vote of the owners at a General Meeting.

Therefore at this time we cannot provide any of the information requested, not communicate with you further.

Many thanks

**Michael Baulk** | Director  
BSc (Hons) MRICS



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**From:** Anthony Johnson <rellim.intl@gmail.com>  
**Sent:** Tuesday, September 3, 2019 5:12 PM  
**To:** Michael Baulk <mbb@bcqs.com>  
**Subject:** Villas Pappagallo

Good Afternoon Michael

Further to our telephone conversation this morning I confirm that Rellim International Limited has been appointed by Jim Keim an Owner of a Unit at Villas Pappagallo to undertake an audit review of accounting and other records as held by BCQS on behalf of Villas Pappagallo.

The records that I will require at the outset are (all from the date of commencement of BCQS's responsibility).

1. Quickbooks accounting records and bank statements both in hard copy and on flash drive.
2. Hard copy or on flash drive whichever is easier.
  - a. Individual Owner Statements
  - b. Cheque Payment details in Cheque Number order.
  - c. Deposit slip details in date order
  - d. Owner identification of direct receipts. A list of Owners and credit/bank account references will suffice.
  - e. Details of outgoing wire payments
  - f. Copy of Strata/By-Laws for Strata Plan No. 44

Please let me know if you have any questions or alternatively when you expect the above will be ready for collection

Regards

Tony

Anthony Johnson FCCA ABCS

Consultant

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