



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

**03.19.26**

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

### **BRJ & Permitting Update:**

We are pleased to announce that we have officially received final permitting approval. We have successfully completed the plans review phase, which confirms that our application meets the requirements of the Florida Building Code as well as all Local Ordinances.

As the final components of the electrical rough-in and the new main plumbing work are completed, BRJ will request scheduling the required inspections. Upon successful completion and approval of these inspections, we will be able to move forward into the next phase of construction, beginning with drywall installation and other pertinent interior projects.

This represents one of the most significant milestones for the project, and we wanted to share this exciting update with everyone as soon as we received confirmation from Nick.

### **Additional News:**

As we continue progressing through the cleanup and preparation process for the second-floor units, with power restored, important steps are being taken to prepare these spaces for the next phase. Following the removal of furniture and refrigerators from the units last week, we have begun implementing the placement of dehumidifiers throughout the second floor, cleaning, and prepping.

## **Thank You:**

Once again, we sincerely thank all the Owners who have made it a priority to submit their 2026 Maintenance Fees. Your timely support is greatly appreciated and continues to make a meaningful impact.

Your commitment not only helps ensure the stability of ongoing operations but also supports the continued progress of the critical and necessary restoration efforts as we move forward. We are truly grateful for your cooperation and dedication to the future success of the property.

## **2026 Budget and Maintenance Fees:**

The 2026 Budget was reviewed and approved during December 18<sup>th</sup>, 2025, Board of Director's Budget Meeting; the maintenance fees for 2026 are \$781.75. The 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 1<sup>st</sup>, 2026 - Accrual of Late Fees and Interest **March 1<sup>st</sup>, 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](mailto:Amy@VacationFLA.com) or [Theresa@VacationFLA.com](mailto: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](mailto:Theresa@VacationFLA.com) or [Amy@VacationFLA.com](mailto: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.**

