



## Hiawatha East & West Update – March 2026

### BIGGEST ISSUE RIGHT NOW

---

#### POA Withholding Billing Information & Making Negative Statements About Hiawatha

- **What's happening:** The Lake Tansi Property Owners Association (POA) the local organization responsible for managing shared community services — has been issuing charges for sewer and amenity services without providing any billing details. The POA has had ample opportunity to supply proper documentation and has repeatedly failed to do so, leaving Hiawatha East and West unable to verify the validity of the charges. In addition, POA management has made untrue negative statements about Hiawatha to potential buyers.
- **POA's lack of transparency:** Despite multiple requests from Lemonjuice Solutions, the POA continues to withhold itemized billing and make statements that are untrue. This pattern of ambiguity is unreasonable and is actively obstructing the sale process and responsible property management.
- **Board:** Leadership has convened working sessions to address the POA's conduct. Lemonjuice Solutions is building a formal documentation trail and pursuing direct negotiation. No disputed charges will be accepted without full transparency from the POA.

---

### DIGGING INTO THE HISTORY

---

#### Outside Accountants Brought in to Investigate POA Billing

- **Forensic accounting underway:** Outside accounting specialists have been engaged to conduct a thorough review of past POA bills and payments. The goal is to determine whether Hiawatha East and West were overcharged or billed for services never rendered — a legitimate concern given the POA's sustained refusal to provide documentation.
- **Request for production of documents in court:** Hiawatha lawyers requested the production of documents from the POA related to their bills and negative statements regarding Hiawatha.

---

### MONEY & BOOKS

---

#### January Financials Are Ready

- **Reports shared with the boards:** The January 2026 financial statements for both Hiawatha East and West have been completed and shared with the boards. These cover income, expenses, assets, and cash flow — a full picture of where things stand financially.

---

### PROPERTY SALE

---

#### Auction — Postponed



- **Auction to be placed on hold:** The auction will be postponed until the POA situation is resolved. Lemonjuice Solutions is monitoring this closely and will communicate any timeline changes to all relevant parties.
- 

## LEGAL & COURT STATUS

---

### Hiawatha East Remains in Bankruptcy — Court Is Aware of POA

- **Active bankruptcy case:** Hiawatha East remains active in bankruptcy proceedings. The bankruptcy court has been made aware of the POA's actions and may be asked to rule to protect the value of Hiawatha if the issue with POA is not resolved.
  - **Continued marketing of both properties:** Lemonjuice Solutions, in concert with the broker company, will continue to actively market both Hiawatha East and Hiawatha West throughout this process. Marketing efforts will proceed in coordination with the court and potential buyers to ensure the process remains on track despite the POA-related complications.
- 

## WHAT HAPPENS NEXT

---

### Upcoming Priorities

- Continue building a formal record to support negotiations — and, if necessary, judicial escalation — against the POA.
- Communicate proactively with all stakeholders regarding the auction timeline and POA dispute status
- Continue coordinating with the bankruptcy court and broker company on the marketing and sale of both properties.