



October 8, 2024

**CONFIDENTIAL - BEACH HOUSE UPDATE**

Dear Owners,

The Board of Directors (the "Board") of the Beach House Golf and Racquet Club Homeowners Association (the "Association") is pleased to provide you with this important update. The Board has recently engaged Lemonjuice Solutions ("Lemonjuice") to work with the Association and Board as we address the issues at Beach House. Lemonjuice is a firm that specializes in evaluating and resolving financially distressed timeshare properties. They have successfully helped other timeshare resorts with similar problems to the ones we face at Beach House.

The Board met with Lemonjuice and agreed that their experience and expertise in dealing with distressed timeshare properties was a great fit for Beach House and our Association. The Board subsequently agreed to use the services of Lemonjuice for our Association, including management responsibilities, which will transition from Capital Vacations ("Capital") to Lemonjuice, effective immediately.

I have attached an introductory communication from Lemonjuice to this letter. More information will be forthcoming to owners directly from Lemonjuice. Some important facts to remember:

1. This communication is strictly confidential. Any dissemination of this letter or its contents must be made only by the Board or Lemonjuice.
2. Management of the Association and Resort will transition from Capital to Lemonjuice over the next couple of weeks. Any interim questions may be addressed to Capital until notified otherwise by Lemonjuice.
3. All interval exchange and deed back options previously offered to Owners remain unchanged. Any elections that have not been finalized will now be processed by Lemonjuice. If you have questions about an election previously made, you can reach out to Capital until notified otherwise by Lemonjuice.

The Board would like to thank Capital for their service and guidance to this point in the process. This has been a difficult journey, and we appreciate their expertise and dedication to the management of our Resort and the safety of our Owners and guests. In particular, the Board would like to thank Betty Osborne for her timeless service to the Board, the Owners, and our beloved Resort for over two decades. It would have been a much greater challenge without her support along the way.

In closing, the Board is excited to bring you this news. Lemonjuice brings both a rich history of successful transitions and local experience. We look forward to working with them as we move forward.

As always, we appreciate your continued support.

Sincerely,

D. Neal Leeper  
President of the Board

Attachment - Introduction Letter from Lemonjuice.



October 4, 2024

Dear Owners of Beach House Golf and Racquet Club Homeowners Association, Inc.,

On August 2, 2024, The Beach House Golf and Racquet Club Board of Directors retained Lemonjuice Solutions (Lemonjuice) to help navigate the next steps for Beach House Golf and Racquet Club Homeowners Association, Inc. (Beach House). Lemonjuice is honored to have been selected by your Board and looks forward to offering solutions for all vested timeshare owners in the future.

As you know, Beach House was closed due to significant structural damage. Lemonjuice is empathetic to your frustration regarding these unfortunate circumstances. While this situation has understandably caused concern among owners, we want to assure you that Lemonjuice is working diligently to bring the best outcome for all owners. After carefully evaluating the situation and consulting with experts, it has become clear the most viable solution to maximize Beach House's value is to sell the property.

Our **Resorts Reimagined™** program specializes in these types of transitions. We are committed to ensuring all owners receive the highest possible return. Here is how we will make this process beneficial and straightforward:

1. **Comprehensive Market Strategy:** Lemonjuice leverages our expansive industry expertise to sell the property at the most favorable terms, ensuring that the structural issues do not negatively impact the overall market value. We will work hard to secure the best possible sale price through professional negotiations and real estate marketing.
2. **Relief from Ongoing Fees:** Once the sale is finalized, all owners will be relieved of ongoing maintenance fees, assessments, and any other costs related to the damaged property. Selling Beach House provides a dignified exit from ownership without further financial obligations. After the sale, any remaining revenue that exceeds the expenses, co-owners will receive their proportionate share of money.
3. **Owner-Focused Outcome:** Our top priority is to ensure a fair and transparent process that results in a meaningful financial return for all owners. Throughout this process, we will keep all owners updated through your personal information site, which was created for property updates. Additionally, you will receive a detailed update on the progress of the sale, including your share of the proceeds once the sale is closed.

Lemonjuice understands this significant decision may come with mixed emotions. You may have questions, and once our analysis is complete, a comprehensive communication strategy will be implemented. To address any concerns, we will also host a meeting to provide information about the sale process and answer any questions you may have.

For more information on Lemonjuice Solutions, please visit our website at [www.LemonjuiceSolutions.com](http://www.LemonjuiceSolutions.com) | Resorts Reimagined, a Fresh Perspective.

Warm regards,

Resorts Reimagined™  
by Lemonjuice Solutions

## **Frequently Asked Questions**

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](mailto:BeachHouseReimagined@lemonjuice.biz).

### **Q: What is Lemonjuice Solutions?**

A: Lemonjuice Solutions provides strategic planning and execution, investment capital, and professional management to timeshare properties. One of our specialties is evaluating financially distressed timeshare properties and proposing options to resolve these financial issues through our Resorts Reimagined™ program.

### **Q: How do I contact Lemonjuice Solutions?**

A: Please email your designated reimagination team at [BeachHouseReimagined@lemonjuice.biz](mailto:BeachHouseReimagined@lemonjuice.biz) between 9 a.m. and 5 p.m. Eastern Standard Time. Our team members are happy to assist you with your request.

### **Q: Where do I mail correspondence?**

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

### **Q: What are the plans for the property?**

A: The plan is to sell the property.

### **Q: Why is this happening to Beach House?**

A: This action is the best way to protect all remaining owners and provide value for their timeshare ownership.