



## **Greetings from Englewood Florida - Updates for Sea Oats Beach Club**

**07.25.25**

**Status of Property: Sea Oats Beach Club remains closed until further notice**

### **Project Update: Rebuild Progress at SOBC**

Nick Goldstone and his team at Goldstone have been very busy and productive, moving forward with various projects that do not require permitting prior to commencement.

Our plumbing contractor, electrician, and pool company have also begun their respective project-specific tasks, all of which fall outside the scope of Charlotte County permitting requirements.

- **Concrete Work:** Concrete cuts for the new plumbing have been completed throughout the downstairs units, and all concrete debris has been removed from the site.
- **Pool Equipment Replacement:** Symbiont will begin replacing the pool heaters in coordination with Kast Pools, who are starting repairs and replacement of the remaining pool equipment. As part of this effort, the electrical boxes in the pool house will be relocated to a higher position to help protect them from potential future storm surges.
- **Electrical Work:** The electrician will begin restoring power to the pool equipment and heaters, as well as to the Chickee hut and various other exterior project areas.
- **Lanai and Balcony Repairs:** Framing of the lanais, including divider walls and necessary structural repairs near Units 201 and 213, is nearing completion. Once framing is finished, all lanais and balconies will be rescreened and painted.

- **Pool House Framing:** Framing of the Pool House is underway and will include a larger access door to improve functionality and access to equipment.
- **Chickee Ramp and Beach Access:** Reconstruction of the Chickee ramp is underway to provide a stable and secure walkway to the deck area. This work also includes rebuilding the stairs and pathway leading to SOBC's beautiful beach access.

### **Permitting and 50% Rule Submission Update**

We are nearing the submission of our permitting packet and 50% Rule documentation to Charlotte County. Goldstone continues to work closely with the engineering team to ensure all requirements are fully met and that the submittal is thorough and properly prepared.

This phase is both intricate and critical to the overall success of our rebuilding efforts. Currently, we are awaiting the completion of the Civil Engineering and Survey components, which are essential to finalizing the documentation for submission.



**PLUMBING CUTS FOR NEW LINES ETC**



**FRAMING OF LAUNDRY AREA**

**Insurance Claim & Project Funding Update:**

Rick Dearing has recently submitted additional documentation in response to Ben Wade's request for more detailed information, including picture verification and itemized breakdowns for the electrical and plumbing work. This ongoing collaboration is focused on ensuring that all claim submissions are thorough and meet the requirements necessary for approval of further compensation.

Our Public Adjuster, Rick Dearing of Altieri, remains optimistic that additional funds will be secured beyond the \$1.1 million received to date. He is working closely with Ben Wade, our Flood Adjuster from Wright Flood Insurance, to pursue all eligible claims and maximize recovery of funds needed to help close the financial gap between the overall project cost and the total insurance proceeds still to be determined.

As discussed during the Board of Directors meeting on June 19, 2025, we anticipate a potential funding shortfall. This may need to be addressed through An Owners special assessment or loan proceeds. However, the exact amount of the shortfall is not yet known, as the insurance claim remains open and several unit assessments are still outstanding.

**FRAMING & STRUCTURE RE-ENFORCEMENT AT 113/213****Third-party Trades Paused:**

All third-party trades with RCI and II remain on hold due to the extensive damage caused by the 2024 hurricanes, which rendered SOBC uninhabitable. As a result, incoming traders would have no accommodation upon arrival, making it an unequal arrangement for all parties involved.

**Unit Sales:**

Cunningham Property Management has paused all sales through the company until a firm reopening date has been determined.

Unit owners may still sell or gift their units independently; however, prospective new owners must be made aware of the following:

- Use of the unit is not guaranteed and is restricted depending on the reopening timeline.

- New owners are responsible for all Maintenance Fees due, as well as any possible future special assessments.
- All sales must be properly recorded with the Charlotte County, FL Clerk's Office before any transfer of ownership will be officially recognized.

Please ensure that all parties involved are fully informed prior to any sale or transfer.

**NOTE:** *We do not have a Deed Back policy, this was voted on at the Owners Annual Meeting in January 2025.*

### **Maintenance Fees:**

**We sincerely appreciate the trust and commitment demonstrated by the majority of our Owners through timely payments. Your continued support is instrumental to the success of our recovery and rebuilding efforts.**

**Your partnership and dedication do not go unnoticed, and we are truly grateful.**

### **Reminder: Payment and Late Fee Notice**

Reminders have been sent this week to all owners with an outstanding balance. Please note:

- If your payment (checks to lockbox) was received after May 1st, a \$25 late fee and accrued interest had been applied to your account, you may have balance pending. can be confirmed through the Owners Portal or by calling the office 941-474-3611.
- Going forward, please ensure that any payments include both the late fee and interest, where applicable. You may call the office for your balance to-date and pay over the phone or online through the Owners Portal.

**We would also like to remind everyone that the Board previously extended the original late fee deadline as a courtesy to accommodate owners. We appreciate your attention to this matter and timely resolution of any outstanding balances.**

- **2025 Maintenance Fee:** The fee of **\$721.45** billing was mailed out on January 29, 2025.  
**Payments can be made:**
  - By mail using the payment stub and cleared marked unit/week on check
  - Through the Owner's Portal (note: a 3.5% service fee applies for card payments)
  - Call the Office – 941-474-3611- Credit or Debit with 3.5% additional fee
- **Mailing Address for Checks:**
  - SEA OATS BEACH CLUB CONDOMINIUM ASSOC
  - C/O CPMC
  - P.O. BOX 620573
  - ORLANDO, FL 32862-0573
- **Late Fees – Interest:** Late fees & Interest began to accrue on May 1, 2025
- **Obligation to Pay:** Owners are required to pay maintenance fees regardless of the property's condition or usage.

- **Owners Portal:**

- The Owners Portal is a great source that contains SOBC BOD Meeting minutes, Owner Updates, and Monthly Financial paperwork all in one spot for your review and convenience...If you still have not created your Portal log-in, please reach out to either [Theresa@VacationFLA.com](mailto:Theresa@VacationFLA.com) or [Amy@VacationFLA.com](mailto:Amy@VacationFLA.com) for the pertinent information needed.

We will continue to keep all informed as updates become available and remain committed to ensuring the resort receives the full and fair compensation it is entitled to.



**CHICKEE DECK RAMP WORK BEGINS 07.23.25**

WE WOULD LIKE TO THANK ALL THE OWNERS THAT CONTINUE TO REACH OUT WITH CONCERN, SUPPORT, AND KINDNESS! TOGETHER WE CAN MAKE THIS PARADISE AGAIN...