

The following occurred after receipt of a June 23, 2020 letter from Bedell Cristin.

- We responded in writing to the June 23 letter from the Strata attorneys that suggested a meeting. Despite open issues, no satisfactory response to our letter has ever been received.
 - o ExCo required discontinuance of the legal Proceedings prior to the meeting being held. This approach was not conducive to resolution of the serious legal matters.
 - o The June 23 letter also contained arbitrary restrictions on any review of the Strata books and records. As a matter of transparency for owners who paid for the June 23 letter, we suggest ExCo release both their privileged letter and our written response.
- Two Strata owners who are professional accountants requested Strata financial information from BCQS under By-law 8.1.16. Both requests were declined except for the tardy release of QuickBooks ledgers. Those owners joint written reply to ExCo and BCQS after receipt of the ledgers states: *“In summary, it is impossible for any Proprietor to properly inspect any financial document produced from QuickBooks without substantiating account information.”* **(See attachment 13)**
- We also received Strata ledgers. Since Strata ledgers from QuickBooks should match Strata bank records, billings, and invoicing, the limited release of only ledger information raised suspicions as to why the substantiating information has been withheld. There is concern that the QuickBooks ledgers (that can be easily altered) may not accurately show all Strata banking or invoicing activity. For those not familiar with QuickBooks accounting software, a diagram showing the interrelationship of these records is attached. **(See attachment 13)**
- In failing to release the substantiating Strata financial information, ExCo and BCQS have referred to “Data Protection” laws but neither has provided legal documentation or a formal legal opinion that would support this position.
- ExCo also failed to delineate what confidential information exists in our Strata bank accounts, Strata vendor billings, Strata owner invoices, or other Strata financial records that necessitates restriction of other owners’ access to the books and records of the Strata. This is a Strata that ExCo claims to have transparently managed.

This legal activity started after Rules of Occupancy were released without owner review at the AGM immediately preceding their release. These “Rules” not only mis-interpreted our By-laws but attempted to improperly restrict owner rights. After releasing the “Rules”, ExCo appears to have gone even further as noted in the attached Tripadvisor report where our HOA president is accused of “making up rules” that indeed are not in our By-laws or Rules of Occupancy. This type activity interferes with the rights of other owners and damages the Strata. **(See Attachment 14)**

Legal requests for Strata Minutes covering key topics like the Rules of Occupancy continue to be denied. This occurred despite an affidavit from ExCo claiming that Minutes exist.

We will proceed with legal action for release of Strata Minutes and opening of the books and records of the Strata including banking records, vendor billings, and owner invoicing under By-law 8.1,16.

8.1.16 keep accurate accounts and send to each Proprietor an annual statement of income and expenditures in respect thereto and keep such accounts open for inspection by Proprietors within two business days after receipt of a written request by a Proprietor to produce copies of said items.

We believe this By-law is clear in both its wording and intent and concur with professional accountants in our Strata who have stated the following in writing to ExCo and BCQS: ***“We are of the opinion that every owner should have full access to the Strata financial information in a user friendly format. A transparent Executive Committee would encourage free review of the books and records by certified professional accountants.”***