

The Beach House Golf and Racket Club

Special Owner's Meeting

April 21, 2025 – 6:00 PM

- 1. Call to Order & Introductions** The special meeting of The Beach House Club and Racket Golf and Racket Club Homeowners Association was called to order at 6:01 p.m. Kris Johnson, the project manager, confirmed that a quorum had been reached with 1,839 proxies received.
- 2. Attendance & Quorum** Kris Johnson, the project manager, confirms that a quorum has been reached with 1,839 proxies received. Four board members were identified as being present.
- 3. Proof of Notice** Confirmation was provided by Jarvis Phillips that notice of this special meeting was duly given to all members in accordance with the bylaws. Notice was mailed not less than 10 days or more than 60 days prior to the meeting date. The notice was sent on April 3, 2025.

The primary purpose is to vote on terminating the timeshare plan, which requires 60% of eligible voting interests according to South Carolina law - Each timeshare interest gets one vote.

The floor is open for questions before tallying the votes already received through proxies. Active owners were defined as those less than two years delinquent on fees. All owners, delinquent or not, were stated to be eligible to vote. There are currently 785 active owners. The original program included 3,468 owners (after partitioning 68 units) and 68 maintenance weeks.

- 4. Reading of Minutes & Unfinished Business.** No prior minutes were available to read, as none were provided by previous management, and we moved to the next agenda item.
- 5. New Business: Termination of Time Share Plan & Sales Procedures** The primary purpose of the special meeting is to discuss and vote on the initiative related to the

termination of The Beach House Golf and Racket Club time share plan and the procedures related thereto.

Lemon Juice, in conjunction with the board of directors, has been exploring strategic options to enhance property value and utility. This includes repositioning or terminating the property and unwinding the time share arrangement to obtain title insurance and addressing necessary structural repairs (or sell as is) in a commercially beneficial manner for all owners.

6. Discussion & Questions A question segment was opened before the vote tally was announced. Key points raised and addressed included:

- **Owner Interest Post-Termination:** If terminated and approved, a sales process will occur to maximize value. Proceeds will settle association obligations, with the remaining money split amongst active owners in good standing. Owners in arrears will have their distribution portion applied to what is owed before receiving any remainder.
- **Communication & Transparency:** Communication going forward will be via the info site and emails. An email address was provided for requests:
beachhousereimagined@lemonjuice.biz.
- **Tenant in Common Distribution:** If the termination passes, the owners become tenants in common with valid deeds. Distribution per interval will be based on the total number of intervals (3,468) after settling association obligations.
- **Third-Party Vacation Option:** Lemon Juice offers a third-party vacation option similar to prior exchange programs. This can be discussed offline via the email address provided. This option remains available regardless of the outcome of the termination vote.
- **2025 Maintenance Fees:** Not billed due to the planned sale. If termination had not passed, future assessments would likely be needed to cover operational expenses and potentially structural repairs.

7. Voting on Termination of Time Share Arrangement. The vote was conducted, combining the written consent received prior to the meeting with live votes cast during the meeting.

- Total votes/consent received before meeting: 1,839.
- Votes in favor (including prior consent and live votes): 1,908.
- Votes opposed (including live votes and chat votes): 15.
- Required Threshold: 60% of all eligible voting interests. This was based on the quorum established.

Result: The termination of the time share arrangement passed with 93.12% in favor. The termination date is now set for April 21, 2025, instead of December 31, 2032.

8. Voting on Trustee/Sales Initiative Following the termination vote, a vote was held to authorize the association board to act as trustee for the sales initiative. This means the board will be authorized to sign documents on behalf of all owners during the sales process (e.g., auctioneer contracts, sale agreements, settlement statements). Lemon Juice will handle the operational aspects. The board's role is to ensure decisions are made in line with what is best for owners.

- Required Threshold: Majority vote (50.01%).
- Votes in favor (including live votes and chat votes): 55.01%.
- Votes opposed: No opposed
- Result: The trustee/sales process initiative passed with 55.01% in favor.

9. Post-Vote Next Steps The next steps involve the board signing a consent along with the meeting minutes. This documentation will be recorded with Horry County to formally show the termination has occurred. With the termination in place, steps will be taken to obtain title insurance/commitment. A detailed outline of the sales process and the trustee's role will be added to the info site, and owners will be notified via email when it is available. Monthly updates on the process will be provided via email and the info site.

10. Adjournment The special meeting was formally adjourned at 7:33 PM.