

HIAWATHA WEST RESORT

September 17, 2025

Dear Hiawatha Manor, West Association Member,

Please find attached the official notice and mailer for the Hiawatha West Annual Meeting scheduled for September 27, 2025. This meeting will address critical business matters for the Association, including the election of Directors who will serve for the upcoming year. Enclosed in this mailer please find:

- Official Notice of Annual Meeting
- Proxy Form (return by September 26, 2025)
- Official Ballot
- Candidate Biographies

At this Annual Meeting, owners will elect Directors to the Board. The Board of Directors shall be composed of not less than three (3) or more than seven (7) persons, as determined by the members. Pursuant to Article IV, Section 1 of the West Bylaws, all Directors shall be members of the Association in good standing, and their term of service shall extend until the next Annual Meeting and thereafter until their successors are duly elected and qualified.

Your participation in this election is vital to ensure representative governance that reflects the interests of our ownership community. We have seven qualified candidates standing for election.

The meeting will be conducted both in person at the Health Spa and virtually via Zoom to accommodate all owners. A quorum of one-tenth (1/10) of the Unit Owners' total votes, either in person or by proxy.

Please review the enclosed materials carefully. If you cannot attend in person or virtually, you may appoint a proxy in writing. The proxy form must be signed by all joint owners where applicable.

We appreciate your continued engagement and support in the governance of Hiawatha Manor West Association.

If you have any questions, please email Tim.Gettel@Lemojuice.biz

Sent on behalf of the Hiawatha Manor West Association.

NOTICE OF ANNUAL MEETING

HIAWATHA MANOR WEST ASSOCIATION

8005 Cherokee Trail, Crossville, Tennessee 38572

NOTICE IS HEREBY GIVEN, in accordance with Article III, Section 2 of the West Bylaws, that the Annual Meeting of Owners (“**Meeting**”) of Hiawatha Manor West Association (“**Association**”) will be held on Saturday, September 27, 2025. This Annual Meeting will be conducted both in person at the location listed below and virtually via Zoom.

DATE: Saturday, September 27, 2025

TIME: 11:00 AM Central Time

PLACE: Hiawatha West Health Spa
8005 Cherokee Trail
Crossville, Tennessee 38572

ZOOM: [Join Zoom Meeting](#)
Meeting ID: 849 7735 0485
Passcode: 445963

AGENDA

- 1) Call to Order
- 2) Proof of Notice of Meeting
- 3) Certification of Proxies & Verification of Quorum
- 4) Reports on Activities & Financial Condition
- 5) Election of Directors
- 6) Other Business
- 7) Adjournment

The Annual Meeting is held for the purpose of electing Directors and transacting any other business authorized to be transacted by the members. At the Annual Meeting, the members shall elect by plurality vote a Board of Directors and shall transact any other business that is properly presented at the meeting.

A quorum of one-tenth (1/10) of the Unit Owners' total votes, present in person or by proxy, is required to hold the Meeting. Matters presented at the Meeting will be decided by a majority of the Unit Owners' total votes present in person or by proxy.

If you cannot attend in person or virtually, you may vote by proxy. Please complete and return the enclosed Proxy and Ballot form by September 26, 2025. Any owner who attends the meeting may revoke a previously submitted proxy and vote in person. For questions, please email Tim.Gettel@Lemonjuice.biz.

Sent on behalf of the Hiawatha Manor West Association.

PROXY & BALLOT

HIAWATHA MANOR WEST ASSOCIATION

8005 Cherokee Trail, Crossville, Tennessee 38572

KNOW ALL BY THESE PRESENTS: Pursuant to Article II, Section 4 of the West Bylaws and T.C.A. § 48-57-205, the undersigned Owner(s) of the timeshare estate(s) listed below hereby constitute, appoint, and authorize the Secretary of the Association **OR** the Owner listed below to act as their lawful attorney-in-fact, agent, and proxy with full power of substitution to attend the Annual Meeting on September 27, 2025, at 11:00 A.M. Central Time, and any adjournment thereof, and to vote and act for the undersigned on all matters properly coming before said Annual Meeting, including the election of Directors as indicated below.

