



Dear Beach House Owners,

We are excited to invite you to the upcoming **Beach House Golf and Racquet Club Town Hall** on **Wednesday, November 20, 2024, at 6 pm**. This meeting is an opportunity for us to connect with you, share important updates, and discuss the future of Beach House together. We value your input and encourage your participation!

To ensure a productive meeting, please feel free to submit any questions you may have in advance by emailing us at [beachhousereimagined@lemonjuice.biz](mailto:beachhousereimagined@lemonjuice.biz). We have also attached the agenda and Zoom invitation below. Reviewing these in advance will help you come prepared with any additional questions or comments you would like to discuss.

### **Beach House Golf and Racquet Club Town Hall Agenda**

**Date:** November 20, 2024

**Time:** 6:00 PM ET

1. Opening and Introductions
2. Updates
3. State of Beach House
4. Open Forum

### **Join the Webinar on Zoom**

When: November 20, 2024, 06:00 PM Eastern Time (US and Canada)

Topic: Beach House Town Hall

Please click the link below to join:

<https://us06web.zoom.us/j/87038751909?pwd=ECaqTmwrgSM2AuxdXULshsWlwDVWap.1>

Or One tap mobile:

1-305- 224-1968

1-309-205-3325

Webinar ID: 870 3875 1909

Passcode: 951680

*Please note that personal issues will be addressed individually outside of the webinar to maintain focus and flow for all participants. Our moderators will manage the session to ensure a controlled and positive experience.*

Thank you for your continued support and engagement. We look forward to seeing you there and hearing your valuable insights!

Warm regards- Lemonjuice Reimagined™



## Frequently Asked Questions

Please review the asked questions.

1. Why did the property close?
  - a. Beach House closed due to significant structural damage that impacted on the safety and viability of the property. After assessing the extent of the damage, the Board of Directors determined that continued operations were not feasible. This decision was made to ensure the safety of owners and guests.
2. How has the attrition of non-paying owners affected operations?
  - a. The attrition of non-paying owners has significantly impacted Beach House operations by reducing the funds available for essential maintenance, repairs, and overall property upkeep. This shortage in revenue has made it challenging to cover operational expenses, leading to deferred maintenance and limited resources for improvements, which in turn affects the property's overall value and experience for all owners.
3. What is the future for Beach House?
  - a. The future for Beach House is to pursue a property sale to maximize value for all owners. Given the structural challenges and fiscal impact of non-paying ownership attrition, the Board has determined that selling the property is the most viable option to protect owners' interests. To facilitate this process, the Board will amend the declaration and terminate the timeshare plan, as doing so is necessary to clear title issues and streamline sales. This will allow for a straightforward transaction, maximizing the property's marketability and value. Lemonjuice Solutions has been retained to manage the sales, with the goal of securing the best possible terms and returns for each owner.
4. I surrendered my deed back to the association—when can I expect my payment?

Lemonjuice Solutions is in the process of transitioning to management at Beach House. Once we have a complete understanding of the arrangement and a clear record of owners who have surrendered their deeds and are awaiting payment, we will begin issuing payments.
5. Is there a plan to re-open Beach House?
  - a. Currently, the plan is to terminate the timeshare plan and sell the property. Afterward, the money from the sale will be distributed to all the owners in good standing after the property and Association settle any outstanding debts.
6. Why weren't repairs covered under the insurance?
  - a. This was an uninsurable event. There was no procuring cause of the damage other than age. The insurance policy did not cover the gradual deterioration of the property due to normal use and aging.



7. Are there alternative options for owners who wish to continue vacationing?
  - a. Yes. Please email your preferred vacation options to [beachhousereimagined@lemonjuice.biz](mailto:beachhousereimagined@lemonjuice.biz), and one of our team members will reach out to discuss availability with you.
8. What will happen to the maintenance fees and taxes I have already paid?
  - a. While the property is currently closed, it is important to note that the ongoing maintenance fees are still necessary to cover essential operational costs, such as property upkeep, legal matters, taxes, and administrative expenses. These fees are critical to ensure that the Beach House remains responsibly managed and prepared for the anticipated sale.
9. What if I do nothing?
  - a. If you choose not to take any immediate action, please know that as a valued owner, you will still be included in the process and receive updates on the progress of the sale. Your interests will continue to be represented, and when the sale is finalized, you will receive your share of the proceeds in accordance with the ownership terms.