



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

12.05.25

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

Goldstone & Permitting Update

Our most recent update from Goldstone regarding the Charlotte County permitting process indicates that they are continuing to work on responses to the first round of review. They are currently awaiting the revised engineering and architectural plans requested by the County, which will be resubmitted as soon as they are received. It is important to recognize that the County's permitting process is complex and often involves multiple layers of review, please understand that this is not a quick or simple process, but steady and consistent progress is being made.

Project Updates:

- **Underground Plumbing:** Approximately 70% complete and will be ready for inspection once the permitting process is finalized.
- **Pool Area:** The pool equipment has been replaced, and the pool has been refilled. It is now circulating and filtering properly. Kast Pool Company is actively working to remove the remaining residue and debris.
- **Electrical:** Rough-in work is approximately 60% complete and will be ready for inspection shortly after permitting is fully approved.

We ask that you please refrain from contacting the Contractor and Charlotte County Permitting Office for updates, this is not productive and can only slow the process...we continue being committed to giving you the most up-to-date information as we are apprised of it.

Project Design Update:

We're pleased to share that progress continues with the interior design phase. Furniture for the

dining rooms, living rooms, and bedrooms is currently in the process of being procured. In addition, selections for the shower tile and kitchen backsplash are underway, moving us one step closer to finalizing the overall design plan. Please find on the last page of this update pictures of the Second Bedroom Trundle Bed as well as the Primary Bedroom King Suite.

Insurance Claim & Project Funding Update:

Rick, our Public Adjuster, continues to work closely with Wright Flood, providing additional reports, photographs, and other information as requested to help move the process forward. The desk adjuster will review each resubmission and report back accordingly. Our insurance representatives at Brown & Brown are also involved, reviewing the findings from Wright Flood and coordinating as needed. This is a back-and-forth process...information is requested, supplied, and then reviewed, but progress is ongoing, of course not as quickly as we would like.

Once we have confirmation of the final payment amount, we will be able to more accurately evaluate any remaining funding gap necessary to fully complete the project. As discussed during the Board of Directors meeting on June 19, 2025, we are currently anticipating a potential funding shortfall related to the ongoing project. The precise extent of this shortfall remains uncertain, as the insurance claim is still pending resolution and several unit owner assessments continue to be outstanding.

2026 Budget and Maintenance Fees:

The proposed 2026 Budget has been reviewed, and maintenance fees are calculated at approximately \$781.74. The Annual Owners' Meeting is scheduled for Thursday, December 18th, 2025, at 3:00 PM via ZOOM. The meeting packet was emailed on Thursday December 13th, 2025, and mailed on Friday November 14th, 2025.

Please fill out the Proxy paperwork once received and send back via mail to the property: 1720 Gulf Blvd, Englewood FL 34223 or Email: Theresa@Vacationfla.com or Amy@VacationFLA.com

It is essential that we meet our quorum. Failure to do so will result in the association incurring unnecessary expenses to reconvene another meeting, which is both a waste of time and funds.

SEA OATS BEACH CLUB OWNER'S INFORMATION

Third-party Trades Paused:

All third-party trades with RCI and II remain suspended due to the extensive damage caused by the 2024 hurricanes, which rendered SOBC uninhabitable. As a result, incoming traders would have no available accommodation upon arrival, making it an inequitable 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.

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

2025 Maintenance Fees:

Reminder - Payment and Late Fees:

- 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, this 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.

Please remember that the status of your Maintenance Fee balance directly impacts your ability to use your unit. Only owners with *Paid-in-Full* status are entitled to the rightful use of their week once the property reopens.

- **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

- **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.



Thank you for your continued support & patience!



TRUNDLE BED FOR SECOND BEDROOM



KING BEDROOM SUITE

This project is about more than just rebuilding structures — it's about restoring a community, and your support and trust is truly helping to make that possible. We're grateful to have such a wonderful community of Owners. Thank you!

Subject: Reminder: Proxy Paperwork Submission

Dear Owners,

We hope this message finds you warm and well!

This is a friendly reminder to submit your Proxy paperwork as soon as possible. You can return it via email to Theresa@VacationFLA.com OR Amy@VacationFLA.com for the quickest results or by mailing it back to the property: SOBC – 1720 Gulf Blvd Englewood, FL 34223

If you need a copy of the Proxy form, please don't hesitate to request one by emailing Theresa@VacationFLA.com OR Amy@VacationFLA.com

Thank you to those who have already submitted their Proxy. We greatly appreciate your prompt attention to this matter!

Warm regards,

Sea Oats Board of Directors & Cunningham Property Management

