1. March 6, 2026: 3:30 PM: Lori email to Janice: Re: Introduction and request for meeting (Request 1)

HI Lori,
Thank you for reaching out and for the invitation to meet.
I will need to consult with the Board and will let you know.
Kind regards

On Fri, Mar 6, 2026 at 3:30 PM Lori Berger Hegyi [redacted] wrote:

Hi Janice,

We haven't met yet, but I am the new President of Casitas.

My phone # is XXXXXXX, if you could give me a call. Ally (new Treasurer/Secretary) and I would like to meet with you at your convenience,

Thanks so much,
Lori

[redacted]


Janice Lee [redacted]
to Lori
Tue 10 Mar, 00:02

HI Lori,
Thank you for reaching out and for the invitation to meet.
I will need to consult with the Board and will let you know.
Kind regards

On Fri, Mar 6, 2026 at 3:30 PM Lori Berger Hegyi <loricasitas@prezitt.com> wrote:
Hi Janice,

We haven't met yet, but I am the new President of Casitas.

My phone # is [redacted], if you could give me a call. Ally (new Treasurer/Secretary) and I would like to meet with you at your convenience,

Thanks so much,
Lori

Lori Berger Hegyi
10 Mar 2026, 00:07

2.March 6, 2026: 23:53: Lily/KPI to 1106 and 1166 Shared Committee

Dear 2- Way Shared Facilities Committee,

I would like to bring to your attention that there are currently several outstanding invoices under the 2-Way Shared Facilities account that remain unpaid. In addition, the pre-authorized payments (PAP) for utilities have recently been returned by the bank.

According to the bank, the 2-Way Shared Facilities operating account is currently frozen. This situation raises concerns regarding the utilities payments, including potential interests and penalties, and may also affect vendors who may stop or suspend their services due to non-payment.

Attached is the spreadsheet listing the outstanding invoices and the utilities PAP bounced back.

Best regards,

Stella Ho, O.L.C.M.
Condominium Manager
Kam Paul Property Management (KPI) Inc.
Agent For & On Behalf of MTCC No. 1166, MTCC No. 1106, and Tam O'Shanter 2 Way Shared Facilities
Management Office
228 Bonis Avenue
Toronto, Ontario M1T 3W4
Telephone: [redacted]
Fax: [redacted]

[redacted]

1 of 2

Manager Highlands <mtcc1166.pm@gmail.com> 6 Mar 2026, 23:53
to Janice, Shirley, Lorraine, Harsha, Paul, Admin, lei

Dear 2- Way Shared Facilities Committee,

I would like to bring to your attention that there are currently several outstanding invoices under the 2-Way Shared Facilities account that remain unpaid. In addition, the pre-authorized payments (PAP) for utilities have recently been returned by the bank.

According to the bank, the 2-Way Shared Facilities operating account is currently frozen. This situation raises concerns regarding the utilities payments, including potential interests and penalties, and may also affect vendors who may stop or suspend their services due to non-payment.

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Best regards,
Stella Ho, O.L.C.M.
Condominium Manager

Kam Paul Property Management (KPI) Inc.
Agent For & On Behalf of MTCC No. 1166, MTCC No. 1106, and Tam O'Shanter 2 Way Shared Facilities

Management Office
228 Bonis Avenue
Toronto, Ontario M1T 3W4
Telepho[redacted]
Fax:

Reply Forward

3. March 26, 2026: 08:19: Lori email to Janice

Dear Janice,

This is a second request that representatives of MTCC 1106 and MTCC 1166 meet to discuss urgent financial and operational concerns relating to the 2-Way Shared Facilities.

As previously requested, MTCC 1106 is seeking a joint discussion regarding matters that may materially affect both corporations, including concerns arising from financial reporting, project justification, cost allocation, and the management of shared expenditures. To date, our request for a meeting has not been accommodated.

In particular, we require clarification regarding the significant projected shared facility expenditures outlined in the November 2025 Reserve Fund Study prepared by CCE, including:

- 2026: $130,088
- **2027: $715,450**
- **2028: $668,560**

These figures raise serious concerns regarding the nature, scope, timing, and justification of the anticipated projects, as well as the financial implications for both corporations.

