



February 11, 2025

Subject: Beach House Update: Next Steps

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

We would like to remind you of our earlier communication from October 4, 2024, which introduced Lemonjuice Solutions (“Lemonjuice”) and outlined our proposed plan for the next steps at the Beach House Golf and Racquet Club Homeowners Association, Inc.

Unfortunately, the Beach House remains closed due to significant structural damage. Please know that Lemonjuice and your Board of Directors are diligently exploring the best possible solutions for all owners and will continue to keep you informed as we move forward.

Key Updates

1. Owner Engagement

- Owners will soon receive information regarding a written consent and termination proxy, enabling you to vote on terminating the timeshare arrangement.
- Owners will also have the opportunity to vote on granting the Beach House Board of Directors the authority to serve as trustees for critical decision-making.

2. Auction Sale

- Lemonjuice is partnering with Ten-X, a global auctioneer, to market and sell the property.

3. Title Insurance & Closing Services

- Titleity will handle title clearance, and Global Point Closing Services will manage the distribution of sale proceeds.

4. Owner Deed Back Initiative

- Lemonjuice has begun issuing the \$250 deed-back payment to eligible owners.
- At this time, we are not accepting new submissions under the previous program managed by Capital Vacation and the Beach House Association.
- A new offering may be introduced soon, allowing owners to exit the timeshare arrangement before the sale or explore alternative vacation options. More details will follow.

Property Condition

- Built in 1965, the building is currently closed due to severe structural issues.
- Critical transfer beams in the front tower have deteriorated, requiring temporary shoring to prevent collapse.



- The combined impact of structural decay, limited owner support, and mounting operational needs demands swift action to prevent financial strain.
 - The association faces significant financial challenges that must be addressed promptly to avoid further expenses for owners.
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Conclusion & Recommendations

- **Immediate action** is necessary to terminate the timeshare model and prepare for the property's sale.
 - **Delays** could require additional financing or assessments on remaining owners, negatively affecting potential distributions.
 - A **strategic repositioning plan** is already in motion to ensure a smooth transition and maximize the property's sale value.
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Stay Connected

We recognize this situation may be both challenging and unsettling. Your Board remains committed to transparency and collaboration, and with your support, we will work toward a sustainable future for the resort.

For ongoing updates, please visit <https://beachhouserestructuring.info>. If your contact details have changed, please update your information in the “Contact Us” section to ensure you receive all important communications.

Warm regards,

Resorts Reimagined™ by Lemonjuice Solutions