

Thank you for your commitment and dedication to the positive changes at Bay Club. Let's stay engaged! To facilitate the successful exchange of communication, we encourage you to read the entire "Frequently Asked Questions." The information in this document may not address every question from every angle. Please use the "Additional Frequently Asked Questions" field below if you still have questions.

Q: Will there be guidelines or regulations outlining the frequency at which furniture, appliances, and flooring must be upgraded in the units?

A: Yes. To participate in the rental program, there must be consistent standards for furniture and fixtures in each unit. The rental manager will set these standards and enforce compliance. If a participant does not comply, they may be removed from the rental program. If an item is identified to be in need of repair or replacement, it must be addressed promptly to maintain consistency and compliance with the program.

Q: Are there enough prime weeks available to fulfill the requests of owners who previously owned south-side units and wish to exchange them for north-side units to maintain their timeshare week?

A: We have recognized the necessity of prime weeks to accommodate owners who wish to swap from the South Side to the North Side to maintain their timeshare week. Nevertheless, we are currently in discussions with specific interval/week owners on the North Side of the building to explore the possibility of facilitating exchanges with South Side owners who intend to remain with the Bay Club.

Q: What is the pet fee for 2023?

A: \$138.75 (1 dog) | \$205.34 (2 dogs) - Rate is the same for owner or renter. Only dogs are permitted at this time. Payment is due upon arrival.

Q: With whom should I inquire if I want to sell my unit?

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

Q: If we have not paid our dues for 2023, are we in good standing?

A: No. The Assessment Billing and Collection Policy for Bay Club Resort states that assessments are due January 1st. If you have not paid your assessment, your account is delinquent and will be submitted for legal and or collection action.

Q: Will the window project increase the annual maintenance fees?

A: With the significant reduction in the building's deferred maintenance, we expect the maintenance fees will stabilize. We anticipate the window project will not result in a maintenance fee increase. The purpose of unit sales is to decrease bad debt, which has been a significant factor in the maintenance fee increase. At the appropriate time, the board will evaluate what is in the best interest of all owners. A Special Assessment is not expected.

Q: Why was the funding for capital improvements moved from profits of condominium sales and reserves to a loan?

A: The board decided to replace the doors and windows promptly. A loan was secured to finance the project and will be repaid using the proceeds from the condominium sales.

Q: I understand that the loan will be repaid with profits from the sale of the south side condominiums. Will this come from profits for each unit or only those owned by the Association?

A: The repayment of the loan cannot prioritize the Association over individual unit owners. As a result, only profits generated from Association-owned intervals will be used for loan repayment.

Q: What if repairs exceed the estimate?

A: If repairs exceed the estimate, the contractor or vendor should notify the Association immediately and provide a revised estimate for the additional work. The Board will review the revised estimate and determine if additional funds are available to cover the extra expenses. If additional funds are not available, the Board may need to consider alternative options such as delaying some repairs or prioritizing critical repairs over others. It's important for the Board to communicate any changes or delays to unit owners and keep them informed throughout the repair process.

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. Bay Club is committed to ensuring that all owners continue to have the quality vacation experience they deserve.

Q: What is the current balance of the reserve account?

A: At year's end, the reserve account held approximately \$300,000. When maintenance fees are paid, the portion of the reserve included in the 2023 operating budget will be transferred to the reserve fund.

Q: How many quotes have we received for repairs to the windows and doors? How did we determine the estimated cost per unit?

A: We submitted seven bids and selected the best one, ultimately choosing All State Construction to carry out the project. The Request for Proposal (RFP) specifications were based on an engineering study commissioned by the association the previous year. The engineering firm recommended the resurfacing and resealing of the entire building exterior, roof excluded. This included resurfacing all balconies and replacing their railings to ensure building code compliance.

Q: What number do I call for additional questions regarding the sale?

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