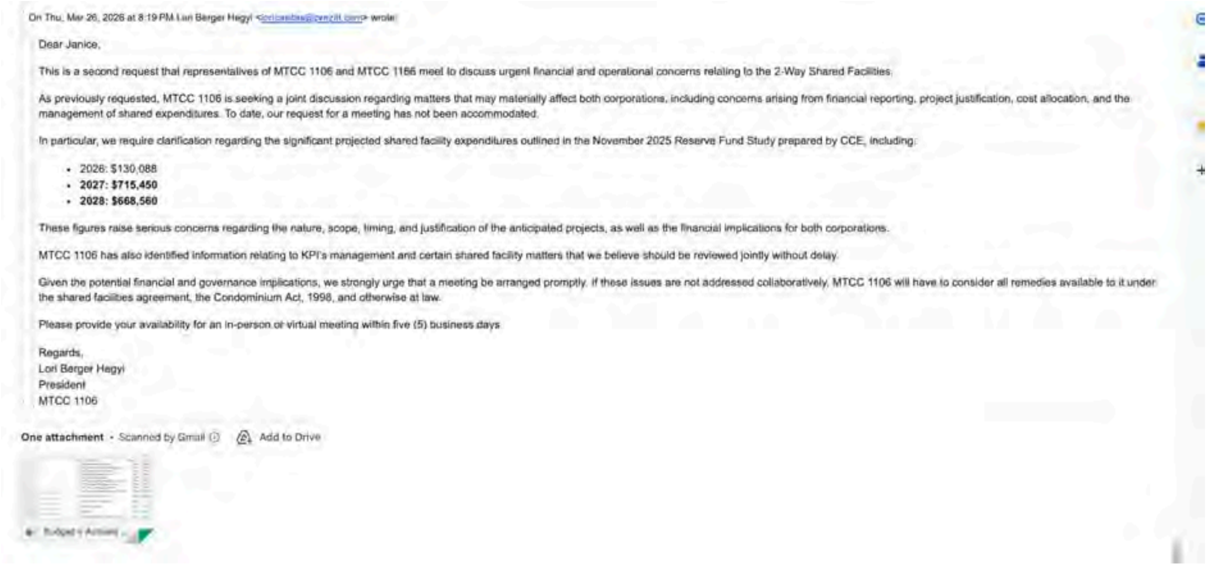
MTCC 1106 has also identified information relating to KPI's management and certain shared facility matters that we believe should be reviewed jointly without delay.

Given the potential financial and governance implications, we strongly urge that a meeting be arranged promptly. If these issues are not addressed collaboratively, MTCC 1106 will have to consider all remedies available to it under the shared facilities agreement, the Condominium Act, 1998, and otherwise at law.

Please provide your availability for an in-person or virtual meeting within five (5) business days.

Regards,
Lori Berger Hegyi
President
MTCC 1106

[redacted]



On Thu, Mar 26, 2026 at 8:19 PM Lori Berger Hegyi <[illegible]> wrote:

Dear Janice,

This is a second request that representatives of MTCC 1106 and MTCC 1166 meet to discuss urgent financial and operational concerns relating to the 2-Way Shared Facilities.

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Please provide your availability for an in-person or virtual meeting within five (5) business days

Regards,
Lori Berger Hegyi
President
MTCC 1106

One attachment • Scanned by Gmail Add to Drive

4.Thursday April 2, 2026: 09:32: Ally email to 2-Way Committee/Board
Subject Line: Re: Urgent: 2-Way Meeting Request: Please see attachment (Request #3)

Dear 2-Way Committee Members and Manager,

My name is Alice Tang. I am the Secretary and Treasurer of MTCC No. 1106, and I have recently been appointed by the Board of Directors of MTCC No. 1106 as one of its representatives to the 2-Way Shared Facilities Committee. Lori Berger Hegyi and I are currently MTCC 1106's two representatives on the Committee.

The Board of MTCC 1106 has significant concerns regarding the current administration of the shared facilities, including concerns about escalating expenditures and the absence of sufficient clarity around a number of shared costs that have recently been presented for payment.

MTCC 1106 wishes to meet with the representatives of MTCC 1166 as soon as possible to discuss the current financial situation and to determine a responsible and transparent path forward with respect to the management and administration of the shared facilities.

Accordingly, I am reiterating MTCC 1106's request for an **urgent in-person meeting** of the 2-Way Shared Facilities Committee.

We are available to meet on any of the following dates and times:

- Tue April 7, 2026 at 1p.m
- Wed April 8, 2026 at 1p.m
- Thu April 9, 2026 at 1p.m

If none of the above times are convenient, please provide alternative dates within the next **seven (7) days**.

Attached to this email is a spreadsheet identifying the payments that KPI has indicated require approval and/or funding.

MTCC 1106 has reviewed those items and has concerns regarding a number of the charges, including, without limitation:

- whether certain expenditures were necessary;
- whether they were properly authorized;
- whether they represent value for money; and
- whether the contractors or service providers involved are appropriate on a going-forward basis.

For ease of reference, the spreadsheet has been colour-coded:

- **Green**: amounts that MTCC 1106 is prepared to fund immediately;
- **Yellow**: amounts that MTCC 1106 is prepared to consider funding upon receipt of sufficient supporting documentation, including documentation confirming the basis upon which each item was authorized;
- **Red**: amounts in respect of which MTCC 1106 has significant concerns and requires further information and discussion before it can determine its position.

As MTCC 1166 is aware, MTCC 1106's financial obligation is **34% of properly incurred shared costs**.

Accordingly, MTCC 1106 will remit to the 2-Way account **34% of the green-coded items only at this time**, without prejudice to its rights regarding the remaining amounts. As additional supporting information is provided and the outstanding items are addressed, MTCC 1106 will review the balance of the amounts in good faith.

For clarity, MTCC 1106's remittance of funds at this time is made **solely in respect of the green-coded items** and is not to be taken as approval, ratification, or acceptance of any other expenditures or invoices.

