



Evergreen Valley Timeshare Owners Association
82 Mountain Road, Stoneham, Maine 04231

EVERGREEN VALLEY TIMESHARE OWNERS' ASSOCIATION

Valued EVTOA Owners:

March 18, 2025

As we move forward with improving the future of Evergreen Valley Inn, we want to share important updates, ongoing initiatives, and upcoming opportunities for owner participation.

Special Meeting & Owner Voting Process

At the recent special meeting, owners were asked to vote on two key items, either in person or by proxy:

1. Acknowledging and ratifying the boards' February 15, 2025, vote approving the Management & Repositioning Services Agreement dated February 7, 2025, between the Association and Lemonjuice Solutions.
2. Authorizing the Association President and any other Board designees to execute all necessary documents and take any actions required to finalize and implement the Agreement, in line with the owners' vote and in accordance with the Bylaws and Declaration.

In accordance with the governing documents, a quorum of 10% (25 voting members, based on 2,500 weeks) was required to conduct a valid meeting. Following the Association Attorney's recommendation, we aimed to double this number, and we successfully achieved 60 proxies, all voting in favor of both items. This strong response underscores the importance of continued owner participation in shaping the future of Evergreen Valley Inn.

Next Steps & Ongoing Efforts

Immediate: *Happening now or beginning within the next month*

- New Reimagination Information Site: <https://evergreenresort.info> A dedicated information site is being developed where owners can access communications, participate in votes and surveys, update your address and ask questions. We will also load all meeting recordings, transcripts and more in this location. In addition,



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based on meeting feedback, we'll ensure all governing documents are uploaded on the site for owners to view.

- Owner Email: EvergreenReimagined@lemonjuice.biz an owner email has been set up for owners to answer any Reimagination Questions, assist with finding meeting dates, and more.
- Title & Ownership Research: The Lemonjuice team will immediately begin conducting a full title review and research on all timeshare interests and property records. Please know that although this work will start immediately, it will take several months to complete title chain for Evergreen.

Coming Soon: *Within the next three months*

- Supervised Restructuring: The Board will continue to oversee Lemonjuice's proposed restructuring efforts.
- Ensuring Continued Operations: We heard your feedback about the importance of keeping the Inn open for the next two summers. The board and Lemonjuice team will be factoring this into our evaluation as we forecast and plan the go-forward strategy.
- Exploring Condo Association Options: We are evaluating the possibility of separating wholly owned condominiums into a private association as part of broader property amendments.

Summer of 2025 and beyond

- Flexible Week Swaps: Owners will have the opportunity to swap timeshare weeks based on open inventory. In order for this to begin, the title plant must be completed.
- Preparing for Future Voting: A formal vote will be held on potentially terminating the timeshare program once all pre-termination tasks are completed (these will be shared with owners).
- Future Purchase Opportunities: Management is considering offering current owners the chance to purchase available units, but the termination must occur first.



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Your Participation Matters

As this process moves forward, owner involvement is critical. We are committed to keeping you informed through continuous communication, surveys, and opportunities for feedback before any major decisions regarding ownership structure or property disposition are made. If you only received this communication by US mail, and not by email, please contact EvergreenReimagined@Lemonjuice.biz and ensure your contact information is updated so that you remain up to date on the latest activities.

Thank you for your ongoing support and engagement. If you have any questions, please don't hesitate to reach out. We will continue to provide updates as we work together to ensure the best possible future for Evergreen Valley Inn.

Best regards,

Robert O'Shea
President

Marg Crown
Vice- President

Evergreen Valley Inn Board of Directors

Thank you for your commitment and dedication to the positive changes at the Evergreen Resort.

Let's stay engaged!

We encourage you to read all the Frequently Asked Questions to facilitate a successful communication exchange. Should the below not address your question, please feel free to email us at evergreenreimagined@lemonjuice.biz or <http://evergreenresort.info> for regular updates.

Q: What is Lemonjuice Solutions?

A: Lemonjuice Solutions provide strategic planning and execution, investment capital, and professional management to timeshare properties. The company has extensive experience in the timeshare industry and one of our specialties is evaluating financially distressed



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timeshare properties and proposing options to resolve these financial issues, a process done through its Resorts Reimagined™ program.

Q: How do I contact Lemonjuice Solutions?

A: Please call your designated reimagination line at 207-805-5773 between the hours of 9 am and 5 pm Eastern Standard Time. Our team members are happy to assist you with your request. If email is a more convenient option, please email evergreenreimagined@lemonjuice.biz. You may also review <http://evergreenresort.info> for regular updates.

Q: Where do I mail correspondence?

A: Evergreen Resort Reimagination
c/o: Lemonjuice Solutions Reimagination
7380 W Sand Lake Rd., Suite 130,
Orlando, Florida 32819

Q: What will happen to future reservations?

A: This transaction will not affect any future reservations. If you currently have reservations, they will remain in full force and effect, as will any other benefits you have of record in your existing ownership. Evergreen Resort is committed to ensuring that all owners continue to have the quality vacation experience that all owners deserve.

Q: I recently received communications around the LemonJuice transaction. What exactly does this mean?

A: Your Resort Board of Directors, along with LemonJuice, entered into an agreement to manage your Association and plan for the future. Please stay tuned for more communication.