



Greetings from Englewood Florida - Updates for Sea Oats Beach Club

07.23.26

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 advances through the remaining phases of renovation. Their dedication and quality workmanship are evident as Sea Oats Beach Club continues to take shape into an even more beautiful resort for Owners and guests. We are pleased to share the following photos highlighting the significant progress made in recent weeks and look forward to providing additional updates as the transformation continues.

HVAC:

- Roof-mounted HVAC racks have been installed, and AC unit have been mounted
- Roof shingles have been installed
- Electrical connections will be completed this week allowing air conditioning to become operational in the first-floor unit

Finish Work:

- Installation of baseboards and trim is ongoing
- Cabinet hardware (handles and knobs) will be installed during the final finishing phase
- Toilet installation has begun
- Bedroom closet door hardware to be installed

Plumbing

- The new plumbing system has been connected to the roadside water main, has passed inspection, and the trench is being covered and repaired

2nd Floor Information:

BRJ has finalized revisions to the contract for extensive second-floor renovation and Ed Wotitzky, our legal counsel, is currently reviewing. The Board will meet on Monday July 27th, 2026, at 11:30am to review the contract and vote.

Please find ZOOM meeting and log-in information below

Financial Update:

- The Association continues to work with a financial institution to explore financing options that may fully or partially fund the second-floor renovation project. We are currently awaiting additional information from our banking representative and hope to have an update to share on Monday. The Board will promptly communicate any significant developments to all Owners. We appreciate your patience as the Board works diligently to secure the most financially responsible solution while ensuring the Association's long-term physical and financial sustainability.
- Delinquency statements have been 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. If you have paid your account in full and received this statement, please contact the office to confirm receipt of your payment or simply disregard the statement.
- We respectfully ask all Owners to fulfill the financial obligations associated with their ownership. Delinquent accounts significantly impact the Association's financial stability and contribute to the need for Special Assessments and external financing to support Sea Oats' critical repair and renovation projects. Timely payment by all Owners helps reduce the financial burden on both the Association and Owners in good standing while supporting the resort's long-term success.

Notice of Meeting of Directors of Sea Oats Beach Club Condominium Association, Inc.

PLEASE BE NOTIFIED that a meeting of the Directors of *Sea Oats Beach Club Condominium Association, Inc.* will be held at the following date, time and place:

Date of Meeting: July 27, 2026

Time of Meeting: 11:30 a.m.

Place of Meeting: Attendance at the meeting will be via Zoom electronic communication. The physical location of the meeting will be at the Wotitzky Law Firm, 1107 W. Marion Avenue, Unit 111, Punta Gorda, Florida 33950. Due to extremely limited space, members are requested to attend Via Zoom. The link for the meeting and call-in numbers are as follows:

Join Zoom Meeting

<https://us06web.zoom.us/j/87623073327?pwd=bj5HMYow5JH9kF26MM3Bp5eul05pnu.1>

Meeting ID: 876 2307 3327

Passcode: 280723

One tap mobile

+13052241968,,87623073327#,,, *280723# US

+16465588656,,87623073327#,,, *280723# US (New York)

Join instructions

https://us06web.zoom.us/join/87623073327/invitations?signature=XzMTQhdHtPPyFjBL_vKQps18SD36lTHjTLMpshXUthE

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 approval of an expansion of the Construction Contract which may be in the form of a supplemental contract with BRJ Restoration, LLC, to provide labor, services and materials to renovate and restore second floor units.
4. Consideration and review of proposed loan to finance the second floor renovation work, and to provide bridge funding for Association operations.
5. Such other business as may come before the Board, including matters pertaining to the operation and maintenance of the condominium.

Dated the _____ day of Jul

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



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



SHINGLES INSTALLED AND AC ROOF INSTALLATION



We sincerely appreciate the patience, understanding, and continued support of our Owners as the Board works through these important next steps. Our goal remains to welcome everyone back to Sea Oats Beach Club as soon as possible and provide an even better resort experience for years to come.