MTCC 1106 considers it important that the use of shared funds be aligned with properly approved and properly incurred shared expenses, and we therefore request that this matter be addressed directly at the proposed Committee meeting.

We look forward to meeting promptly to discuss these issues and to ensure that the shared facilities continue to be administered in a financially prudent, transparent, and cooperative manner.

Yours truly,

Alice Tang

Secretary and Treasurer, MTCC No. 1106

2-Way Shared Facilities Committee Representative

On behalf of the Board of Directors of MTCC No. 1106

[redacted]

Gmail

Re: Urgent: 2-Way Meeting Request: Please see attachment

To: ... [redacted] ... [redacted] ... [redacted]

2 April 2026

Dear 2-Way Committee Members and Manager,

My name is Alice Tang. I am the Secretary and Treasurer of MTCC No. 1106, and I have recently been appointed by the Board of Directors of MTCC No. 1106 as one of its representatives to the 2-Way Shared Facilities Committee. Lori Berger Hegyi and I are currently MTCC 1106's two representatives on the Committee.

The Board of MTCC 1106 has significant concerns regarding the current administration of the shared facilities, including concerns about escalating expenditures and the absence of sufficient clarity around a number of shared costs that have recently been presented for payment.

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MTCC 1106 considers it important that the use of shared funds be aligned with properly approved and properly incurred shared expenses, and we therefore request that this matter be addressed directly at the proposed Committee meeting.

We look forward to meeting promptly to discuss these issues and to ensure that the shared facilities continue to be administered in a financially prudent, transparent, and cooperative manner.

Yours truly,

Alice Tang

Secretary and Treasurer, MTCC No. 1106

2-Way Shared Facilities Committee Representative

On behalf of the Board of Directors of MTCC No. 1106

5. Fri April 3, 2026: 11:02: Janice reply email to 1106 Board. (Email #4)

Hi Lori

I am writing on behalf of the MTCC 1166 Board of Directors.

Thank you for following up!

I appreciate you bringing the issues forward. We share the same concerns, and we should address them if substantiated.

Could you please provide specific transactions that lack sufficient clarity or justification regarding KPI's management of the two-way shared facility matters?

To support a collaborative path forward and for full transparency, please help us understand the following:

- Why were the 2 Way Shared Facility accounts placed on HOLD in February, and why was this action taken without prior notification to MTCC 1166?
- Why MTCC 1106's decision not to honor the current Two-Way Agreement, specifically not contributing MTCC 1106's share to the operating expenses.

Having the details for all of these will help us investigate the matter properly and ensure a productive discussion and collaboration going forward.

Thanks so much, and I look forward to your clarification

Janice Lee – President of MTCC 1166 Board

[redacted]

Gmail

Privileged and Confidential: 2-Way Shared Facility

Janice Lee <[redacted]
3 April 2026 at 11:02
To: Lori Berger Hegyi <loricasitas@prezitt.com>
Cc: Shirley Cheung <[redacted], "Harsha <[redacted]com>[redacted] ally tang <allycasitas@prezitt.com>, lei yachao <[redacted]om>, janetc2[redacted]
"edgarq3000@gmail.com" <edgarq3000@gmail.com>

Hi Lori

I am writing on behalf of the MTCC 1166 Board of Directors.

Thank you for following up!

I appreciate you bringing the issues forward. We share the same concerns, and we should address them if substantiated.

Could you please provide specific transactions that lack sufficient clarity or justification regarding KPI's management of the two-way shared facility matters?

To support a collaborative path forward and for full transparency, please help us understand the following:

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- Why MTCC 1106's decision not to honor the current Two-Way Agreement, specifically not contributing MTCC 1106's share to the operating expenses.

Having the details for all of these will help us investigate the matter properly and ensure a productive discussion and collaboration going forward.

Thanks so much, and I look forward to your clarification

Janice Lee – President of MTCC 1166 Board

6. Saturday April 4, 2026: 01:06: Ally reply to Janice cc: 1106 and 1166 Board/Committee (Request #5)

Attachment: Budget vs. Actual expenditure for 2-Way 2026 Fiscal Year

Dear Janice,

Thank you for your email of 2 April 2026. I am glad that you share the same concerns. A meeting to discuss them remains vitally important and, for the fourth time now, we are requesting that meeting.

As noted in my email of 1 April 2026 to all Board Directors, MTCC1106 is available to meet on any of the following dates:

- Tuesday, 7 April 2026 at 1:00 p.m.
- Wednesday, 8 April 2026 at 1:00 p.m.
- Thursday, 9 April 2026 at 1:00 p.m.

Please confirm which of these times works for MTCC1166 and management. If not, please provide reasonable options within 5 business days.

You ask below for details of the specific transactions on which we require further clarity. Our concerns are itemized in the spreadsheet previously provided, including the entries highlighted in yellow and red. Please review that document carefully.

MTCC1106 is not in a position to approve or remit amounts colour-coded in yellow and red because adequate supporting documentation has not yet been provided to us.

