



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

06.01.26

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

BRJ Rebuild Update:

Significant progress has continued throughout the past week, with all trades actively operating at full capacity and maintaining strong momentum across the property. Under the coordinated direction and onsite guidance of BRJ project managers Jim and Nick, construction activities remain strategically organized and closely managed to support the continued advancement of the restoration effort and the successful reopening of Sea Oats.

The following major milestones and project accomplishments were completed this week:

- **HVAC Systems:** All second-floor attic air handlers have been installed. Condensing unit racks for roof installation slated for week of June 1st.
- **Exterior Painting:** Exterior building and balcony floor painting is complete, with remaining work to the spa railing, pending minor repairs, as well as the walkways, stairs, and lanai floors. Work on the lanais is scheduled to begin next week in preparation for the rescreening process. Walkways and stairs will be completed toward the end of the project to preserve finishes.
- **Interior Drywall & Painting:** Completed in all 12 units and the office
- **Flooring Installation:** Installation of floor tiles is complete in 7 units and office they will have this project completed by mid-week
- **Roof Tear-Off & Preparation:** Roof tear-off has been completed and installation of the peel-and-stick roofing dry-in system in place.
- **Cabinets:** Cabinet installation has started – see picture of unit 113 Kitchen

- **Doors:** Exterior and interior doors were delivered this week – installation forthcoming
- **Interior Progress:** Interior work will continue advancing, including completion of floor tile installation, shower tile installation, water heater installation, HVAC completion etc.



BEDROOM CEILING FAN INSTALLATION CONTINUES

LIVING ROOM PAINT & CEILING FAN - BELOW



The next Board of Directors Meeting has been scheduled for Monday June 8th, 2026, at NOON - Please find Notification complete with ZOOM link below – The Notification mailing was sent via USPS and to all owners via email on Thursday May 7th, 2026 – The information is also available on the Owner’s Portal for your review.

Date of Meeting: June 8, 2026

Time of Meeting: 12:00 noon

Place of Meeting: Attendance at the meeting will be via Zoom electronic communication. The physical location of the meeting will be at the Tringali Park Center, 3460 N. Access Road, Englewood, Florida 34224. The link for the meeting and call-in numbers are as follows:

Join Zoom Meeting

https://us06web.zoom.us/j/82073803348?pwd=0lN1MtdNqy_yOH_yJnw_s_lNpasfi6.1

Meeting ID: 820 7380 3348

Passcode: 461010

One tap mobile

+13052241968,,82073803348#,,,,*461010# US

+13126266799,,82073803348#,,,,*461010# US (Chicago)

Join by SIP

• 82073803348@zoomcrc.com

|

Join instructions

https://us06web.zoom.us/join/82073803348/invitations?signature=afOL8FFDbggWMUANOW5W0o3JAqUC1vf_vht8DqGeHpA

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

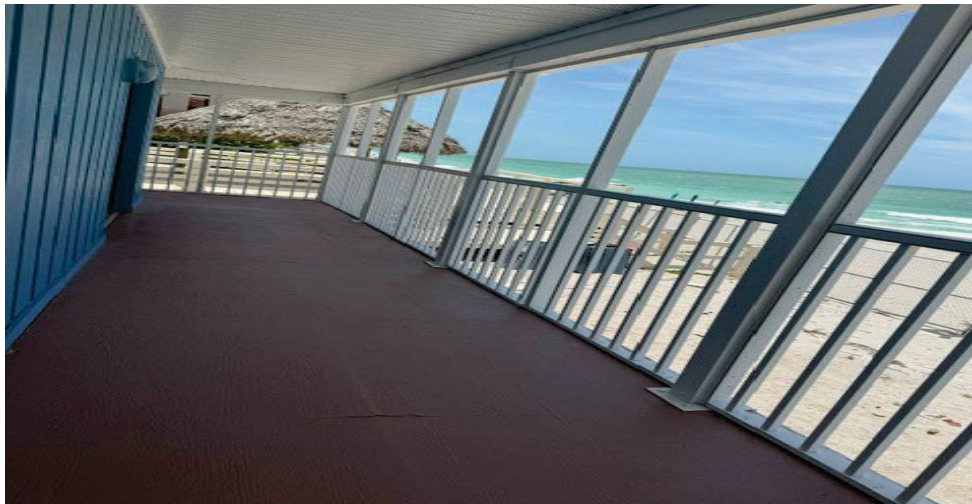
1. Report from Management and financial update
2. Review and discussion of repair and restoration process
3. Consideration and levy of special assessment. The purposes of the special assessment will be to provide additional funding to complete the repair and restoration of the condominium property, to purchase furniture and fixtures for the units, to replace carpet with other floor covering, and to fund common expenses. The estimated costs to be funded by the special assessment will be between \$734,400.00 and \$1,468,800.00, and the per unit week assessment will be between \$600.00 and \$1,200.00.
4. Such other business as may come before the Board, including matters pertaining to the operation and maintenance of the condominium.

Reminder: We have extended the Survey timeline to June 8th, 2026...If you have not expressed your opinion, you still have time!



KITCHEN CABINET INSTALLATION ABOVE

BALCONY PAINTING COMPLETED BELOW



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 back to Sea Oats as soon as possible.

It is also important to note that a portion of the need for the Special Assessment is directly related to outstanding 2026 Maintenance Fees that have not yet been paid by some Owners. Therefore, we encourage all Owners with outstanding balances to submit their payments as soon as possible to help support the continued progress of the rebuilding efforts.

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



TILE INSTALLATION IS CLOSE TO COMPLETION

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

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

