

UPDATES & ANNOUNCEMENTS FROM BAY CLUB RESORT

AT A GLANCE

- Fresh new look at Bay Club
- Upcoming board meetings
- Industry news & updates

What's New



News, Updates, and More from Bay Club

Thank you for taking the time to stay up to date with everything that's happening at Bay Club, Ocean City. We appreciate your dedication, we value your input, and we hope this helps you feel connected to your wonderful Bay Club community.

Get into the Fall Season!

The lobby was beautifully adorned with enchanting fall decorations, creating a warm and inviting ambiance for all our guests.



Light Up Bay Club!

Ignite the season with joy and glow! The team did an amazing job with festive lights celebrating the holiday season.



New Entrance Monumental Signs

Introducing our striking new entrance, a grand welcome to your unforgettable stay with us



Upgraded Landscaping at Bay Club- Exterior Curb Appeal

Experience the remarkable transformation on-site with our lush green landscapes, creating a breathtaking backdrop for your stay. Additionally, we've enhanced our pet and smoking areas to ensure a more enjoyable and accommodating experience for all our guests.



Indoor Pool Upgrades

The newly renovated pool enclosures look wonderful and are a sight to behold. The beautifully painted area boasts a fully functional pool and hot tub, promising to be the highlight of your family vacation.



Owner & Board*Communications*

Thank you for volunteering to make Bay Club great.



Board Meeting: January 4, 2024, | 5 -7 PM | Zoom

Zoom Meeting Link:

<https://us06web.zoom.us/j/85210092378?pwd=M0tirquZyaN336NaOQbDZuaEabebRt.1>

Meeting ID: 852 1009 2378

Passcode: 485381

BAY CLUB BOARD/BUDGET MEETING AGENDA - Please note - the agenda for this meeting will focus on the Board elements at hand. Owners are welcome to participate, however we request that inquiries, questions, and comments be held for the Owner Forum portion - the last agenda item of the meeting. Thank you in advance for helping the Board Meeting agenda to be orderly and efficient.

BAY CLUB CONDOMINIUM COUNCIL OF UNIT OWNERS AND BAY CLUB
TIME-SHARE OWNERS ASSOCIATES, INC.

2024 Maintenance and Taxes

Bay Club Board of Directors and Management continue to undertake efficiency measures and to seek additional revenue sources to fund the operation, maintenance and improvement of the property while limiting the upward pressure on maintenance fees.

The Maintenance and Taxes anticipates a moderate increase in 2024 and seeks to increase the contribution to Reserves in the 2024 budget, continuing to invest in the continued improvement of the resort. The sale of condominium units in 2024 will reduce bad debt expense in the timeshare budget and reduce the number of units that the timeshare program must operate and support from 58 to 34, and supplement costs of operating and maintaining the common areas of Bay Club Resort with income from new condominium purchasers.

	TWO BEDROOM		THREE BEDROOM	
Year	2023	2024	2023	2024
Annual Assessment	\$877	\$ 956	\$931	\$ 1015

Board of Directors: Charles Mathias - President Angele Moss - Vice President David Devito - Treasurer James Kwock - Secretary	Board of Directors: Anthony Maszeroski - Member Mark Wulff - Member Alexander Krakovsky - Member
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Meet Your Regional Resort Manager

Nigel Ince



Nigel Ince– Resort Manager with over 25 years of experience in managing and operating hotels and resorts. Nigel is passionate about delivering exceptional hospitality and outstanding customer experience.

Winterfest of Lights | December 1-30, 2023. | 5:30 p. m. -9:30 p.m.

See how Ocean City, MD, sparkles this winter and visit the Winterfest of Lights! This walking event will take you through thousands of sparkling holiday lights and many animated light displays located along a paved path in Northside Park. Sip hot chocolate, take a photo with Santa, visit our gift shop and walk through the array of holiday exhibits – including many surprises. Come see the 50-foot Christmas tree put on a show for you and soak up all of the holiday spirit at Winterfest of Lights.

Additional Info



Industry News & Updates

Developments at Bay Club: Preparing for the Next Phase

A Promising Journey Forward: Bay Club's Progress Towards Reimagination

Lemonjuice Solutions has been diligently working towards fulfilling all necessary legal requirements to effectuate the sale at Bay Club. Our primary focus is to meticulously prepare the inventory for the upcoming sale of South Side Units.

We are committed to keeping you informed throughout this process and will be sending out notifications as soon as we kick off this essential phase. Rest assured, your involvement and understanding are of utmost importance to us.

At this stage, we are in the process of conducting a comprehensive market analysis to determine the most suitable pricing strategy for each individual unit. Factors such as unit type and location are being thoroughly considered to ensure a fair and transparent pricing structure.

Should you have any specific inquiries or wish to express your interest in purchasing a unit, please do not hesitate to reach out to us at bayclubrestructure@lemonjuice.biz. We value your input and look forward to assisting you in this exciting phase.

Stay tuned for more updates and developments as Lemonjuice Solutions and your Board of Directors prepares for a new and exciting future for Bay Club!



bayclub.frontdesk@lemonjuice.biz

bayclubrestructure@lemonjuice.biz



410-210-5336- Bay Club Resort

443-574-6008 - Restructure Line