If you disagree with any of the yellow or red coding, and are able to provide the supporting documents and justification we have requested, we would welcome receiving them. A meeting would make that process quicker and more efficient for all concerned.

It would also be helpful if management could provide us with copies of all minutes of the 2-Way Committee from 1 February 2025 onward, as that may assist in addressing a number of the concerns we have raised.

With respect to your specific questions regarding the accounts, do you mean bank accounts or some other accounts? If you mean bank accounts, that issue may ultimately need to be addressed with the bank. No member of the current board of MTCC1106 is a signatory to those accounts. That is not an acceptable situation. However, as MTCC1106 does not operate those accounts, we are not in a position to speak to their present administration. If Mr. Lau is acting under delegated authority or another documented mandate, please provide a copy of that authority for our records.

The actions of the board of MTCC1106 are not a question of failing to honour the agreement. To the contrary, it is the apparent lack of compliance with the full provisions of the agreement that is of greatest concern to us. Specifically, MTCC1106 is concerned about past bills suddenly appearing as liabilities, the operation of the bank account in a non-transparent manner, very large increases in proposed capital costs, a lack of formal meetings of the 2-Way Committee, an apparently non-existent work-order process, and a lack of documented decisions supporting contracts and expenses.

As one example of our concerns, I am enclosing a new spreadsheet comparing the actual expenses of the 2-Way with those set out in the budget for fiscal year 2026. This was prepared from an analysis of the general ledger and the budget.

In pink, you will find highlighted cells showing expenditures in excess of budget. MTCC1106 would appreciate supporting documentation showing that, for each of these items in excess of $1,000 where actual expenditure was greater than budget, the management company initiated that expenditure only with the express approval of a resolution of the 2 Way Committee. Thus far, MTCC1106 has not been able to locate that information within its own records. If MTCC1166 has those records, we would appreciate receiving copies for our file so that these matters can be considered more efficiently.

There are also many specific items within those expenditure categories that would reasonably raise questions in any prudently managed situation. Audit fees that are almost double the budget, significant increases in landscape and snow removal costs, fire-related costs, and plumbing expenses are all areas in which one would expect to see supporting discussion, approvals, and documentation. If that material exists, please provide it.

With all of this in mind we cannot just continue to remit blanket large sums of money to a bank account and budgetary process, alongside a capital works program, that we have absolutely no influence on or current confidence in. What we will do is ensure that all legitimate costs necessary to maintain the shared facility are met with respect to our share.

We want regularisation of the 2-Way shared facility operations and finances, but that requires transparency, proper approvals, documented decision-making, and appropriate consideration of value for money. Regular meetings are a basic requirement of prudent management of the shared facility.

We look forward to your response and any supporting documentation you or the existing management company can provide.

Sincerely,

Alice Tang

[redacted]

Ally Tang Director Casitas

to Janice, Lori, Shirley, Harsha, janetc226, edgarq3000@gmail.com

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We want regularisation of the 2-Way shared facility operations and finances, but that requires transparency, proper approvals, documented decision-making, and appropriate consideration of value for money. Regular meetings are a basic requirement of prudent management of the shared facility.

We look forward to your response and any supporting documentation you or the existing management company can provide.

Sincerely,

Alice Tang
Secretary Treasurer
MTCC1106

Reply | Reply to all | Forward | Share in chat

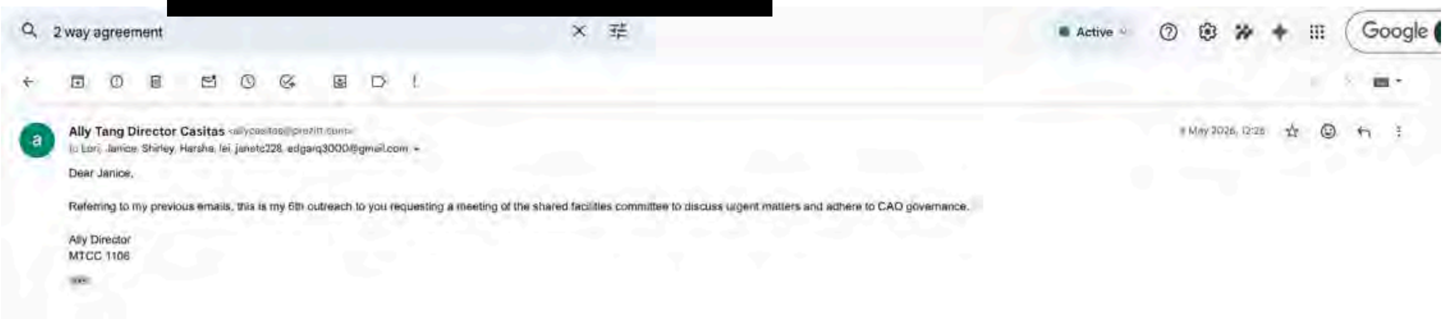
7. Monday May 4, 2026:12:26: Ally/1106 email to Janice/1166 (Request #6)

Dear Janice,

Referring to my previous emails, this is my 6th outreach to you requesting a meeting of the shared facilities committee to discuss urgent matters and adhere to CAO governance.

