



January 06, 2026

Dear Longboat Bay Club Owner,

As many of you know, at the recent Annual Owners' Meeting, a request was made to hold a vote on the early termination of the Longboat Bay Club timeshare plan. Owners will soon receive a proxy, along with a copy of the proposed termination plan, for review and voting.

Until and unless a termination is formally approved and completed, all owners remain legal owners of their intervals and remain responsible for contributing to the ongoing operation, maintenance, and expenses of the resort, including the payment of all assessed maintenance fees. Approval of a termination vote does not immediately end ownership or financial obligations.

Once approved, the termination plan explains the next steps, including the Board of Directors serving as trustee, the rental of the property until a sale is completed, and the distribution of net sale proceeds to owners. If termination is not approved, the timeshare plan will remain in effect.

Owner Use and Rentals

Unless unforeseen circumstances arise, it is anticipated that the vote to terminate will be approved. If termination occurs, owners will no longer have a guaranteed time period to vacation at the property.

What I have recommended, and what is currently under discussion, is that owners receive a credit for any 2026 maintenance fees paid, which could be applied toward rentals reserved through the front office. In addition, owners would be offered discounted rental rates. We are also discussing options that would allow owners with winter-season needs to reserve units before they are made available to the general public.

Selling Units and Distribution of Sales Proceeds

Management will begin meeting with real estate brokers to determine the most effective sales strategy and pricing for the sale of the 15 individual units. Renovation projects are not expected to be completed until early summer 2026, and discussions are ongoing regarding when units should be offered for sale, whether discounts might be offered to owners or early buyers prior to project completion, and how pricing will be determined for each unit.

We understand that owners would like an estimate of what they might expect to receive from the sale of the units. At this time, actual pricing is unknown. However, the ownership calculation itself is straightforward. Each interval represents a 1/1560th ownership interest. For clarity, ownership of two "every other year" intervals is considered equivalent to ownership of two intervals for purposes of this calculation.

The following is a **hypothetical example only**, provided solely for illustrative purposes:

Hypothetical Example

- Average sale price per unit: \$700,000
- \$700,000 × 15 units = \$10,500,000



- $\$10,500,000 \div 1,560 =$ approximately \$6,731 per every other year interval
- Approximately \$13,462 per annual (every year) interval

This example does **not** reflect actual sales and does **not** include deductions for commissions, closing costs, administrative expenses, trustee-related costs, or any other associated expenses. It is intended only to demonstrate how the ownership calculation works.

Owner Communications and Questions

Management will be preparing and posting a **Frequently Asked Questions (FAQ)** document in the owner portal. In addition, a dedicated website and email address will be established to allow owners to submit questions.

Please note that resort staff will not be able to answer questions related to the potential termination or sale. Our on-site team must remain focused on daily operations. We respectfully ask that all questions be submitted in writing so they can be reviewed and addressed appropriately.

Moving Forward

This is a significant moment for Longboat Bay Club, and we recognize that changes of this nature can bring a wide range of emotions. Please be assured that the Board remains committed to respectful communication, responsible decision-making, and continued transparency throughout the process.

The website <https://lbbcvacationfla.com/> has been designated as the official platform for communicating documents, notices, and meeting information related to the Longboat Bay Club Timeshare Plan termination.

For general owner information, we encourage you to regularly visit the owner portal at www.longboatbayclub.com, where frequently asked questions will be addressed. If you are unable to find the information you need, please email your questions to lbbcsupport@vacationfla.com and include your contact information if you would like a direct response.

Thank you,

Pam Merrick

Pam Merrick
President