



March 6, 2025

Dear Valued Owners of Beach House Golf and Racquet Club Homeowners Association, Inc.  
We want to provide an update following our previous communication sent by mail and email on February 11, 2025. For the full letter and more details, please visit <https://beachhouserestructuring.info>.

Over the past several months, significant efforts have been made to address the resort's challenges. At Beach House, these efforts have already led to positive developments as we continue on the path toward reimagining the property.

Below is a brief overview of recent developments and upcoming actions regarding the property:

**1. Structural Maintenance Updates**

- A recent cold snap in Myrtle Beach caused burst pipes and significant damage to the water pump room.
- Contractors have been hired to assess and repair the damage. A proposal and invoice outlining the repairs needed (including piping and electrical panel replacement) will be shared soon.

**2. Financial Overview**

- The property currently has a cash burn rate of \$30,000 per month.
- Lemonjuice Solutions, the management company, has deferred its fees until the property is sold, extending available funds to April or May 2025.

**3. Termination Vote & Property Sale Process**

- The board plans a special meeting on March 18th to vote on terminating the timeshare arrangement, which will allow the property to be formally marketed for sale.
- If approved, the goal is to complete the sale within approximately 120 days after the vote.

**4. \$250 Deed Back Initiative**

- To date, 105 checks have been sent to owners who participated, and 143 are pending due to deed errors. The team is working to resolve those errors and distribute the remaining checks.

**5. Special Meeting Notice**

- You will receive an official notice with a proxy form to vote on the termination proposal and designate the board as trustee for the sale.
- This notice will only be sent to owners who are current on dues (no more than two years delinquent\*), as required by South Carolina statute.  
\*Owners who have paid up to 2023 Maintenance Fees (MF); anyone who has not paid up until at least 2023 MF will not be eligible to vote.

**Next Steps**

**• Structural Maintenance**

- Send out the contractor's proposal and invoice.
- Verify local ordinances and minimum requirements to ensure the building remains compliant.

**• Termination Vote**

- Distribute the special meeting notice and proxy form to eligible owners.



- Confirm the exact ownership percentage held by capital to meet legal voting requirements.
- **Owner Communication**
  - Include language clarifying eligibility to vote under South Carolina law.
  - Continue contacting owners with deed errors to finalize the \$250 deed back program.

### **Stay Connected**

It is important that we have your current contact information on file. Please confirm and update your mailing and email address, including how you prefer to receive correspondence for all future communications. If email is preferred, please remember to check your spam and junk mail for correspondence from Lemonjuice Solutions.

Please continue to visit the owners' website at <https://beachhouserestructuring.info> for updates and FAQs. You are also welcome to contact us directly with any questions at [BeachHouseReimagined@lemonjuice.biz](mailto:BeachHouseReimagined@lemonjuice.biz)

Thank you for your continued cooperation. Please reach out if you have any questions or need further information.

**Best Regards,**

Lemonjuice Reimagined ™