Ally Director
MTCC 1106

[redacted]



8. Friday May 7, 2026: 01:08: Ally email to 1166 Board/Committee Re: Refusal to meet Sub: Formal Notice Re: Regarding Refusal to Convene Joint Committee Meeting & Enclosed Auditor Notification (Request #7)
Subject: Formal Notice Regarding Refusal to Convene Joint Committee Meeting & Enclosed Auditor Notification

Dear Board of Directors,

Please find enclosed a copy of the letter sent today to Polyzotis & Co Ltd., the auditors for the Tam O'Shanter Two Way Shared Recreational Facilities.

As stated in the enclosed correspondence, the representatives of MTCC 1106 have made seven (7) separate demands to convene a meeting of the joint Recreation Centre Committee to discuss critical financial matters including accounting discrepancies and expenses which need explanation.

Despite these repeated requests, both the MTCC 1166 representatives and KPI Management have continually refused to schedule a meeting. As a direct result of your refusal to participate in the joint governance and financial oversight required by our Shared Facilities Agreement and the *Condominium Act, 1998*, MTCC 1106 will officially withheld its authorization and sign-off for the fiscal year-end audit.

Please be advised that the Board of Directors of MTCC 1106 is currently in the process of engaging legal counsel to compel compliance regarding this matter.

Take formal notice that MTCC 1106 will be seeking full recovery of all legal costs, administrative fees, and any associated damages incurred as a direct result of MTCC 1166's unreasonable refusal to attend a joint meeting and resolve the financial affairs of the shared facility.

If you wish to avoid escalating this matter into formal, binding dispute resolution under Section 132 of the *Condominium Act*, we require you to contact us immediately to schedule a joint committee meeting.

Sincerely,

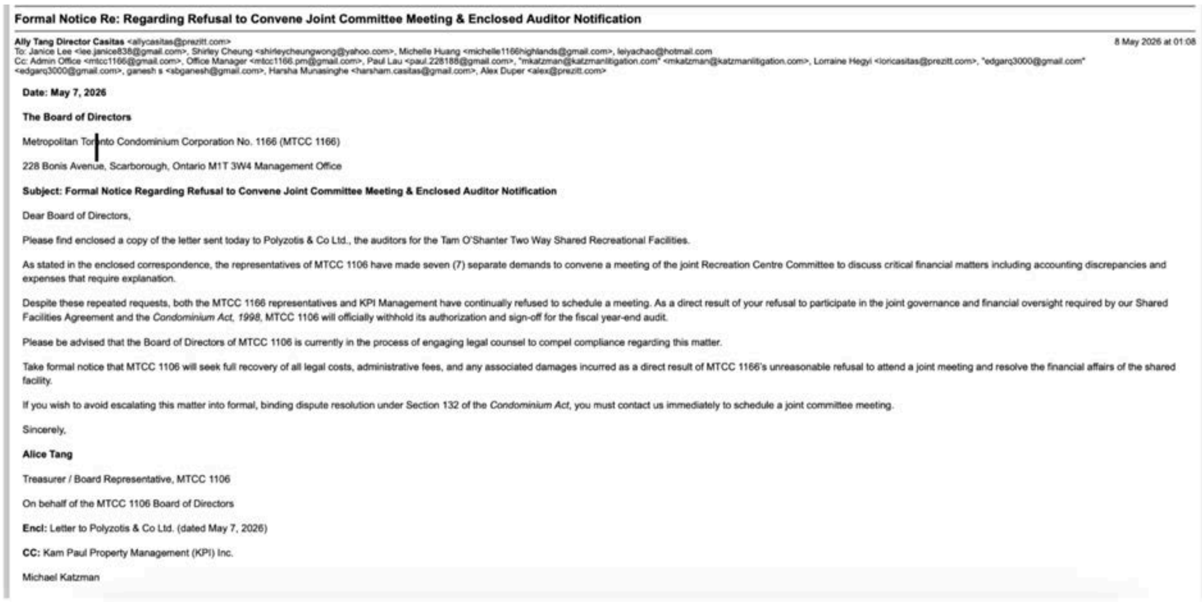
Alice Tang

Treasurer / Board Representative, MTCC 1106

On behalf of the MTCC 1106 Board of Directors

Encl: Letter to Polyzotis & Co Ltd. (dated May 7, 2026)

[redacted]



Formal Notice Re: Regarding Refusal to Convene Joint Committee Meeting & Enclosed Auditor Notification

Ally Tang Director Casitas <allycasitas@prezitt.com> 8 May 2026 at 01:08
To: Janice Lee <lee.janice838@gmail.com>, Shirley Cheung <shirleycheungwong@yahoo.com>, Michelle Huang <michelle1166highlands@gmail.com>, leiyachao@hotmail.com
Cc: Admin Office <mtcc1166@gmail.com>, Office Manager <mtcc1166.pm@gmail.com>, Paul Lau <paul.228188@gmail.com>, "mkatzman@katzmanlitigation.com" <mkatzman@katzmanlitigation.com>, Lorraine Hegyi <loricasitas@prezitt.com>, "edgarq3000@gmail.com" <edgarq3000@gmail.com>, ganesh s <sbganesh@gmail.com>, Harsha Munasinghe <harsham.casitas@gmail.com>, Alex Duper <alex@prezitt.com>

