



7380 W. Sand Lake Road
Suite 130
Orlando, FL 32819

June 25, 2025

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

Dear Beach House Golf and Racquet Club Owners,

The Board and Lemonjuice Solutions (LJS) are pleased to share an important update following the successful conclusion of the auction held on June 25, 2025.

We are excited to report that the winning bid totaled \$3,200,000, exceeding our expectations. This outcome marks a significant milestone and reflects the strength of our community, and the value placed on Beach House Golf and Racquet Club (Beach House).

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 30 to 45 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 to visit <https://beachhouserestructuring.info>

Tax Form Requirement for Distribution

If you have not already done so, please return your W-9 to receive your share of distribution. In order to process and release distribution checks, tax documentation is required for all recipients. For **U.S. residents**, a **W-9 form** 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.



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- 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: **Beach House:** <https://qrco.de/bfxRmg>

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

Beach House Golf and Racquet Club

c/o Global Point Closing
Services

Attn: Stefanie Bayse

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 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.

Your patience, understanding, and continued trust throughout this process have been invaluable. We are deeply grateful for your engagement and support during what has been a complex and emotional journey for many.

If you have any questions or need assistance, please reach out through our designated communication channels.

Sincerely,

The Board & Lemonjuice Solutions



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Thank you for your commitment and dedication to the changes at Beach House Resort. Please stay engaged!

We encourage you to read all the Frequently Asked Questions to facilitate a successful communication exchange. If your questions are not answered below, please email us at BeachHouseReimagined@lemonjuice.biz.

Q: How long after submitting my W-9 will I receive my distribution?

A: Once proceeds from the sale are received and your completed W-9 form has been submitted to GPCS, please allow up to 30 days for processing and distribution of your funds.

Q: If the sale has closed but I just returned my W-9, when does the 30-day period start?

A: The 30-day processing period begins from the date GPCS receives your completed W-9 form, not the date of the sale closing.

Q: What happens if I delay submitting my W-9?

A: Delaying submission of your W-9 will delay the start of the 30-day processing window and therefore postpone your distribution payment.