



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

03.13.26

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

BRJ & Permitting Update:

We have great news; we have been approved for the 50/50 portion of our permitting and are just awaiting the “Building” section for approval. Nick has re-submitted additional paperwork and answered all requests from Charlotte County on Monday, for the building section, we should hear from them soon!

Additional News:

The second-floor units: we have started removal of the refrigerators and furniture to allow for a more thorough evaluation of the current conditions. (See Pictures below) Based on the current assessment, the Board has determined that these items will need to be replaced. As previously discussed, the units themselves will undergo further air testing etc. as we move closer to the reopening of the property to ensure they are fully ready for occupancy.

As we continue to make progress through each phase of the project, such as receiving approval to utilize power on the second floor, we are now able to move forward with additional steps that will help prepare the units for the next stage. One of these important steps includes placing dehumidifiers in the second-floor units once the furniture has been removed.

The use of dehumidifiers will help draw out excess moisture that has accumulated during the extended period without power and air conditioning, allowing us to stabilize the interior environment within the units. This process is an important part of preserving the interior structures and ensuring the spaces are properly conditioned.

Thank You:

A sincere and huge thank you to all Owners who have already made it a priority to submit their 2026 Maintenance Fees prior to the assessment of late fees and interest. Your timely support is truly appreciated and makes a meaningful difference.

As we move closer to reaching our budgeted funding goals, this continued participation provides the financial stability needed to not only meet ongoing operational expenses, but also to address additional necessary projects, such as the replacement of second-floor furniture and other items required as we continue this rebuilding process.

Your cooperation and commitment to the future of Sea Oats Beach Club are greatly valued, and we appreciate everyone working together in support of the continued progress and long-term success of the properties future.



SECOND FLOOR FURNITURE & REFRIGERATOR REMOVAL BEGI

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.

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.

Owner Contact Information:

Please help us ensure our records remain accurate by keeping your contact information up to date. If you have any changes to your mailing address, cell phone number, or email address, please notify us by contacting Amy@VacationFLA.com or Theresa@VacationFLA.com.

We rely on Owners to inform us of any updates so that we can ensure timely communication and delivery of important notices and mailings.

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.**