Date: May 7, 2026

The Board of Directors

Metropolitan Toronto Condominium Corporation No. 1166 (MTCC 1166)

228 Bonis Avenue, Scarborough, Ontario M1T 3W4 Management Office

Subject: Formal Notice Regarding Refusal to Convene Joint Committee Meeting & Enclosed Auditor Notification

Dear Board of Directors,

Please find enclosed a copy of the letter sent today to Polyzotis & Co Ltd., the auditors for the Tam O'Shanter Two Way Shared Recreational Facilities.

As stated in the enclosed correspondence, the representatives of MTCC 1106 have made seven (7) separate demands to convene a meeting of the joint Recreation Centre Committee to discuss critical financial matters including accounting discrepancies and expenses that require explanation.

Despite these repeated requests, both the MTCC 1166 representatives and KPI Management have continually refused to schedule a meeting. As a direct result of your refusal to participate in the joint governance and financial oversight required by our Shared Facilities Agreement and the *Condominium Act, 1998*, MTCC 1106 will officially withhold its authorization and sign-off for the fiscal year-end audit.

Please be advised that the Board of Directors of MTCC 1106 is currently in the process of engaging legal counsel to compel compliance regarding this matter.

Take formal notice that MTCC 1106 will seek full recovery of all legal costs, administrative fees, and any associated damages incurred as a direct result of MTCC 1166's unreasonable refusal to attend a joint meeting and resolve the financial affairs of the shared facility.

If you wish to avoid escalating this matter into formal, binding dispute resolution under Section 132 of the *Condominium Act*, you must contact us immediately to schedule a joint committee meeting.

Sincerely,

Alice Tang

Treasurer / Board Representative, MTCC 1106

On behalf of the MTCC 1106 Board of Directors

Encl: Letter to Polyzotis & Co Ltd. (dated May 7, 2026)

CC: Kam Paul Property Management (KPI) Inc.

Michael Katzman

9. Friday May 7, 2026: 01:08: Letter attached to the email dated May 7, 2026 to the 2-Way Shared Committee and Board

Date: May 7, 2026

Polyzotis & Co Ltd.

36 Toronto Street, Suite 600,

Toronto, Ontario

M5C 2C5

Attention: Audit Engagement Partner

Dear Sir,

We are writing to you in our capacity as the appointed representatives of Metropolitan Toronto Condominium Corporation No. 1106 ("MTCC 1106") to the joint Recreation Centre Committee, which governs the Tam O'Shanter Two Way Shared Recreational Facilities.

The purpose of this letter is to formally advise you that the MTCC 1106 representatives will not authorize, approve, or sign off on the draft audited financial statements, nor will we sign the Management Representation Letter, for the fiscal year ended January 31, 2026, at this time.

In our review of the management accounts and the General Ledger prepared by the property manager, KPI Management, we have identified various items and discrepancies requiring immediate review and explanation. In an effort to fulfill our fiduciary duties, MTCC 1106 has made seven (7) separate requests and demands to convene a meeting of the joint Recreation Centre Committee to discuss these financial matters.

Unfortunately, both the representatives of MTCC 1166 (the co-owner) and KPI Management have continually refused to schedule a meeting or address our inquiries.

Because we are being actively prevented from exercising our legal right to financial oversight, we cannot have any confidence in the accuracy, completeness, or authorization of the financial accounts presented to you by management. Consequently, we cannot certify that the financial statements fairly present the financial position of the shared facility.

We will not authorize the sign-off of the year-end accounts until a formal joint committee meeting is convened, KPI Management provides the requested financial transparency, and our questions regarding the accounts are satisfactorily resolved.

We request that this letter be kept on file and noted in your audit working papers. If you require further clarification regarding the specific financial discrepancies we have uncovered, we are available to discuss them with you directly.

Sincerely,

Alice Tang Treasurer / Board Representative, MTCC 110

On behalf of the MTCC 1106 Board of Directors

10. May 8, 2026: 01:20: Ally email to KPI cc 1106 and 1166 Board
Sub: Formal Notice of Legal Action and Potential Liability for Obstructing Joint Governance of the Tam O'Shanter Two Way Shared Recreational Facilities.

Date: May 7, 2026

Kam Paul Property Management (KPI) Inc.

Unit 2002, 228 Bonis Avenue, Scarborough, Ontario M1T 3W4 Management Office

Attention: Principal Condominium Manager / Senior Management

Dear Sir/Madam,

We are writing to you on behalf of the Board of Directors of Metropolitan Toronto Condominium Corporation No. 1106 (“MTCC 1106”) regarding the administration of the 2-way shared facility.

