

Bedell Cristin has sent a letter to KSG on June 23. The letter was a long overdue response to our financial records request of September 2019.

While the Exco has indicated that they will provide inspection of books of account for the Strata they also refuse to (a) engage with us to confirm what documents they are willing to allow inspection of, and (b) maintain the position that owners do not have a right to take copies of whatever documents that they allow inspection of.

The result of the failure to agree to the extent of the documents that they will allow inspection of is that the Executive Committee will end up creating more litigation and resultant costs to all owners because a second dispute will occur over the extent of the inspection obligation.

The result of the decision to say that owners have no right to take copies of documents at an inspection means that in the future any owner who wishes to do likewise will likely run into the same issue.

Further comments regarding Bedell Cristin's letter:

- **Website activity** was not begun by us until 2020 AGM Minutes were received and the Strata had failed to respond to our 40 day hold on the lawsuit. Following the activity at the AGM, we have an opposite opinion regarding the "disparaging" and "defamation" issues that Bedell Cristin mentions in their letter. Nevertheless, we will be glad to rectify any serious website error.

- **2020 AGM:**
 - o Global Marketing Associates (GMA) was properly represented at the AGM. GMA is not a single person company and does not act like one.
 - o It is not GMA's responsibility to explain the Strata's legal position. That task belonged to ExCo with professional assistance from their law firm(s). The AGM did raise serious concerns as noted below.
 - o Why was the 2020 financial budget with \$85,000 in legal fees sent out on Friday, January 10, 2020 with the AGM scheduled for 9 AM the following day?
 - o Why didn't ExCo with the assistance of its law firm(s) prepare a factual statement for the AGM regarding the lawsuit and the need for the significant legal fees?
 - o Who led Mr. Mrvica to believe that a request for Strata financials had not been made to BCQS?
 - o Why didn't the ExCo members in attendance promptly clarify Mr. Mrvica's remarks?

Four of the members of ExCo managing this 2020 AGM were elected in 2011. That 2011 AGM raised serious concerns regarding ExCo conflict of interest issues when the Strata law firm, Campbells, was misinformed regarding 2011 AGM voting activity. This and other issues were documented to Campbells in writing.