



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

07.13.26

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

BRJ Rebuild Update:

Excellent progress continues throughout the first-floor units, office, and common areas as BRJ's team works diligently to complete the remaining phases of this segment of renovation. Their dedication, craftsmanship, and perseverance have been outstanding, and the results are becoming more impressive each day. The vision for Sea Oats Beach Club is coming to life, and we are excited to see the resort taking shape as an even more beautiful destination for Owners and guests. Please enjoy these photos showcasing the wonderful progress that has been made in recent weeks. We are excited to share the continued transformation and positive progress with you!

HVAC:

- Roof-mounted HVAC racks have been installed.
- Roof shingles will be installed next, followed by placement of the condensing units on the roof racks.
- Once the condensing units are in place, electrical connections will be completed, allowing air conditioning to become operational in the first-floor units.
- Completion is anticipated within the next two weeks.

Finish Work:

- Installation of baseboards and trim is ongoing.
- Kitchen cabinets, countertops, sinks, faucets, lighting, appliances, and backsplash have been installed. Cabinet hardware (handles and knobs) will be installed during the final finishing phase.
- Bathroom vanities, sinks, and light fixtures have been installed. Shower tile and glass doors are complete. Toilets will be installed toward the end of the project.
- All screen doors have been installed, and every lanai and balcony has been re-screened.
- Bedroom closet doors have been installed, with door hardware to be installed as part of the final finish work.

Plumbing

- The new plumbing system is scheduled to be connected to the roadside water main.
- The project is expected to be completed within the next 1 to 1½ weeks.

2nd Floor Information:

BRJ is finalizing revisions to the contract for extensive second-floor renovation. Once the revised contract has been reviewed and content approved by our legal counsel, Ed Wotitzky, the Board will convene to review the proposal and vote on its approval.

Financial Update:

- The Association is currently working with a few financial institutions to explore financing options that could fully or partially fund the second-floor renovation project. Once additional information is available, the Board will provide all Owners with the required 14-day notice of the rescheduled Special Assessment meeting, during which the financing options and all related details will be presented. Currently, we are in a holding pattern and do not have additional information to share. We appreciate your patience as the Board continues to work diligently to secure the most financially responsible solution while ensuring the long-term physical and financial sustainability of the Association.
- Delinquency statements are being mailed to Owners with outstanding balances. Accounts that remain unpaid after **July 31, 2026**, will be referred to our collection agency, Meridian, and will incur additional collection costs of approximately **33%**. Once an account has been placed with collections (accounts not paid by July 31st, 2026), payments can no longer be made directly to the Association, please keep this in mind.
- We respectfully ask all Owners to fulfill the financial obligations associated with their ownership. Delinquent accounts have a significant impact on the Association's financial stability and are a major factor in the need to consider Special Assessments and external financing for Sea Oats' critical repair and renovation projects. Timely payment by all Owners helps reduce these financial burdens carried by not only the Associate but Owners in good financial standing and supports the long-term success of the resort.

KITCHEN PROJECTS NEARING COMPLETION



2026 Budget and Maintenance Fees Information:

The 2026 Budget was reviewed and approved during December 18th, 2025, Board of Director's Budget Meeting

- **Maintenance Fees 2026: \$781.75** The billing was mailed out on December 26th, 2025
- **Late Fees & Interest: Due:** February 1st, 2026 - Accrual of Late Fees (\$25) and Interest (12%) **March 1st, 2026**

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

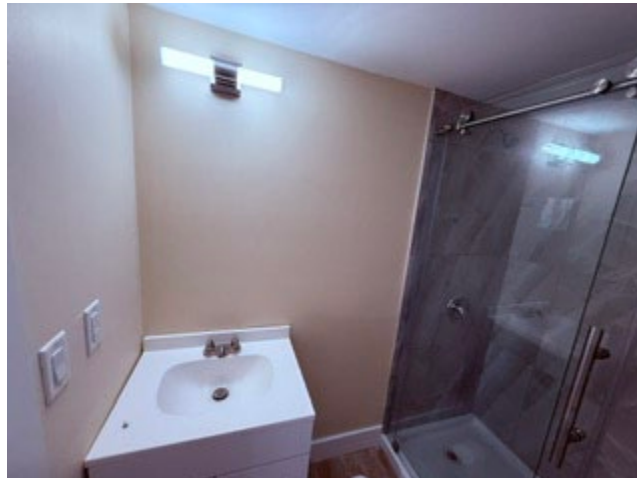
Mailing Address for Checks:

SEA OATS BEACH CLUB CONDOMINIUM ASSOC
C/O CPMC
P.O. BOX 620573
ORLANDO, FL 32862-0573

Obligation to Pay: Owners are required to pay maintenance fees regardless of the property's condition or usage



BATHROOM PROGRESS



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 Maintenance Fees must be paid-in-full before transfer is official and legal.
- 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. This responsibility rests with the Owner.

Deed Back Policy:

We do not have a Deed Back policy; this was voted on at the Owners Annual Meeting in December

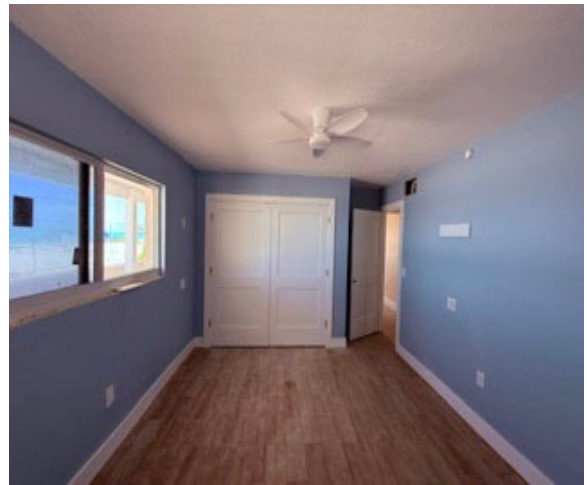
Owners Portal:

- 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

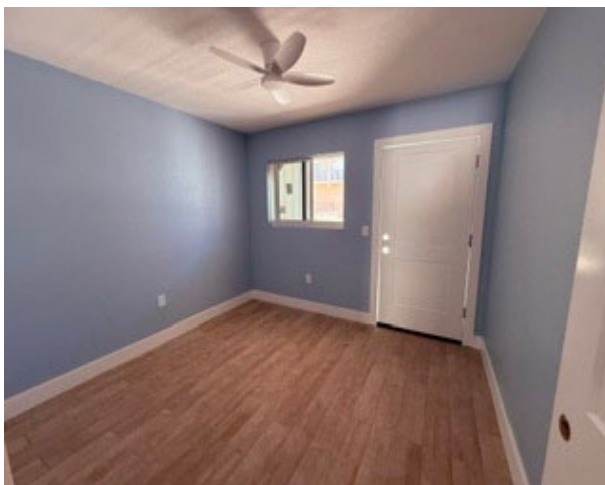
We sincerely appreciate those Owners that have shown patience, understanding, and continued support as the Board works through these important steps to bring this project to the next phase. Our shared goal is to welcome Owners back to our beautiful beach and an even better Sea Oats Beach Club than ever before as soon as humanly possible.



SHINGLES HAVE ARRIVED



PRIMARY BEDROOM



SECOND BEDROOM