As you are fully aware, representatives of MTCC 1106 have made seven (7) formal requests and demands to convene a meeting of the joint Recreation Centre Committee. The purpose of this meeting is to address severe discrepancies in the management accounts prepared by your office and discuss expenses which seem unusual and we are concerned as to the approvals processes concerning them.

To date, you have failed to facilitate this meeting, and the representatives of MTCC 1166 have refused to attend.

Please be advised that the Board of MTCC 1106 is currently engaging legal counsel to formally compel the convening of the joint committee and to initiate binding dispute resolution under Section 132 of the *Condominium Act, 1998*.

As a licensed condominium management provider, KPI Management has strict statutory obligations under the *Condominium Management Services Act, 2015* and the Condominium Management Regulatory Authority of Ontario (CMRAO) Code of Ethics. Specifically, you are required by law to act fairly, honestly, and with integrity, to promote and protect the best interests of your clients, and to not engage in any act that would reasonably be regarded as unprofessional or unbecoming of a licensee.

Take formal notice: If our legal counsel determines during discovery that KPI Management is in any way involved in preventing this joint committee meeting, withholding financial records from MTCC 1106, or counseling the Board of MTCC 1166 to ignore our lawful demands for financial oversight, MTCC 1106 will pursue you directly.

In such an event, MTCC 1106 will:

1. Seek full recovery of all legal costs, administrative fees, and financial damages directly against KPI Management.
2. File a formal complaint with the CMRAO regarding your breach of the Code of Ethics and failure to provide conscientious and competent service, which may result in disciplinary action against your corporate and individual licenses.

We expect KPI Management to immediately fulfill its administrative duties by formally advising MTCC 1166 of their obligations under the Shared Facilities Agreement and taking all necessary steps to schedule the requested joint committee meeting.

Sincerely,

Alice Tang

Treasurer / Board Representative, MTCC 1106

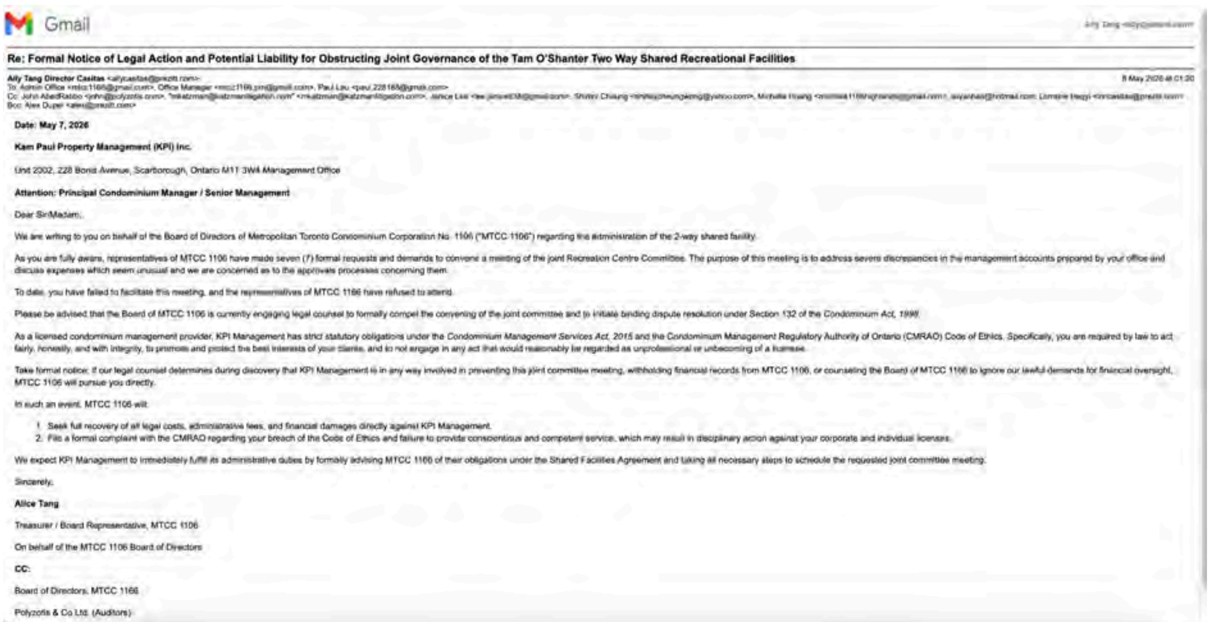
On behalf of the MTCC 1106 Board of Directors

CC:

Board of Directors, MTCC 1166

[redacted]

Michael Katzman



Gmail

Re: Formal Notice of Legal Action and Potential Liability for Obstructing Joint Governance of the Tam O'Shanter Two Way Shared Recreational Facilities

Ally Tang Director Casitas [illegible] — 8 May 2026 at 01:20
To: Admin Office [illegible], Office Manager [illegible], Paul Lau [illegible]
Cc: John AbedRabbo [illegible], Janice Lee [illegible], Shirley Chiang [illegible], Michelle Hoang [illegible], Lorraine [illegible]
Bcc: Alex Duper [illegible]

Date: May 7, 2026

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Alice Tang

Treasurer / Board Representative, MTCC 1106

On behalf of the MTCC 1106 Board of Directors

CC:

Board of Directors, MTCC 1166

Polyzotis & Co Ltd. (Auditors)

May 19, 2026: Ally email to MTCC 1166 Board

Dear MTCC1166 Board,

With reference to the letter of May 11 and May 13, I respond as follows as Treasurer, Secretary and 2-Way shared facility committee member.