PROXY: _____
(if appointing an Owner other than the Secretary)

Pursuant to T.C.A. § 48-57-205(c), this proxy appointment shall be valid for eleven months unless otherwise specified. However, for purposes of this meeting, this proxy shall be valid only for the above-referenced meeting and any adjournment thereof. This proxy shall automatically cease upon the final adjournment of the meeting.

BALLOT – ELECTION OF BOARD OF DIRECTORS

I hereby instruct my proxy to cast my vote as to the election & directors only as follows.
(vote **FOR** a maximum of seven):

Gordon Bentley:	☐ Yes ☐ No	Barbara Bell:	☐ Yes ☐ No
Richard Cunningham:	☐ Yes ☐ No	Kurt Horst:	☐ Yes ☐ No
Carol Jackson:	☐ Yes ☐ No	Karen Virgil:	☐ Yes ☐ No
Roger Weaver:	☐ Yes ☐ No	_____:	☐ Yes ☐ No
_____:	☐ Yes ☐ No	(write in)	

Unit(s): _____

Date: _____

Sign: _____

Sign: _____

Print: _____

Print: _____

PRIOR to the Annual Meeting

MAIL COMPLETED PROXY TO: 8005 Cherokee Trail Crossville, TN 38572

OR

EMAIL COMPLETED PROXY TO: Tim.Gettel@Lemonjuice.biz

CANDIDATE BIOGRAPHIES

HIAWATHA MANOR WEST ASSOCIATION

8005 Cherokee Trail, Crossville, Tennessee 38572

Kurt M. Horst

I have followed the struggles at Hiawatha West for a number of years and believe I can bring both understanding and the potential for creative thinking into the current situation, particularly related to persons who have abandoned their units and left the rest of us uncertain how to move ahead. My personal experience in property management and maintenance will be helpful in understanding situations, opportunities, and needs.

I am committed to a fair and equitable settlement for all persons involved, whether that means finding a way to continue the operations with a portion of the units or sell the units and equitably distribute any remaining assets between owners who have maintained an interest in the property.

Karen Virgil

My name is Karen Virgil. My husband Anthony and I are owners. Please accept the request information below for my application for board membership. Should you have any questions, please don't hesitate to reach out to me. Thank you!

Brief Description of my interest: I am interested in serving on the Hiawatha West Manor Association board to ensure transparency, accountability, and strong communication with all timeshare owners. My primary goals are to understand where association funds are allocated, review budget priorities, and ensure owners are kept informed about financial decisions. I am also eager to learn more about the new ownership under Lemonjuice and how their management will impact our property, operations, and member experience. Also, the status of sales regarding units in default.

Barbara Bell

I am Barbara Bell. My husband Eric Bell has been on the board for several years. I've been involved with every part of this journey since we became owners in 1981. I managed my own businesses in the past and am currently managing 32 apartments that we own. I will vote for the good of all Hiawatha West owners. I can go with the majority but also will speak out for the minority as well.

Richard Cunningham

Miami University Oxford, OH

2013-2022 Director of Operations, Cunningham Property Mgmt Corp. Directed operations for nine premier resorts along Florida's Gulf Coast with 60+ employees under mgmt 1997-2013 Resort Manager, Siesta Sands Resort. Senior Vice President of Operations for Lemonjuice Capital Solutions 8/2022 to Present - President of Cunningham Property Mgmt Corp; 7/2024 Sr Vice President of Operations. Direct operations for resorts nationwide; property mgmt, finance, employee development, & guest services

My main goal is to work with the Board to insure a successful reimagination and help facilitate the best outcome for all owners at Hiawatha West. I hope my experience working with timeshare boards for many years will be beneficial. I look forward to serving if elected.

Licensed Florida RE Broker Licensed - Florida Title Agent Florida - Community Association Manager (CAM) - Public Speaking & Community Engagement - Resort & Vacation Ownership Mgmt - Board & Stakeholder Communications - Financial Oversight & Budgeting - Organizational & Employee Development - Property Operations & Maintenance - Operational Technology Modernization - Sales & Rental Program Development - Former President of Siesta Key Chamber of Commerce - Active Contributor to community committees & industry associations.