



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

04.24.26

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

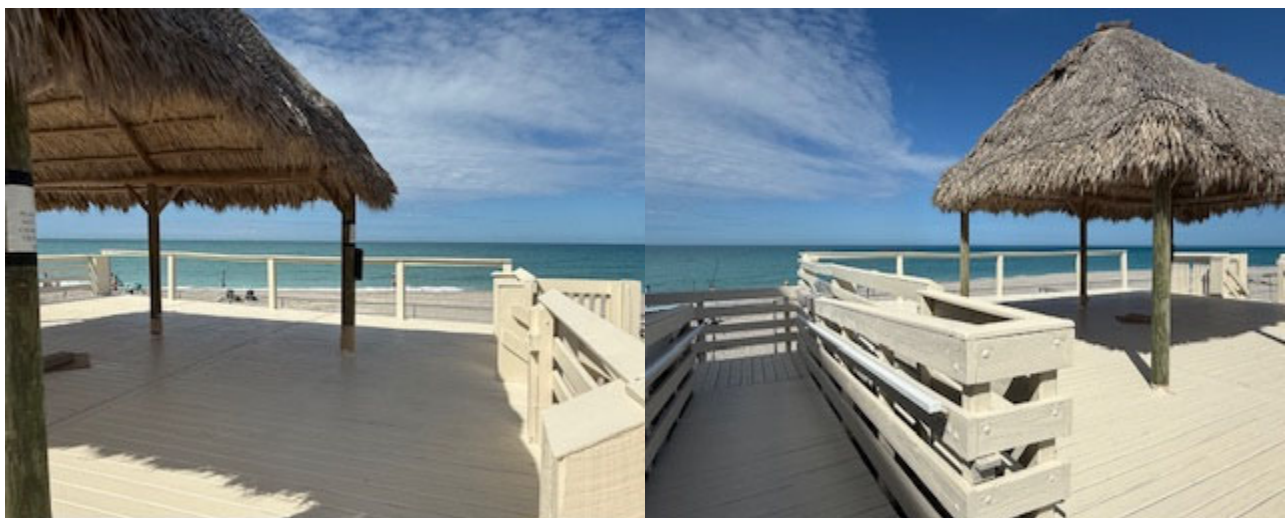
BRJ Rebuild Update:

A substantial amount of progress has been achieved over the past several weeks, with all crews working diligently and at full capacity to advance the reopening of Sea Oats. The following key projects have been completed:

- **Underground Plumbing:** Installation has been completed, all required inspections have been successfully passed, trenches have been properly backfilled, and concrete restoration is complete. Interior plumbing work is now underway
- **Electrical Systems:** Rough-in installation has been completed and has successfully passed inspection
- **HVAC Systems:** Rough-in work has been completed and approved following inspection
- **Stucco Repairs:** Necessary stucco restoration has been finalized, including the retainer wall, multiple building areas, and the Pool House
- **Painting:** Painting has begun on both the Tiki structure and the Pool House
- **Exterior Finishes:** Installation of necessary soffit, fascia, and gutter replacement is currently in progress
- **Insulation:** Insulation installation has been completed
- **Drywall:** Drywall installation is actively underway



SOBC TIKI IN TRANSFORMATION



SOBC TIKI IN ALL HER GLORY

Looking ahead, the following upcoming milestones are anticipated as work continues to progress toward reopening:

- **Interior Plumbing Completion:** Finalization of all interior plumbing installations, followed by required inspections and system testing
- **Drywall Completion & Finishing:** Completion of drywall hanging in preparation for interior finishes
- **Exterior 2nd floor Painting:** Painting of all exterior walls and balconies
- **Flooring Installation:** Installation of flooring tiles in ground floor units
- **Roof Tear-Off & Preparation:** Removal of existing roofing will begin, followed by installation of replacement roof



ARRIVAL OF SUPPLIES ON PROPERTY AND INSULATION INSTALL COMPLETED



THE FIRST OF THE DRYWALL INSTALL

We truly thank all Owners who have made it a priority to submit their 2026 Maintenance Fees.

Your commitment helps maintain operations and supports the continued progress of essential restoration efforts. We truly appreciate your cooperation and ongoing dedication to the success of the property.

The Board continues to carefully review and evaluate the Association's financial position in relation to the Special Assessment. A dedicated meeting will be scheduled to consider this information to provide informed decision-making. The date and time will be announced once confirmed.

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. 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 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

