



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

08.15.25

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

Project Update: Rebuild Progress at SOBC

Nick and his team at Goldstone continue to make steady progress on various aspects of the SOBC rebuild. Current projects are focused on tasks that do not require prior permitting, allowing work to proceed without delay.

As shown in the photos below, our plumbing contractor, electrician, and pool company have been actively progressing their respective scopes of work. All these activities remain outside the authority of Charlotte County's permitting requirements and are helping to keep the overall project timeline moving forward.

Project Highlights –Update:

- **Pool Equipment Replacement:**
Kast Pools has started the repair and replacement of the pool equipment. Symbiont is scheduled to begin work on the pool heater installation next week.
- **Electrical Work:**
Electrical upgrades are underway, including the replacement, relocation, and elevation of electrical powering the pool equipment and heaters. Additional electrical improvements are being made at the Chickee Hut and other exterior project areas.
- **Chickee Ramp and Stairs to Hut & Beach:**
Reconstruction of the ramp and stairs is ongoing, along with electrical work on and around the deck to enhance safety and accessibility.
- **Pool House Construction:**
Construction of the new Pool House is progressing. The structure will feature an enlarged access door to improve equipment access. A stucco finish will be applied upon completion to match the existing building aesthetics.

Permitting and 50% Rule Submission Update:

We are approaching the final stages of preparing our permitting packet and 50% Rule documentation for submission to Charlotte County. Goldstone is working closely with the engineering team to ensure that all components are complete, accurate, and fully compliant with Charlotte County requirements.

As previously noted, original plans were lost during Hurricane Ian and were not retained by the County, as they predated digital recordkeeping standards from the 1980s. The new plans will be submitted in digital format and will be stored online with the County for future reference, which will streamline any future permitting or documentation needs.

This phase of the process—reconstructing and compiling the required plans—has been the most time-consuming component. We have been advised that the Civil Engineering portion is nearing completion. Once finalized, the architectural team will need only a short period to consolidate all plans and information for Nick to proceed with the final submittal.

Understandably, the engineers and architects involved remain in high demand following the hurricanes in September and October 2024. We sincerely appreciate your continued patience as we work through this process and look forward to having this critical step completed quickly.



POOL EQUIPMENT HOUSE WITH RAISED ELECTRICAL



RAMP TO CHICKEE REPAIRS AND RE-ENFORMENT

Insurance Claim & Project Funding Update:

Rick Dearing of Altieri has confirmed that Ben Wade, our Flood Adjuster at Wright Flood Insurance, is in the final stages of completing the necessary paperwork for submittal to the Wright Flood Claims Department. This submission is expected to occur either later today or early next week. The continued collaboration between Rick and Ben is focused on ensuring that all claim documentation is complete and compliant, thereby maximizing the likelihood of approval for additional funds.

To date, \$1.1 million has been received. However, Rick remains optimistic that further compensation will be secured. He is actively pursuing all eligible claims with the goal of bridging the financial gap between the total project cost and the final insurance recovery.

As discussed during the Board of Directors meeting on June 19, 2025, we anticipate a potential funding shortfall. The extent of this shortfall is not yet determined, as the insurance claim remains open and several unit owner assessments are still outstanding. Depending on the final funding gap, we may need to explore options such as a special assessment or financing through loan proceeds. Further details will be provided as more information becomes available.

QUARTERLY BOARD OF DIRECTOR'S MEETING:

**Thursday October 2nd, 2025 @ 3PM via ZOOM Only - Additional Information
Forthcoming Closer to Meeting Date**



STAIRS TO CHICKEE AND BEACH WITH SHOWER AREA



STAIRS TO CHICKEE AND BEACH

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 with 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 or 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.



**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**

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