



7512 Dr. Phillips Drive  
Suite 50-345  
Orlando, FL 32819

Revised: May 8, 2025

Thank you for your commitment and dedication to the positive changes at Mountainview Resort. Let's stay engaged!

To facilitate the successful exchange of communication, we encourage you to read the entire Frequently Asked Questions. Our goal is to address many of your questions here. Additionally, there will be an "Owners Forum" segment during the Annual Meeting where you can also address your questions. If the information below does not specifically address your question, please feel free to email us at [mountainviewreimagined@lemonjuice.biz](mailto:mountainviewreimagined@lemonjuice.biz).

The Front Desk team will handle reservation and exchange-related questions, while any questions related to restructuring must be submitted via the email address provided in the document. If a phone call is more convenient, please leave a valid phone number, and a member of the Owner Support team will return your call when time permits.

#### **Mountainview Timeshare Termination - Frequently Asked Questions**

**Q: When will units at Mountainview begin sales?**

**A:** The sale depends on the marketability of the title, which Title Insurance Companies require. The intent is to sell the entire property at auction through Crexi.

**Q: When is the anticipated date for the auction?**

**A:** The auction start date is anticipated to run between June 23 and June 25. Please visit <http://mountainviewresort.info> for updates.

**Q: Will TICs (Tenant in Common) receive a Maintenance Fee bill for 2025??**

**A:** TICS will not receive a bill for Maintenance and Taxes in 2025 as there are no Use Rights associated with that year.

**Q: Since I decided to move forward with the sale of my timeshare, how much will I receive for my week??**

**A:** All owner weeks (1 through 52) are entitled to an equal share—1/52—of the net proceeds from the sale of each unit, based on the "Distribution Formula." Owners of Week 53 intervals are entitled to a 1/4 share of the net proceeds for each Week 53 interval owned.

**Q: What percentage will I receive once my unit sells?**

**A:** The sale depends on the marketability of the title, which Title Insurance Companies require. The intent is to sell the entire property at auction through Crexi.

**Q: How do I vote for the dissolution of the timeshare?**

**A:** You can email the signed consent form from both you and your co-owner to vote for the dissolution of the timeshare.

**Q: If I don't attend the 12/10 meeting or send in a proxy, is it okay as long as I submit the written consent?**

**A:** Yes, your vote will be recorded if you submit the written consent form.

**Q: What happens if the majority (80%) votes to dissolve the timeshare?**



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**A:** If 80% of owners vote to dissolve, Lemonjuice will handle the necessary paperwork and facilitate the sale of the property. After legal fees and debts are paid, the net proceeds will be distributed proportionally to owners. Key considerations:

Cabin units are worth 23% more, per the declaration document.

Owners of week 53 will receive ¼ of the value of that unit/week.

**Q: What happens if the timeshare is not terminated?**

**A:** You can vote "no" to termination on the consent form, and your vote will still be counted even if you don't attend the meeting. If the timeshare is not dissolved:

The sale of the property will be delayed.

Maintenance and special assessment fees will likely be incurred to sustain the property during restructuring.

There is a risk of the town filing a lien or foreclosing on the property due to unpaid taxes.

The goal is to facilitate a quick sale at full market value to cover debts and provide distributions to owners.

**Q: What happens to my ownership if the majority votes opposite of my decision?**

**A:** Yes, the majority vote will determine the outcome. If 80% vote to dissolve, the timeshare will be terminated. If the threshold is not reached, the timeshare will continue, and owners will retain their timeshare interests.

If the timeshare is terminated, owners who wish to remain in a timeshare can explore alternative ownership options through partners like InnSeasons.

**Q: How does this decision impact RCI memberships and benefits?**

**A:** Mountainview will not participate with RCI for new deposits in 2025. However, your existing RCI points, deposits, and benefits will remain valid and can still be used.

If the timeshare is terminated, owners who wish to remain in a timeshare can explore alternative ownership options through partners like InnSeasons.

**Q: In the recent communication, a section asks for a vote to terminate the timeshare plan. What does that mean?**

**A:** According to Article 19 of the Amended and Restated Declaration of Condominium and Supplemental Timeshare Declaration of Mountainview Resort (collectively, the "Declaration") and 33 M.R.S. §1602-118 of the Maine Condominium Act. Approval of the termination will require an affirmative or written consent of owners holding at least 80% of the votes on terminating the timeshare plan. Owners may be asked to sign "termination agreements" through which they may be able to select options, including receiving their share of the net proceeds from the sale, obtaining ownership or membership within another vacation ownership or club program, or both. The units will be marketed and sold to generate the most money for the remaining timeshare owners and the Association. Owners must remain in good standing and current in all financial obligations to the Association to be eligible to receive a distribution upon the sale of the units.

