



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: Are there inspections for the pool along the way, or only at the end?

A: Reggie Mariner is our Engineer and does regular inspections of all work that is going on at Bay Club. Mike Elliot, Regional Director of Facilities Management is also doing daily inspections as well to ensure the construction project stays on schedule.

Q: Is there going to be a shower hose in the pool area?

A: Reggie Mariner is our Engineer and does regular inspections of all work that is going on at Bay Club. Mike Elliot, Regional Director of Facilities Management is also doing daily inspections as well to ensure the construction project stays on schedule.

Q: Can they paint if the weather is 30 degrees?

A: No, although we are motivated to complete this part of the renovation project, we understand the implication of painting during the most inclement weather conditions. To maximize working days, we want to take advantage of every midday, half day or full day that we can get paint on the building properly to allow it to cure and dry properly.

Q: How often does Mike visit Bay Club to do the preventive maintenance and oversee the work being done?

A: Mike is onsite every other day and most times every day to ensure the property is well maintained. There is consistent communication with Eric, State Farms superintendent and once a week with the Vice President and Superintendent right there onsite at Bay Club.

Q: One of the FAQs questioned the first-floor sale units 101 -106, I do not recall us making that decision, and would that go against the financial we are in the process of securing that we have collateralized those units for the line of credit?

A: This answer has been revised on the previous "Frequently Asked Questions" published November 23, 2022. No, there is absolutely no decision or discussion of selling the first-floor units currently. The working plan is to terminate the timeshare declarations in units on the south side of the building and consolidate all dues paying owners to the north side.

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Q: What happens if we cannot complete all the units, how will that affect sales?

A: There are components that could potentially affect the sales process. Our best recommendation is to review the comparative market analysis and let the market give us insight on the value which so far is being retained.

Q: Who will be on staff during the renovations?

A: We currently have no maintenance staff on payroll. We have a houseman on staff assisting with preventive maintenance work. Waitman has been working extremely hard on site providing front office support and preventive maintenance work as well.

Q: Why does a tile over a finished concrete look like these highly polished concrete floors in Walmart? Tile is edgy with many applications such as temperature variations, humidity, things dropped on it by patrons, future construction. I think refinishing the concrete would be a much cheaper and a choice with better longevity.

A: Based on our recommendations, by installing tiles you will less-likely have to paint the pool deck again. It may cost a little more up front but is significantly cost-effective in the long term.

Q: Tile cracks and anything short earth slate will always be slippery. (Grout grows algae, mold)

A: In Maryland the Health Department will not allow anyone to have slippery tile in a commercial pool area. Also, this is not a liability that we want to be responsible for. The grout that we are using is darker, with a sealer that can be hosed down and easier to clean.

Q: How has All States been paid for the initial payment that most companies require before starting work? And how much?

A: All States have submitted their first Payment Application in the amount of \$10.5k and it has not been paid yet. The pool contractor has received the first of their progress payments of \$92k which was paid from reserves per the 2022-23 reserve plan.

Q: Who is Mr. Huber?

A: Brandon Huber is the Project Manager working for Lemon Juice.

Q: We have responded with our preference but have not received acknowledgement that our request was received. What is the best means to check on the status of our request?

A: For any questions regarding the status of your swap, please call your designated reimagination line at 443-574-6003 between the hours of 9 am and 5 pm. There are dedicated team members to assist you with your request and answer any additional questions that may arise. If email is a more convenient option, please email at bayclubrestructure@lemonjuice.biz

Q: When will we receive acknowledgment that our Termination Agreements have been received?

A: We currently have weekly active call campaigns designed to give updates on the status of the reimagination process. Please ensure that your demographic information is up to date so that we may contact you and address your questions.

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Q: Why should a board member get first consideration in the swap process?

A: No board member will or has received any favorable or first consideration in this process. We have been very consistent on how we prioritized swap preferences from the beginning. We attempted to swap multiweek owners because they have the most at stake when coordinating swaps. This process did not include LemonJuice weeks as the first designation for swap preferences. LemonJuice provided inventory for owners to swap from the South side to the North side.

Q: When did the first come first serve policy develop?

A: The letter sent in May stated “The Board and Lemonjuice will collaborate with owners to accommodate their preferences for a specific unit or switching into another more desirable week.

(Subject to availability, you might be able to switch within these groups of weeks: Group 1: weeks 14-20 and 36-41; Group 2: weeks 1-13 and 42-52.) The logistics of this effort was complex, and every effort was made to avoid any unnecessary disappointment.

Q: What is Meta, the web design company doing differently that they can do it is for 50% the price?

A: Meta Digital’s core competency is in building the infrastructure that allows websites to work well with external media sites. This company has the best portfolio with other timeshare resorts.

Q: What are the weeks relating to blue and red that David continues to talk about

A: Red weeks are typically weeks 21-35, everything else is typically blue.

Q: Have you upgraded the cable/video system?

A: There are a few issues with a some of the rooms, and this has been addressed with World Cinema. The primary issue was a main line that was run from The Coastal Highway up to the building into our electric room that Comcast ran who is the premier supporter down at the beach. This is also being addressed and will be fixed.

Q: Why don’t we consider an auction company rather than a real-estate broker?

A: There are several timeshare projects per year that Lemon Juice will restructure and sell the entire property. In many cases, to facilitate the sale we will retain an auction company which has proven to be very successful. When selling individual or multiple units, listing with a real estate broker in our experience both approaches has been optimal.

Q: When will the units be put up for sale?

A: There are legal and organizational processes that must be completed prior to putting units up for sale, specifically owners who wish to stay with Bay Club accommodated and termination agreements accumulated for the remaining owners. Our estimated timeline suggests that will start putting units up for sale around the 2nd quarter of 2023.

Q: Since I am selling my unit, am I required to pay Maintenance Fees.

A: Yes, you are required to pay Maintenance Fees. If you do not have use of your week, your maintenance fees will be refunded to you at distribution.

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Q: What are the professional, title, legal and trustee fees?

A: As an estimate, Trustee fees are 1% of the total sale. Legal fees are based on the equitable amount calculated at 1/52nd interval. Legal fees could range from 30% of the value of the sale. You will be updated more precisely, as we get closer to the sale.

Q: What if I do not want to sign the termination agreement?

A: If your unit is on the North side of the building, you are not required to sign the termination agreement. Your unit will not be impacted, and you will continue to vacation that way you have done in the past. If your unit is on the South side of the building and you wish not to terminate your timeshare, we are working diligently to accommodate (swap preference) your unit and week to a match based on your preference to the North side of the building.

All requests are subject to availability. We are also working with North side owners that has interest in selling their weeks to provide availability for South side owners wishing to remain at Bay Club.

Q: We are having trouble reading through the legal documents sent to us.

A: Please let us know and either a legal representative or a highly experience team member will schedule an appointment with you to review your paperwork. You also have the option to retain your own legal representative as well.

Q: How can we obtain our own Title Insurance.

A: Based on our knowledge, we have not required Title Insurance for any of the units at Bay Club. There has been thorough research to ensure clear title on all units at Bay Club.

Q: The weather is no longer right for exterior painting especially with the specialized elasticity paint that is needed. It will not set properly until Spring. Why are we painting before the window installation?

A: The contractor felt while the weather was within range; they would take advantage of the opportunity to get the building painted prior to the resort's peak season. The contractors have completed most of the building except for the towers and doors. Based on experience, replacing and installing the windows and slider doors will only require a paint "touch up". This will not impede on the current timeline to complete the project.