



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

03.06.26

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

BRJ & Permitting Update:

Nick visited the Charlotte County Permitting Department on Monday, February 23, 2026, to confirm receipt of our re-submission paperwork requested from Charlotte County and to personally discuss the project with their team. During the meeting, he explained the setbacks we experienced with the previous contracting company, and we were assured that they understand the circumstances and will review our permit package as quickly as possible.

The following five sections have been reviewed and approved: Plumbing, Coastal Lighting, Electrical, Mechanical, and Fire. We are awaiting approval for 50/50 and the Building portions. All seven divisions must be reviewed, signed off on, and approved before the permit can be officially issued.

Once the permit is approved by Charlotte County, the required inspections for the electrical and plumbing work that has been completed will be promptly scheduled. Upon successful completion and approval of those inspections, we will be in a position to move forward with full project momentum. At that time, the electrical and plumbing projects will continue then unit interior work will begin, with drywall installation anticipated to begin shortly thereafter as we move into the next phase of the construction project.

We are very pleased to see the project moving in the right direction and gaining positive momentum toward the reopening of Sea Oats Beach Club. Each step forward brings us closer to restoring the property and welcoming Owner's back to the beautiful paradise we have all missed so much. Our continued focus remains on progressing the work as efficiently as possible while ensuring that all necessary requirements are properly completed so we can reopen and once again enjoy everything that makes Sea Oats Beach Club the Paradise we all love!

2026 Budget and Maintenance Fees:

The 2026 Budget was reviewed and approved during December 18th, 2025, Board of Director's Budget Meeting; the maintenance fees for 2026 are \$781.75.

A huge Thank You to all that have already made paying their 2026 Maintenance fees a priority! We have received over 50% of total ownership MF to date

2026 Maintenance Fee: The fee of **\$781.75** billing was mailed out on December 26th, 2025

Payments Accepted:

- Mail using the payment stub, please clearly mark unit/week on check - Send to address below
- Owner's Portal - Note: 3.5% service/processing fee for credit card payments
- Call the Office – 941-474-3611

Mailing Address for Checks:

- **SEA OATS BEACH CLUB CONDOMINIUM ASSOC**
- **C/O CPMC**
- **P.O. BOX 620573**
- **ORLANDO, FL 32862-0573**

Late Fees & Interest: Due: February 1st, 2026-Accrual of Late Fees and Interest **March 1st, 2026**

Obligation to Pay: Owners are required to pay maintenance fees regardless of the property's condition or usage

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, 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 December 2025*

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 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.**

