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Thank you for your commitment and dedication to the positive changes at Bay Club. Let's stay engaged! Please use the "Additional Frequently Asked Questions" field below to ask any questions we did not capture. To effectuate the successful exchange of communication, we urge you to read the entire "Frequently Asked Questions," because the information in this document may not reference every narrative in the scope of each owners' questions.

Q: What number do I call for additional questions?

A: Please call your designated reimagination line at 443-574-6008 between the hours of 9 am and 5 pm and one of our team members will assist you with your request. If email is a more convenient option, please email at bayclubrestructure@lemonjuice.biz.

Q: Where do I mail correspondence? A: Bay Club Resort

Reimagination
PO Box 4221 Ocean City, MD 21843

Q: What if the unit I am requesting is not available in the North side?

A: We are actively working with owners that are interested in changing inventory. All requests are on a first come, first served basis. If you have provided your preferences, we are actively searching to obtain the closest match possible. Our goal is for you and your family to continue to vacation as you have done over the years.

Q: Are we still paying a maintenance fee in January if we have decided to agree to sell our week and sign the termination agreement?

A: Yes. We hope that you understand the necessity of the 2023 maintenance fees. As stated previously, The Bay Club Timeshare Owners Association, Inc. ("BCTA") must continue operations until the reimagination and sale is completed. If an offer was accepted to sell and receive funds now, you will not be responsible for 2023 Maintenance Fees. If you are waiting on the standard distribution payment after the sale, you will be responsible to pay the 2023 Maintenance Fees and will get the use of the week.

Q: The original correspondence we received in May, said that Timeshare owners would need to "swap" their deeds for the same week on the North side. Why then did we receive a letter to relinquish ownership?

A: The correspondence dated May 2022 provided the option to "swap" from the south side to the north side. By swapping, this provides owners the option to stay within their resort network and continue traveling as they have desired. To facilitate the sale of whole condominiums, the deeded owners in the timeshare plan on the south side of the building must also sign the Termination and Withdrawal Agreement (Dated October 2022). Even if you are in the process of swapping to another units, your signature will expedite the processes needed.



Q: What will happen to future reservations?

A: This transaction will not impact any future reservations. If you currently have reservations, they will remain intact along with any other benefits you have in your existing ownership. BCTA is committed to ensuring that all owners continue to have the quality vacation experience that all owners deserve.

Q: If I pay my 2023 maintenance fee for my current South unit and then I swap to my North unit do I have to pay another maintenance fee?

A: No. Your 2023 maintenance fee will transfer to your new unit.

Q: If I decide to move forward, how much will I receive for my week?

A: This is related to whatever the fair market value is when units are sold. Rest assured it is in everyone's best interest if the sales price is the highest the market will allow. As we get closer, we will keep you updated on everything, including the expected proceeds, as appropriate.

Q: How was the window replacement down payment made?

A: The Bay Club Timeshare Owners Association, Inc ("BCTA") used some of the existing funds held in Capital Reserve accounts for initial payment once a funding source was secured for the remainder of the projects. Additionally, BCTA is arranging financing to cover the costs of the window replacement project, which includes replacement of the balcony railings and complete repainting of the building. The loan will be repaid from the sale of whole units.

Q: Is there a deadline to execute/sign the termination agreement

A: The sooner we receive all Termination and Withdrawal Agreements, we will be able to move forward and ensure that we can finalize the reimagination of your resort. Ideally, terminations should conclude by the end of Q1 (March) 2023.

Q: Why were two letters sent out that needed to be notarized? Does only one need to be returned?

A: We apologize for the miscommunication. There were some clerical errors made on the first correspondence. We are taking steps to improve our communications and processes. The management company will bear the expense of this, not the resort. Please return all contents as instructed from the second correspondence you received. You may use the attached addressed envelope to return the agreement.

Q: Where will you be listing the units for sale?

A: Units will be listed on the open Market on an MLS where all owners will have equal opportunity to purchase, if desired. However, this will be a competitive sale and no holds will be offered.



Q: I own 2 weeks on one deed, week 10 and week 25 and I also own week 34 which is a summer week but the offer to sell does not give you a percentage for that week?

A: BCTA has determined that as an incentive for the execution of the Termination Agreement, and based upon historic time interval purchase pricing, it will re-distribute 75% of the proceeds it receives from the Trustee among the “prime season” time interval owners. All other weeks are subject to equitable distribution of 1/51 (this is based on the “Distribution Formula) of the net proceeds from the sale of all units for each interval week owned.

Week #	Share of the 75%
21	2.5%
22	2.5%
23	3.5%
24	5.0%
25	9.0%
26	9.0%
27	9.0%
28	9.0%
29	9.0%
30	9.0%
31	9.0%
32	9.0%
33	7.0%
34	5.0%
35	2.5%
	100.0%

Q: What percentage of the sale per unit will the Trustee get?

A: The Trustee shall be entitled to an administrative fee of 1% of the gross sales price as outlined in the Termination Agreement.

Q: If I have a winter week and pay the maintenance fee and then it gets sold before the summer, do I get the maintenance fee back?

A: No, the maintenance fees allow for usage during 2023. If your unit is sold during that time, you will receive a greater distribution than if you did not pay your maintenance fees. If you do not pay your maintenance fee, then that amount will be deducted from your distribution proceeds.



Q: Can you explain which units will be up for sale

A: The units for sales are for the south side building (units x01 through x06). We do not anticipate selling the north side of building at this time. We anticipate the north side remaining with time share with dues paying owners. The working plan is to terminate the timeshares in units on the south side of the building (units x01 through x06) and consolidate all dues paying owners into the north side.

Q: How many units are at Bay Club

A: There are a total of 60 condominiums in the Bay Club Association, (fifty 2-Bedrooms and ten 3-Bedrooms) of which 48 are committed into eight declarations of timeshare plans; each with five 2-Bedrooms and one 3-Bedroom.

Q: If, 2 bedrooms, 2 bath condominiums are sold for more than 200k, what is the amount I will be receiving?

A: The 2 bedrooms 2 bathrooms units were appraised in September at \$398,000. Units at Bay Club may sell for less than comparable condominium units as the Bay Club units are not eligible for traditional bank financing because the property is a mix of condominiums and timeshares. The market will determine the actual sales price. The distribution will be based on the week you own less any title expenses, legal, professional and trustee fees. Any non-summer weeks will receive distribution based on 1/51st of the sale.

Q: Owners should not have to absorb any costs from this process. We did not ask to swap weeks.

A: There were factors that contributed to the underutilization of inventory (i.e., collectively non-dues paying owners, or under-utilized villas. So, by transferring your ownership to inventory of your new designated week will:

- Allow you to continue to vacation with your network of resorts.
- Ensure minimal disruption to your vacation experience.
- Slow the increase of maintenance fees for existing owners.
- Remove the burden of growing delinquent maintenance fees to the association.

Q: Will the northside owners be shuffled around from their unit & week to somewhere else because their unit is being occupied by someone else?

A: If you are deeded a week, you will be able to use that unit. We only move owners from their week if there has been emergency maintenance in the unit or a significant need for repairs.

Q: How do we know what week we are being given on the North side?

A: All owners will be notified of their change in ownership once all executed documents have been returned.

Q: How long is this process going to take

A: Currently there are multiple processes happening. We expect that the swapping process will conclude by the end of 2022. The termination process we expect to conclude towards the end of e (Q 1) (March) 2023.