



Date: September 10, 2025

**Subject: What's Next After the Auction – Important Update for Owners Auction –**

Dear 4 Seasons at Beech Condominium Owner,

The Board and Lemonjuice Solutions (LJS) are pleased to share an important update following the successful conclusion of the auction held on August 10, 2025.

We are pleased to report that the winning bid totaled \$2,800,000. This outcome marks a significant milestone and reflects the strength of our community, and the value placed on 4 Seasons at Beech.

**What Happens Next?**

As we move forward, here is what you can expect in the coming weeks:

- **Finalization of the Sale:** The legal and financial processes related to the closing of the sale will begin immediately. This includes title transfer, verification of funds, and necessary documentation. **This process will take approximately 60 days to complete.**
- **Distribution Planning:** Once the sale is finalized, we will begin preparing for the fair and transparent distribution of proceeds. **This process will take approximately 30-60 days after the sale is final.**
- **Ongoing Communications:** We are committed to keeping you informed every step of the way. Expect regular updates via email and postings on the owner information website. Please continue visit <https://4seasonsresort.info>

**Distribution Methodology:**

Converting from timeshare to condominium ownership requires a fair and transparent allocation of sales proceeds among former interval owners. To ensure equity and administrative efficiency, all funds will be distributed in a **single lump-sum payment** after the completion of all unit sales.

Former timeshare owners (tenants-in-common or TICs) were each deeded a vacation ownership interest. To reflect this ownership structure and to avoid inequities or premature payouts, the sales proceeds, including any excess reserve funds, will be aggregated and disbursed into one comprehensive distribution once the property has been sold. This method ensures that every owner receives their rightful share based on the total proceeds and final accounting and maintains the integrity of the conversion process.

**Tax Form Requirement for Distribution:**

To process and release distribution checks, tax documentation is required for all recipients.

For **U.S. residents**, a **W-9 link** is included in this letter and must be completed **before any distribution check can be issued**. All fields on the form, including your Social Security Number, are mandatory. Failure to submit a complete form may result in delays in receiving your distribution



payment. Please **do not email** your completed form. Submission options are outlined below.

**Important Notes: Only one W-9 form is required per household.**

- If co-owners listed on the same deed do not live together or file taxes separately, each must complete a separate W-9 form.
- A check will be issued to all names on the deed. If a divorce decree or death certificate has not been submitted, the check will include all recorded names.
- If you own multiple units or weeks, you only need to submit one W-9 form.

To complete a W-9 Electronically, please copy and paste this URL into your browser: **4 Seasons:**  
<https://qrco.de/bfxRls>

**To print a hard copy form, please visit the IRS website:** <https://www.irs.gov/form-pubs/about-form-w-9>

Mailing Instructions: (If you prefer to mail your W-9)

**4 Seasons at Beech**

c/o: Global Point Closing Services

Attn: Stefanie

122 N Laurel Drive

Clarkesville, GA 30523

**Canadian Owners: FIRPTA (Foreign Investment in Real Property Tax Act)**

FIRPTA requires foreign sellers of U.S. real estate to pay tax on any gains from the sale. Lemonjuice Solutions is required to withhold necessary taxes under FIRPTA and remit them to the IRS. Depending on your situation, you may need to be informed on this topic, and we encourage all owners to consult tax professionals for advice on their situation. For more information on FIRPTA, see IRS FIRPTA Withholding. For information, please visit the website [FIRPTA withholding | Internal Revenue Service](#)

This creates an exciting new chapter for the resort, and we are thrilled to bring this opportunity to the attention of the ownership community. We will continue to keep you updated as the auction date approaches and encourage you to reach out with any questions.

Thank you for your continued support and involvement.

Warm regards,

Brian Miller, Project Manager- Lemonjuice Solutions