You raise a series of issues and I will address them for you.

New Manager

You appear to be aware that KPI issued a notice of termination to MTCC1106. This is a matter between KPI and MTCC1106, the terms of that matter have absolutely nothing to do with your condominium corporation, thus your comments relating to our board's decision to appoint a new management company and the proposed commencement date have nothing at all to do with your board.

No such statement requiring the full space occupancy was made. If you have been told differently you are being lied to.

MTCC1106 is entitled to shared occupancy of the office and that is what we required of KPI on the day. We also bought forward the nature of their final duties so that they would not need as much space as they currently do.

MTCC1106 can deal with the contract as it sees fit so your third paragraph is not a matter for MTCC1166.

Your 4th paragraph is not something that concerns MTCC1166 given that we were not requiring the full premises, rather our 50% share.

In terms of confidentiality, the points you raise are simply made up. If there were conflicts of interest between the management of MTCC1166 and MTCC1106 then why did the boards of both entities agree to appoint KPI to manage both corporations? MTCC1166 can retain whatever records it needs in locked cabinets and our manager will have no access to them or to your electronic records. In addition our manager will not need to be there every day so there will be ample opportunity for confidential phone calls or discussions if you and your manager need those.

We will lock the records we need to be kept confidential.

If you would like to discuss formally the ongoing shared office arrangements then the agreements related to shared space provide for that in a formal meeting. We have previously requested one and that remains the case.

We will be reminding KPI of their obligation to vacate our portion of the management office immediately and we expect it or we will take further action to enforce it.

Meetings

While you are correct that there is no formally mandated number of meetings for the type of contractual relationship in place for the 2 way, MTCC1106 is firmly of the view that in order to govern the affairs of the 2 way, given that there are new members of the 2 way committee from MTCC1106, that a meeting is required. We will continue to engage legal counsel to compel such a meeting and look to MTCC1166 for costs in this regard. It is not the fault of MTCC1106 that MTCC1166 will not meet.

As we have said before, a meeting is essential to the good governance of the shared facility because there are multiple issues that need to be discussed and considered.

If you simply do not want any meeting it would appear that you are abrogating your responsibilities in favour of the management company and to the detriment of all owners. We cannot condone that approach.

We first asked for a meeting more than two months ago. When does MTCC1166 propose having one?

Bank Accounts

The banking arrangements are between the bank and whoever it is that is responsible for the account. MTCC1106 has seen nothing in any record that states that it is responsible for the operating of the account, thus I suggest you take up the matter with the bank. We previously asked if MTCC1166 had anything to support the operating provisions of the account and thus far MTCC1166 has not provided anything. May we assume by your silence on this issue that you have nothing that sets out clearly who has been authorised to operate the account?

In terms of suppliers we reiterate that MTCC1106 will ensure that all expenses of the 2-Way that relate to essential services are paid by remitting the precise financial split for each bill. If you or the manager wants a bill paid, send it to us and we will arrange for a cheque for that amount.

Other Allegations

In terms of your allegation that we failed in relation to fiduciary duties, failed to work co-operatively and did not act with integrity. These are indeed serious allegations that we refute. Please set them out in detail or withdraw them as they are defamatory.

To the contrary, the MTCC1106 actions have been totally above board and will remain so.

Compliance with the Shared Facility Agreement

We are pleased you would like to comply with the agreement and we strongly urge you to do so.

The 0.13%

If the amount from MTCC1106 is short because we missed 0.13%, then we will be happy to make up the difference. A meeting to go over that would certainly speed that process.

Your Final Ultimatum

In the two paragraphs in bold, you state that everything must go back to normal in relation to the shared facilities agreement before you engage in any discussion or communication with MTCC1106. We do not accept that the prior arrangements were in any way normal. We do not accept that MTCC1166 has the right to force MTCC1106 to begin making large unexplained payments to be administered in an opaque manner. To do so is not in the interests of the owners of MTCC1106.

As you have clearly stated that you will not engage in discussion and we are of the view that there are serious issues to discuss before things return to normal, your ultimatum means that we will simply refer the matter to counsel and look to MTCC1166 for costs when orders are made. Please let us know within 3 business days if you do indeed now wish to communicate.

If you decide you do wish to discuss the important matters we want to go over then we will be pleased to meet, but for the time being we will assume that is not the case, unless we hear from you within 3 business days of this communication.

Ongoing Payments

In order to ensure that all necessary payments are paid, we will pay the MTCC1106 share of any utilities or other services necessary and to keep the shared facility going. Send us the relevant invoices and we will process them.

What we will not do is simply send over large sums of money where there is no accountability or explanation of how that money will be properly applied.

Sincerely,

Alice Tang Director