**Q: What is the current progress on the renovation project?**

**A:** This update on the renovation schedule confirms that the roof work has been completed. The retaining wall project will begin soon; it is important to complete it before winter to avoid further complications.

**Q: What decisions have been made regarding installing the fire suppression system?**

**A:** The decision was made to limit the installation of the fire suppression system to the upstairs only, which helped reduce the original cost estimate. This approach allowed compliance with



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regulations while effectively managing renovation expenses.

**Q: When will the units at Mountainview begin sales?**

**A:** We are presently conducting a market analysis to determine appropriate pricing based on unit type and location. The intent is to sell at auction through Crexi.

**Q: Will there be options to deed back/surrender my timeshare?**

**A:** Should owners wish to deed their week back to the Association in lieu of the further payment of Maintenance Fees, the owner shall be required to bring their account current and pay \$295 for the cost of title research and deed preparation & recording.

**Q: I received my deeds for signature, where do I mail them?**

**A:** Lemonjuice Solutions  
C/O: Mountainview  
7380 W Sand Lake Rd., Suite 130  
Orlando, FL 32819

**Q: What is Lemonjuice Solutions?**

**A:** Lemonjuice Solutions (LJS) provides strategic planning, restructuring execution, investment capital, and professional management to legacy timeshare properties. The company has extensive experience in the timeshare industry. One of our specialties is assisting distressed timeshare



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properties.

**Q: Is Lemonjuice Solutions affiliated with Mountainview Resort?**

**A:** Lemonjuice Solutions has been chosen by the Board of Directors as the new management company for Mountainview. It's important to note that Lemonjuice Solutions is independent and not affiliated with any of the Board Members or Developers associated with Mountainview.

**Q: What will happen to future reservations?**

**A:** This transaction is not expected to impact 2024. If you currently have reservations weeks deposited with the exchange company, they will remain in full force and effect, as will any other benefits you have of record in your existing ownership. Any owner that are current on maintenance and taxes can request an alternate unit / week to deposit or travel to the resort. Mountainview Resort is committed to ensuring that all owners continue to have the quality vacation experience that all owners deserve.

**Q: What are the plans for the property?**

**A:** The goal is to provide a course of action that will protect all owners and provide value for their timeshare ownership.

**Q: Why is this happening to Mountainview Resort?**

**A:** As indicated in the letter, Mountainview is currently facing financial hardship. Furthermore, after years of diminishing ownership and deferred maintenance, Mountainview is unable to collect sufficient maintenance fees to sustain its operations. Increasing maintenance fees would likely lead to more owners discontinuing payments. This is the principal reason the Board of Directors enlisted the services of Lemonjuice Solutions.

**Q: What are my options as a timeshare owner?**

- Deedback/Surrender- If you do not wish to pay outstanding maintenance fees, you can deed back your unit and pay Legal processing fee and can get rid of the week.
- Wait to unit the property sale and receive distribution- If you are current on Maintenance fees and would like to receive a portion of the sale when the property sells, there is no action currently required. For us to be able to sell the property, the following must occur:
  - a. The owners must vote to terminate the timeshare.
  - b. The property would be listed on the market.
  - c. Any owners that are current on maintenance fees will receive their net portion of the sale once the unit is sold.
  - d. Please note: It is too early to determine how much the property will be sold for, and the Association must pay outstanding debts prior to distribution to owners.
- Stay in Timeshare and transfer to Alternative Travel Options: Lemonjuice will provide alternate vacation options for owners that want to remain timeshare owners. We do not have additional details yet but can explain more about the types of options at the next annual meeting. We have travel partners and can swap your ownership at a resort that may best suit your vacation needs.

**Q: Who should I contact with additional questions?**

**A:** For Owner Reservation and Deed Back related questions, please call the resort at 207-668-7700. If you have questions related to the Restructure and Reimagination at Mountainview Resort, please email at [mountainviewreimagined@lemonjuice.biz](mailto:mountainviewreimagined@lemonjuice.biz). For rental reservations, email [reservations@coolvacay.com](mailto:reservations@coolvacay.com).

You may also review <https://mountainviewresort.info> for regular updates.