



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

05.01.26

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

### **BRJ Rebuild Update:**

A significant level of progress has been made in the last week, with all trades operating at maximum performance. These efforts remain highly coordinated and strategically focused by the onsite project managers Jim and Nick of BRJ; advancing progress toward the successful reopening of Sea Oats. The following major projects have been successfully completed this week:

- **Plumbing:** Installation of interior wall application complete and inspected – Shower pans have been installed
- **HVAC Systems:** Continue the tear out of existing components for all units including 2nd floor
- **Painting:** Painting is completed on both the Tiki structure and the Pool House – they have prepped and painted the entire 2<sup>nd</sup> floor balcony and railing systems as well as the office exterior– see pics
- **Exterior Finishes:** Installation of necessary soffit, fascia, and gutter replacement is complete

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

- **Drywall Completion & Finishing:** Continuation of interior finishes
- **Exterior 2<sup>nd</sup> floor Painting:** Painting of the 2<sup>nd</sup> floor exterior walls to continue
- **Flooring Installation:** Installation of flooring tiles in ground floor units to begin on Monday
- **Roof Tear-Off & Preparation:** Removal of existing roofing will begin, followed by installation of replacement roof - Tear off to begin next Wednesday weather permitting
- **Drywall:** Drywall installation is now in the finishing phase-texturing to follow



**BEFORE PAINTING PROJECT - ABOVE**  
**PAINTING IN PROGRESS - BELOW**





**The next Board of Directors Meeting has been scheduled for Tuesday May 5<sup>th</sup>, 2026, at 4:15PM Please find Notification complete with ZOOM link below**

**We have attached a link for an Owner's Survey, please take a few minutes to complete this survey, your input is important!**

Join Zoom Meeting

<https://us06web.zoom.us/j/89195374615?pwd=lpA9qc4V7xa3aEi4vTq8lr0E1ik2ab.1>

Meeting ID: 891 9537 4615

Passcode: 474026

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One tap mobile

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+13017158592,,89195374615#,,,,\*474026# US (Washington DC)

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Join by SIP

• 89195374615@zoomcrc.com

Join instructions

<https://us06web.zoom.us/meetings/89195374615/invitations?signature=Ek2yaZ9zyhYRGZ3evKl3WPn10vuFWs9w6Y9-nz2JYUI>

Agenda items and matters to be discussed and acted upon at the meeting will include the following:

1. Report from Management and financial update
2. Review and discuss special assessment calculations.
3. Such other business as may come before the Board, including matters pertaining to the operation and maintenance of the condominium



**DRYWALL**



**Thank you to all Owners who have submitted their 2026 Maintenance Fees. Your timely support is truly appreciated and plays an essential role in advancing the rebuilding efforts and welcoming everyone to Sea Oats back as soon as possible.**

**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 26<sup>th</sup>, 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*

### **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

